

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
November 9, 2017
10:00 am
Municipal Courtroom**

Commission Members Present: Mayor John Holden, Brian Ramm, Tony Dement, Paul Newbill, Eddie Burks, Robert Taylor, Jr. and Sherry Guthrie.

Other Staff Present: Thomas Mullins, Codes Enforcement, Carmen Cupples IT. Rusty Norville, Civil Engineering Solutions, Scott Ball, Storm Water and Construction Inspection, and Tiffany Heard, City Engineer.

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 August 10, 2017 and the September 14, 2017 Commission meetings. Commissioner Paul Newbill motioned to approve the August 10, 2017 minutes, followed by a second from Commissioner Brian Ramm. Commissioner Tony Dement motioned for approval of the September 14, 2017 minutes, which was seconded by Alderman Robert Taylor, Jr. Both sets minutes were approved.

Chairman Burks called for any old business. None was presented.

New Business:

A. Prime Time Bowling & Fun Center Site Plan

Background

A site plan has been submitted to construct a bowling recreational building on the U.S. Highway 51 By-Pass (near Lowe's). The property can be further identified as Parcel 25.11 on Dyer County Tax Map 088. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The site plan is showing 178 spaces which meets the parking requirements for "Recreation, Amusement, or Community Building" (1 space per 100 square feet)

The site is accessing a private drive owned by Lowe's. Staff has been advised that there is an access easement in place ensuring access for this site. Long term maintenance of this drive is the responsibility of the property owner.

The Dyersburg Fire Department has approved the site layout and staff is has worked with and approved the addition of fire hydrants and their placement as accurate.

Drainage and grading plans have been approved by the City Engineer.

Recommendation

Staff recommended approval of the plans.

Chairman Eddie Burks entertained a motion for the approval for the site plan as submitted before the commission. Commissioner Robert Taylor, motioned to approve the request. Mayor John Holden seconded the motion. The motion was approved.

B. Williamson Outdoor Supply Site Plan

Background

A site plan has been submitted to construct a 12' by 24' building near 1981 St. John Avenue. The property can be further described as Parcel 1.01 on Dyer County Tax Map 089. The property is zoned PB (Planned Business) district. A portion of this property appears to be located in a Zone AE flood hazard area according to FIRM #47045C0211E, effective on 10/16/2008.

Analysis

The site plan is not showing any parking spaces. At least two spaces should be required for this building as staff has been advised that it is to be used for retail purposes.

The site currently has existing asphalt on the site that is to be utilized by the site.

The Dyersburg Fire Department has approved the site layout and the placement of the structure.

The setbacks on the site plan needs to be labeled and shown on the site plan.

The boundary of the flood hazard should be shown on the site plan to ensure that the proposed building is being placed outside of the flood hazard boundary.

Recommendation

From discussion with Mr. Norville, all staff concerns have been met and staff recommended approval.

Chairman Eddie Burks entertained a motion for the request. Commissioner Paul Newbill motioned to approve the request. Commissioner Brain Ramm seconded the motion. The motion was approved.

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

Mayor Holden and Commission Chairman Burks acknowledge the critical work of the city staff, specifically noting Tiffany Heard and Scott Ball, for their time and effort with the city's National Disaster Resiliency grant.

F. Other Business/Reports: No report.

G. Administrative Reports: No report.

With no further business, the meeting adjourned at 10:17 p.m.

Tony Dement, Secretary

Robert C. Jones, City Recorder