

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
March 1, 2012
10:00 am
Municipal Courtroom**

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

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

Chairman Burks opened the meeting declaring that a quorum was present and called the meeting to order. Chairman Burks called for a motion to approve the minutes of the February 9, 2012 Commission meeting. The motion was made by Alderman Bart Williams, with a second by Commissioner Guthrie. The motion passed and the minutes were approved.

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

I. New Business

A. Discussion of Verizon Site Plan.

Mr. David Abbey with Development Management Group presented a Verizon Site plan to be located on the northwest front corner of Walmart's parking lot next to the Murphy gas station. Mr. Abbey presented conceptual drawings of the store, which is laid out so that the back of the building would face Lake Road. However, he stated that the back of the building would not look like a typical back of a building, but instead would be made to look like a front entrance with brick and glass windows. He explained that the building is expected to have 4,000 square feet of retail space and provide an addition of approximately 8,000 square feet of green space. The building will be primarily bricked and the main entrance will face Walmart. Also, Commissioners reviewed a conceptual landscape plan for the building.

Staff was asked for comment on the proposed site plan. Both Ms. Morgan, and Mr. Avent agreed the plan met all requirements, with no concerns currently noted regarding parking and traffic. Staff recommended approval of the site plan.

Having heard all discussion, Chairman Burks asked for a motion on the site plan presented. A motion was made by Commissioner Newbill to approve the plan as presented before the Commission, with second by Commissioner Haymon. The motion passed by full Commission vote.

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

Please see as listed under the following.

II. Old Business:

A. Discussion of McDonalds Site Plan and Discussion of Proposed McDonald's Minor Subdivision Plat.

Dyersburg Codes Enforcement Officer Thomas Mullins announced to the board that McDonald's decided to withdraw its plat and site plan request and would resubmit for the next board meeting scheduled for Thursday, April 12, 2012.

III. Other Business/Reports:

A. Administrative Reports. No report.

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

No further business was presented.

The meeting adjourned at 10:15 a.m.

John Pressler, Secretary

Robert C. Jones, Recorder