

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
May 12, 2016
10:00 am
Municipal Courtroom**

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

Staff and Others Present: Will Radford, Planner/Consultant, Nelson Community Development Group, State Gazette.

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 April 14, 2016 Commission meeting. The motion was made by Tony Dement 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. Shane King/Craig Barron Rezoning Request

Background

A rezoning request has been submitted by Shane King and Craig Barron to rezone property near Parkview Street and Hillcrest Avenue from R-3 (High Density Residential) District to H-M (Hospital-Medical) District. The properties can be further identified as Parcels 22.00 and 23.00 on Dyer County Tax Map 88K, Group F. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The area is adjacent to an existing H-M district to the north and is surrounded on other sides by R-3 zoning.

The Dyersburg 2020 Development Plan has the area labeled “Comprehensive Infill/Redevelopment”.

The 2000 Land Use Plan notes the hospital area and its current status as a traffic generator and reflects no intentions of relocating the hospital district to another part of town.

Recommendation

Staff recommended in favor of the rezoning request due to the adjacent zoning. The medical field is a growing industry and this area is centrally located in the City of Dyersburg.

Chairman Burks called for any questions or further discussion. Commissioner Paul Newbill motioned to approve the rezoning request. A second was made by Commissioner Sherry Guthrie. The motion passed.

B. Dr. Kenneth Brunson Annexation Request

Background

An annexation request has been by Dr. Kenneth Brunson to be annexed into the City of Dyersburg. The property can be further identified as Parcel 19.00 on Dyer County Tax Map 88M, Group J. The property does not appear to be located in a federally identified flood hazard area.

Analysis

According TCA 6-51-105, a City may annex residential property by resolution and only upon request from the property owner.

Staff has prepared a Resolution to adopt a Plan of Services, a Resolution to Annex, and an Ordinance to Establish Zoning. Staff made available all of the above mentioned documents for review by the Planning Commission.

The request for zoning upon Annexation is for P-B (Planned Business). Staff feels that the requested zone is compliant with the Dyersburg Future Land Map and 2020 Development Plan. The property is currently zoned Commercial in the Dyersburg Planning Region.

The Plan of Services will show that all City Services will be able to be provided immediately upon annexation with little or no cost to the City with the exception of public sewer. Future sewer expansion will be at the cost of the property owner and/or developer.

Recommendation

Staff recommended in favor of zoning the property P- B should the City decide the annexation is beneficial to the City.

Chairman Burks called for any questions or further discussion. Mr. Bob Carpenter, a real estate professional representing the buyer of the property, briefly presented a request before the Commission for their support of the requests and the rezoning to Planned Business.

Mr. Radford suggested the Commission vote on the two resolutions and the ordinance separately.

Commissioner Paul Newbill motioned to approve a Resolution to Annex the property as requested by the owners. A second was made by Commissioner Brian Ramm. The motion passed.

Commissioner Paul Newbill motioned to approve a Resolution to adopt a Plan of Services. A second was made by Commissioner Tony Dement. The motion passed.

Alderwoman Carolyn Norman motioned to adopt an Ordinance to Establish Zoning to Planned Business. A second was made 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 reported the Committee did not meet. No report.

-National Flood Insurance Program – Mr. Radford reported a recent meeting with State of Tennessee officials representing FEMA to discuss and review all aspects of Dyersburg’s Flood ordinance. The process will continue.

The meeting adjourned at 10:16 a.m.

Tony Dement, Secretary

Robert C. Jones, City Recorder