

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
January 12, 2012
10:00 am
Municipal Courtroom**

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

Staff and Others Present: Carmen Cupples, IT Manager, Kim Morgan Kim Morgan, Planner/Consultant, Nelson/Thornton, P.C., Brad Davis, City Engineer, Tanya Sierra, State Gazette Reporter, Thomas Mullins, Codes Enforcement Office.

Chairman Burks opened the meeting by stating that this was the first Municipal-Regional Planning Commission meeting for the year 2012.

Chairman Burks declared that a quorum was present and called the meeting to order. Chairman Burks called for a motion to approve the minutes of the December 8, 2011 Commission meeting. The motion was made by Mayor Holden, with second by Commissioner Guthrie. The motion passed and the minutes were approved.

As order of new business was the election of officers for the Commission for 2012, therefore, Chairman Burks turned the meeting over to Mayor Holden.

Mayor Holden announced the re-appointment of three Commissioners whose appointments expired in January 2012. Mayor Holden stated all three Commissioners have agreed to the re-appointment. Re-appointed by Mayor Holden were Tony Dement, Paul Newbill, and Vince Haymon.

In sequential order Mayor Holden opened the floor for nominations for Chairman, Vice Chairman, and Secretary. Mr. Burks, Mr. Newbill, and Mr. Pressler were all re-elected by acclamation with Mr. Burks elected Chairman, Mr. Newbill elected Vice-Chairman, and Mr. Pressler elected Secretary. It was noted that all re-elected Officers abstained from voting. At the conclusion of the election of Officers, Mayor Holden turned the meeting over Chairman Burks.

Chairman Burks called for any old business. No old business was presented.

I. New Business

A. Discussion of Mike Heathcott Rezoning Request-Jenkinsville Jamestown Road.

The Commission discussed a request to rezone property from R1A to R2 has been submitted by the property owner of Parcel 87, Dyer County Tax Map 78.04 consisting of .81 acres. The area

is part of the proposed Westbrook Subdivision and a logical extension of the R-2 district. Staff recommended a favorable recommendation be sent to the City Board of Mayor and Alderman.

With no further discussion, Chairman Burks entertained a motion on the request. Commissioner Williams moved to approve the request as presented before the Commission. The motion was seconded by Mayor Holden. The motion passed by full Commission vote.

B. Discussion of Nick Wright Rezoning Request-51-Bypass.

The Commission discussed a request to rezone property from R-3 to PB has been submitted by the property owner of Parcel 9.01, Dyer County Tax Map 114, consisting of 4 acres. The owner has requested reclassification of the property in order to establish a vehicle sales business. The property fronts on Highway 51 Bypass and is a logical extension of the PB district.

Staff recommended a favorable recommendation be sent to the City Board of Mayor and Alderman. Staff also recommended consideration of rezoning the portion of the adjacent parcel to the west also known as Parcel 9.02, Dyer County Tax Map 114. A portion of this property lies within the City of Dyersburg and would be an isolated R-3 area with limited development options.

With no further discussion, Chairman Burks entertained a motion on the request. Commissioner Williams moved to approve the request as presented before the Commission. The motion was seconded by Commissioner Newbill. The motion passed by full Commission vote.

C. Discussion of Westbrook Subdivision- Section 1-Preliminary Plat.

The Preliminary Plat for Westbrook Subdivision-Section 1 has been submitted for the division of Parcel 78.00, 78.04 and 27.00 of Dyer County Tax Map 87 and 87LB. The plat proposes 72 lots from a 28 acres tract located on Jenkinsville-Jamestown Road. The property is currently being rezoned from R1-A to R-2. The property does not appear to be located in a one percent chance of flood area.

Analysis – Except for the items listed below, the proposed development appears to meet the minimum standards of the subdivision regulations and zoning ordinance requirements for a Preliminary Plat. Staff request the following items be addressed by the applicant:

- Change title to Preliminary Plat
- Legal instrument to address drainage easement on Gregson Property
- Adjustment of lot sizes on Lots 13,70 and 71
- Reference latest edition of Flood Maps for Dyer County
- Indication of Heathcott parcel and abandonment of the property lines upon transfer to owner(s) of Westbrook Subdivision

Recommendation – Staff recommended approval of a signed and stamped plat contingent on satisfaction of the aforementioned concerns. The commission discussed these concerns and design issues with Mr. Rusty Norville, Civil Engineering Solutions, who was present, and he

stated these concerns would be completely addressed, when further presented at the Commission meeting in February 2012.

With no further discussion, Chairman Burks entertained a motion on the request. Commissioner Newbill moved to approve the request as presented before the Commission. The motion was seconded by Commissioner Pressler. The motion passed by full Commission vote.

D. Discussion of Casey's General Store-Site Plan.

The applicant is requesting approval of the site plan for future development of PB zoned property located on the corner of Frank Maynard Blvd. and St. John Ave. also known as Parcel 7, Dyer County Tax Map 88E Group C, of approximately 3-acres. The plan depicts a 4,223 sq. ft. building, gas pump canopy and parking area. A portion of the site appears to be within a designated flood hazard area however the location of the floodplain has not been provided on the site plan.

Planning Comments: The site meets all lot dimension requirements and all utilities are available. Staff request the following items be addressed by the applicant:

- Location of FEMA designated flood hazard area/ flood note identifying the reference map
- Location of fire hydrant(s)
- Dedicated easements for any publically maintained utilities, existing or proposed
- Unimpeded access to dumpster
- Clarification of possible encroachment by western property owner
- Signature and stamp of licensed professional

Engineering Comments: A completed engineering review for the Casey's General Store is needed providing a full set of engineering drawings. Engineering needs a grading and drainage plan. At a minimum, it should have the following:

- Existing and proposed contour lines at 1' intervals
- Ridgelines delineating drainage basins with drainage areas shown
- Max flowrates of runoff for each drainage areas and any storm water network (pipes, inlets, etc.) with data (Design flow, pipe capacity, velocity, etc.)
- Detention pond design or calculations showing no increase in peak runoff vs. existing condition.

Planning and Engineering Staff recommendation: Approval contingent on review and approval of complete engineering plans and satisfaction of planning concerns listed above.

Mr. Brice Loring representing Casey's General Store Real Estate Division, was present and stated the Company's full intention to comply with any and all City of Dyersburg requirements.

With no further discussion, Chairman Burks entertained a motion on the request on approval contingent on review and approval of complete engineering plans and satisfaction of planning concerns listed above. Mayor Holden moved to approve the request as presented before the Commission. The motion was seconded by Commissioner Dement. The motion was passed by the Commission with Commissioner Guthrie abstaining.

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

IV. Old Business:

- A. Any old business that may be accepted for discussion by the Planning Commission.
None presented.

V. Other Business/Reports:

- A. Administrative Reports. None reported.
- B. Any other business that may be accepted for discussion by the Planning Commission.
None Reported.

VI. The meeting adjourned at 10:50 a.m.

John Pressler, Secretary

Robert C. Jones, Recorder