

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
June 9, 2016
10:00 am
Municipal Courtroom**

Commission Members Present: Eddie Burks, Tony Dement, Brian Ramm, John Presslor, and Paul Newbill.

Staff and Others Present: Will Radford, Planner/Consultant, Nelson Community Development Group, Kristen Dycus, State Gazette, Thomas Mullins, Codes Department, Carmen Cupples, I.T., Rusty Norville, Civil Engineering Solutions, Tiffany Heard, Engineer, SSR.

Chairman Burks declared that a quorum was present and called the meeting to order. The Commission approved the minutes of the May 12, 2016 Commission meeting.

Chairman Burks called for any old business. No old business was presented.

New Business:

A. Dogwood Estates Section D Subdivision

Background

A subdivision plat has been submitted on behalf of AMI, INC. David Alexander to create 18 lots along Fairway Drive. The property can be further identified as Parcel 1.00 on Dyer County Tax Map 88G, Group G. The property is zoned R-1AC (Medium Density Single Family Residential/Condo) District. The property does not appear to be in a federally identified flood hazard area.

Analysis

The lots appear to meet all the regulations of the R-1AC district with the exception of four lots not in compliance with the sixty foot minimum lot width. All of these lots with the exception of Lots 9 R&Q, have structures located on them. The developers had asked the Board of Zoning Appeals for a variance prior to this meeting for lots 9D, 9I, 9L, and 9O. The width variance for these four lots were granted.

Staff feels that the existing 60 feet of right of way for Fairway Drive is sufficient and there isn't a need for additional right of way dedication.

Recommendation

Staff recommended approving this subdivision plat with variances granted by the Board of Zoning Appeals.

Chairman Burks called for any questions or further discussion. Commissioner Paul Newbill motioned to approve the 18 Lot Dogwood Estates Subdivision Plat Section D, Lot 9, A thru R. A second was made by Commissioner Brian Ramm. The motion passed.

B. Lee Hastings Rezoning Request

Background

A rezoning request has been submitted by Lee Hastings, Teresa Miller, Trinity Lutheran Church, West Dyersburg Church of Christ, Wesley Homes Inc. and Wesley Asbury Inc. to rezone properties near Upper Finley Road and N. Highway 51 Bypass from R-1 (Low Density Residential) District to B-2 (General Trade and Services) District. The properties can be further identified as Parcels 16.01 on Dyer County Tax Map 88I, Group B. and Parcels 48.01, 48.03, 49.00, and 50.00 on Dyer County Tax Map 88. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The area is located along the Highway 51 bypass which would be conducive to commercial development.

The B-2 district should serve as a harmonious buffer to the surrounding residential property better than that of a PB (Planned Business) district.

The Dyersburg 2020 Development Plan has the area labeled "Retail Commercial".

Recommendation

Staff recommended in favor of the rezoning request due its location on a major arterial and its compliance with the 2020 Development Plan.

Chairman Burks called for any questions or further discussion. Mr. Rusty Norville stated that the property owned by Mr. Lee Hastings would be adequately screened upon any future building development. Commissioner John Presslor motioned to approve the five rezoning requests. A second was made by Commissioner Paul Newbill. The motion passed.

C. Text Amendment – Municipal Floodplain Zoning Ordinance

After meeting with Amy Miller, the State National Flood Insurance Program Coordinator last month, it was recommended that the City of Dyersburg adopt the 2009 Model Municipal Floodplain Ordinance to replace the current ordinance. The Commission discussed the importance to adopt the 2009 model.

Chairman Burks called for any questions or further discussion. Commissioner Paul Newbill motioned to approve the adoption of the 2009 Municipal Floodplain Zoning Ordinance to replace

the current ordinance. A second was made by Commissioner Tony Dement. The motion passed, and will be presented to the Mayor and Board of Alderman...

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 – no report.
- Status of the implementation of an adopted ordinance regulating temporary storage units. Mr. Mullins reported the ordinance would only be applicable with the use of temporary storage units going forward from the date of the adoption of the ordinance and would not be retroactive for existing units.

The meeting adjourned at 10:30 a.m.

Tony Dement, Secretary

Robert C. Jones, City Recorder