

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
January 14, 2016
10:00 am
Municipal Courtroom**

Commission Members Present: Alderwoman Carolyn Norman, Sherry Guthrie, Eddie Burks, Tony Dement, Brian Ramm, John Presslor, Mayor John Holden, and Paul Newbill.

Staff and Others Present: Will Radford, Planner/Consultant, Nelson Community Development Group, Thomas Mullins, Codes Enforcement Office, Scott Ball City Storm Water Director, Tiffany Heard, SSR, Matt Irving, Director, Operations, Today's Power.

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 10, 2015 Commission meeting. The motion was made by Mayor John Holden with second by Commissioner Sherry Guthrie. The motion passed and the minutes were approved.

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

Chairman Burks noted that this meeting was the first meeting for 2016 and the Commission must reelect officers to the Commission. Chairman Burks recused himself from chairmanship while differing to Mayor Holden to proceed with Commission officer's reelection. The positions included Chairman, Vice-Chairman, and Secretary. Commissioner Brian Ramm motioned to reelect the Commissioners who served as officers for the 2015 term. The motioned was seconded by Commissioner Sherry Guthrie. The motion passed and all 2015 officers were reelected for 2016.

New Business:

A. Proposed Text Amendment – Solar Farm Fencing Requirements

Background/Analysis

At last month's Planning Commission meeting, the Planning Commission stated that they would like to review a proposed text amendment that would only require the screening of solar panels from Residential and Commercial Districts and not adjacent industrial areas.

The sections of the Ordinance that requires fencing and screening are listed below:

- 2. Solar farms and Accessory Solar Collection Systems shall be enclosed by perimeter fencing to restrict unauthorized access at a height of eight and a half (8.5) feet.**
- 3. Adequate screening shall be provided that adequately buffers the solar farm or Accessory Solar Collection System from any nearby uses.**

Staff proposed the following regulation based on the Planning Commission's direction:

- 3. Adequate screening shall be provided that adequately buffers the solar farm or Accessory Solar Collection System from any nearby residential or commercial districts.**

Staff recommended the Commission approve the text amendments as presented.

Following staff discussion, Commissioner Paul Newbill motioned to approve the text amendments as presented before the Commission. The motion was seconded by Commissioner Tony Dement. The motion passed by full Commission vote.

B. Proposed Text Amendment – Fences, Walls, and Hedges Regulations

Background/Analysis

At last month's meeting, the Planning Commission assigned a Planning Commission Sub-Committee to review of the following language:

Section E. Fences, Walls and Hedges

Notwithstanding other provisions of this Ordinance, fences, walls, and hedges may be permitted in any required yard, or along the edge of any yard, provided that no fence, wall, or hedge along the sides or front edge of any front yard shall be over two and one-half (2 1/2) feet in height. The requirements of this section shall not be deemed to prohibit any necessary retaining wall.

Recently, the Board of Zoning Appeals was posed a question regarding the above section. This section restricts fences in any front yard above 2 ½ feet. The above section does not address side street yards on corner lots. The BZA ruled that the language above was not sufficient to restrict fences to be only 2 ½ feet in side street yards.

The subcommittee is recommending in favor of amending the above language and is presenting the following language to the Planning Commission:

Section E. Fences, Walls and Hedges

Notwithstanding other provisions of this Ordinance, fences, walls, and hedges may be permitted within required yard setbacks provided that no fence, wall, or hedge within the front yard or side street yard setbacks exceed a height of two and one-half (2 1/2) feet. This front and side street yard height requirement excludes fences that are non-opaque and that does not obstruct the line of site or impede the vision of traffic (Chain-link, wrought-iron fences, etc.) Fences, walls and hedges may not be installed within any Right of Ways or Pubic Easements and may not limit access to utility meters without prior written approval from the City of Dyersburg. Fencing must be constructed of approved fencing materials.

Staff recommended the text amendments as presented before the Commission.

Following staff discussion, Commissioner Paul Newbill motioned to approve the text amendments as presented before the Commission. The motion was seconded by Carolyn Norman. The motion passed by full Commission vote.

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

Other Business/Reports: Staff noted that they will provide findings from subcommittee and the BZA at the next regularly scheduled Commission meeting regarding shared parking and storage containers.

Administrative Reports: Staff reminded the Commission of their need to complete the required State forms regarding statement of interest.

The meeting adjourned at 10:20 a.m.

Tony Dement, Secretary

Robert C. Jones, Recorder