

**Minutes for the Meeting of the  
City of Dyersburg Municipal-Regional Planning Commission  
May 9, 2013  
10:00 am  
Municipal Courtroom**

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

**Staff and Others Present:** Will Radford, Planner/Consultant, Nelson/Thornton, P.C., Justin Avent, City Engineer, Thomas Mullins, City of Dyersburg Codes Enforcement Office, and Scott Ball, City Storm Water Management, Carmen Cupples, IT City of Dyersburg.

Chairman Burks declared that a quorum was present and called the meeting to order. After calling the meeting to order, Mr. Burks asked for a motion to approve the minutes from the March 14, 2013 Commission meeting. Mr. Paul Newbill moved that the Commission approve the minutes, which was followed by a second by Mr. John Pressler. The motion was unanimously approved by all board members in attendance.

**I. Old Business:**

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

**II. New Business.**

- A. Aspen Dental – Site Plan

Staff Comments: Background

A site plan has submitted to place a new building at 2315 Lake Road in Dyersburg, TN. The property can be further identified as Parcel 54.01 on Dyer County Tax Map 74. The property is zoned P-B (Planned Business District). The property does not appear to be located in a federally identified flood hazard area.

Analysis

The site plan is showing plans for a future retail establishment to be placed on the lot that will be submitted at a later date along with the proposed Dental Office that is currently being submitted.

The Dyersburg Municipal Zoning Ordinance allows for multiple principal structures on one lot:

Section G. In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this Ordinance shall be met for each structure as though it were on an individual lot.

The building's placement along with the future proposed building meets the above stated criteria.

The parking requirements for a Dental Office are 5 spaces per Dentist. The future retail building would require 21 parking spaces. There are 52 parking spaces shown on the plans which should be enough to cover both uses.

The site plan does not appear to be creating any new access point onto Lake Road.

Staff Recommendation: Both Planning staff and the City Engineering staff recommended that the site plan be approved. After hearing the request and staff recommendations, Chairman Burks entertained a motion on the request. Alderman Bart Williams moved to approve the request, with a second by Mr. John Pressler. The motion was approved by the Commission in attendance.

### **III. Other Business/Reports:**

- A. Administrative Reports. Mr. Radford reported that he would be providing a 2013 update of any new planning laws enacted by the Tennessee State Legislature.

With no further business presented before the Planning Commission the meeting adjourned at 10:12 a.m.

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John Pressler, Secretary

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Robert C. Jones, Recorder