

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
October 8, 2015
10:00 am
Municipal Courtroom**

Commission Members Present: Mayor John Holden, Alderwoman Carolyn Norman, Brian Ramm, Sherry Guthrie, and Paul Newbill.

Staff and Others Present: Carmen Cupples, IT Manager, Will Radford, Planner/Consultant, Nelson Community Development Group, Kevin Joslin, Codes Enforcement Office, Scott Ball City Storm Water Director.

Vice Chairman Paul Newbill declared that a quorum was present and called the meeting to order. Vice Chairman Paul Newbill called for a motion to approve the minutes of the September 10 and September 24, 2015 Commission meetings. The motion was made by Mayor John Holden with second by Commissioner Sherry Guthrie. The motion passed and the minutes were approved.

Vice Chairman Newbill called for any old business. No old business was presented.

New Business:

A. Highway 51 Mini Storage & U-Haul Site Plan

Background

A site plan has been submitted on behalf of Mitchell Wagner to construct a 52 unit mini storage facility at 255 Highway 51 Bypass S. The property can be further described as Parcel 35.08 on Dyer County Tax Map 100. 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 building is approximately 7800 square feet. Staff has recommended five parking spaces including one handicap space be provided on the lot of the proposed building.

The site is using existing asphalt on the property and therefore has been approved by the City Engineer in regards to drainage and run-off.

The site is using an existing access point onto Highway 51 therefore a permit for new access is not needed by TDOT.

Recommendation

Staff recommended approval of the site plan.

With no further discussion, Vice Chairman Paul Newbill entertained a motion on the request. Mayor John Holden motioned to approve the request as presented before the Commission. The motion was seconded by Commissioner Sherry Guthrie. The motion passed by full Commission vote.

B. Rezoning of 7 properties near Upper Finley Road and Jenkinsville-Jamestown Road

Background/Analysis

The City of Dyersburg adopted a new zoning map in May, 2014. Staff has determined the zoning designation of properties along Upper Finley Road and Jenkinsville-Jamestown Road were inaccurately shown on the adopted zoning map. After reviewing the zoning in this area and conferring with property owners in the area, staff has initiated this rezoning request for 7 properties in the Upper Finley/Jenkinsville-Jamestown Road area.

These properties can be further identified as Parcels 77.00, 78.10, 78.14, 78.16, 78.17, 78.18, and 78.19 on Dyer County Tax Map 087.

Staff is recommending that Parcels 77.00, 78.14, and 78.17 be rezoned to R-2 (Medium Density) Residential District.

Staff is recommending Parcels 78.10, 78.16, 78.18, and 78.19 to be rezoned to P-B (Planned Business) District.

This will help “clean up” this area on the zoning map. The properties being rezoned to P-B will be consistent with their surrounding zoning districts and will be compatible for P-B development. The properties being rezoned to R-2 will be consistent with the R-2 surrounding R-2 district as well.

Recommendation

Staff recommended in favor of rezoning the above mentioned properties.

With no further discussion, Vice Chairman Paul Newbill entertained a motion on the request. Mayor John Holden motioned to approve the request as presented before the Commission. The motion was seconded by Commissioner Sherry Guthrie. The motion passed by full Commission vote.

C. Discussion on Shared Parking Regulations

The Planning Staff of the City of Dyersburg has been asked to research and discuss Shared Parking Requirements within the City of Dyersburg. Currently, all development must provide parking in compliance with the zoning ordinance on the same lot as the development. Staff is recommending a committee be appointed by the Chairman of the Planning Commission to further research this issue. If appointed, the committee will report findings to the Planning Commission at a later date.

From the discussion and due to low attendance at the meeting the Commissioners agreed to table the appointment of a committee until the next Commission meeting

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

Other Business/Reports: None presented.

Administrative Reports. None presented.

The meeting adjourned at 10:20 a.m.

Tony Dement, Secretary

Robert C. Jones, Recorder