

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
June 13, 2019
10:00 am
Municipal Courtroom**

Commission Members Present: Eddie Burks (absent), Mayor John Holden, Mark Oakes, Sherry Guthrie, Alderman James Baltimore, Brian Ramm, Paul Newbill, Tony Dement.

Other Staff Present: Thomas Mullins, Kevin Joslin, Codes Enforcement, Scott Ball, Storm Water and Construction Inspector, Will Radford, City Planner, Tiffany Heard, City Engineer.

Others Present and Participating in Discussion: Property owners Lee Hastings, Jim Chamblee, Ron Lovins, Allen Wilkes, Sheryll Armstrong, Bentley Quertermous.

Vice-Chairman Newbill called the meeting to order and declared that a quorum was present.

Vice-Chairman Newbill called for a motion to approve the minutes from the May 9, 2019 meeting. Mayor John Holden motioned to approve the minutes. The motion was seconded by Commissioner Mark Oakes and approved by the Commission.

New Business:

A. Fox Meadows Subdivision - Preliminary Plat

Background

A Preliminary Subdivision Plat was submitted on behalf of Brian Hatch to create 55 lots and a new right of way on a 12.66-acre (approximate) parent tract. The property is located near 2030 Upper Finley Road. The property can be further identified as Parcel 89.00 on Dyer County Tax Map 087. The property is zoned B-2 (General Trade and Services) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The plat is showing a 36,024 sq. ft. detention area. The developer should work with the City Engineer and Stormwater Management to determine if this is sufficient and no run-off will occur on adjacent properties.

There appears to be an existing parcel (Parcel 90.00 on Dyer County Tax Map 087) that is being abandoned by this plat. These abandoned parcel lines should be shown on the plat.

Upper Finley Road has an existing 60 feet of right of way and is a collector street on the Dyersburg Major Road Plan. Additional right of way is not required as part of this subdivision.

The new streets appear to be unnamed on the plat. The road names shall be submitted and approved by Dyer County E-911 Emergency Management prior to approval of a final plat.

Construction Plans should be submitted and approved prior to a final plat.

All lots appear to meet the minimum lot area (5,000 sq. ft.) of the B-2 district. All lots appear to have the appropriate street frontage and setbacks.

Recommendation

Staff recommended approval of the Preliminary Plat provided all above-mentioned issues are adequately addressed. Additionally, The Dyersburg Fire Department has reviewed the Preliminary Plat and have approved the Fire Department access within the proposed plat.

Vice-Chairman Newbill asked the commission for a motion on the request. Mayor Holden motioned to approve the Preliminary Plat request. The motion was seconded by Commissioner Tony Dement. The Commission approved the request.

Old Business.

B. Harper Hastings Properties Rezoning Request

At the onset of the discussion of old business, Vice-chairman Newbill stated that he will facilitate the meeting, but he would abstain from any voting due to a conflict of interest.

Background

Staff represented a rezoning request had been submitted by Harper Hastings Properties to rezone a portion of property near 1600 N. Highway 51 Bypass from R-1 (Low Density Residential) District to B-2 (General Trade and Services) District. The property can be further identified as Parcel 46.00 on Dyer County Tax Map 88. The property does not appear to be located in a federally identified flood hazard area.

This request was withdrawn by the applicant at the April 2019 Planning Commission meeting and the area requested for rezoning has been reduced. This rezoning application failed to get a motion for approval at the May 2019 Planning Commission.

Analysis

Staff noted the following:

- The property is approximately 3.3 acres in size. The property has adjacent B-2 zoning to the south. The area is located along the Highway 51 bypass which is an Arterial Street on the Dyersburg Major Road Plan and would be conducive to commercial development.

- The B-2 district should serve as a more harmonious buffer to the surrounding residential property than that of a PB (Planned Business) district.
- The Dyersburg 2020 Development Plan has the area labeled “Retail Commercial” and “Low Density Residential/Public-Semi Public” with the portion fronting on the Highway 51 Bypass as commercial with the back portion Low Density Residential.
- Staff stated consideration should be given to adjacent residential development (Melissa Lane Properties) to the South of this rezoning request.

Recommendation

Staff recommended in favor of the rezoning request because of its location on a major arterial road and the adjacent B-2 district to the south.

Following the staff recommendation, the Commission asked questions and heard a variety of discussion from the property owner requesting the rezoning, and concerns from adjacent and neighborhood property owners affected by the potential rezoning.

Mr. Hastings stated that he had met with some of the adjacent property owners to discuss “good neighbor” property options including: potential land swaps (subject to board approval), buffers, and proper screening, future property values, etc. He noted that he acknowledged that he could not build over the sewer line running through the property, and would not be spending money to put fill dirt into the drop-off area, as it would not be a good investment of funds.

As discussion ended, Alderman James Baltimore motioned to approve the request as presented; because the property is located on a major arterial road and adjacent B-2 district to the South, sending a positive message to the Mayor and Board of Aldermen. The motion was seconded by Commissioner Brian Ramm. The Commission unanimously voted to approved the request.

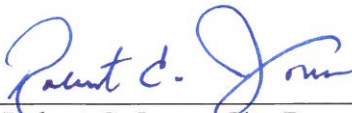
D. Any other new business that may be accepted by the Planning Commission.


None presented.

E. Other Business/Reports: None presented.

F. Administrative Reports: No report.

With no further business, the meeting adjourned at 10:38 a.m.


 Robert C. Jones, City Recorder


 Tony Dement, Secretary