

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
March 9, 2016
11:00 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 and Construction Projects Inspector, Tiffany Heard, City Engineer, SSR.

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 February 11, 2016 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.

New Business:

A. Medical Building Site Plan

Medical Building Site Plan

Background

A site plan has been submitted to construct a Medical Building near the intersection of St. John Avenue and Frank Maynard Boulevard. The property can be further identified as Parcel 7.00 on Dyer County Tax Map 88E, Group C. The property is zoned PB (Planned Business). A portion of the property appears to be located in Zone X "Other flood areas" flood hazard area according to FIRM #47045C0211E, effective on 10/16/2008.

Analysis

The site plan is proposing to make modifications to an existing access point on St. John Avenue. This will need a permit from The Tennessee Department of Transportation.

The proposed building meets the setback requirements of the P-B District.

The site plan has adequate parking in compliance with Dyersburg's Municipal Zoning Ordinance.

The City Engineer is currently reviewing drainage and utility plans. It was discussed that a new easement for sewer may be needed in order to maintain sewer access to the adjacent property. If required, this can be accomplished by platting an easement and administrative approval.

Mr. Rusty Norville, Civil Engineering Solutions, provided a brief overview of the Site plan and project.

Recommendation

Staff recommended approving the request contingent on final TDOT approval.

Commissioner Paul Newbill motioned to approve Medical Building Site Plan, with a second by Commissioner Brian Ramm. The motion passed.

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

None presented.

Other Business/Reports: None presented.

Administrative Reports:

- Shared Parking Committee Update: Mr. Radford informed the Commission that very good progress has and continued to be made reviewing the shared parking and related matters. He further recommended the committee continue their research and study.

The meeting adjourned at 11:25 a.m.

Tony Dement, Secretary

Robert C. Jones, City Recorder