

**Minutes for the Meeting of the  
City of Dyersburg Municipal-Regional Planning Commission  
March 8, 2018  
10:00 am  
Municipal Courtroom**

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

**Other Staff Present:** Thomas Mullins, Codes Enforcement, Carmen Cupples IT. Russell 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 noted a correction to the minutes from the February 8, 2018 meeting. Commissioner Tony Dement motioned to approve the minutes. The motion was seconded by Commissioner Brian Ramm and approved by the Commission.

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

**New Business:**

**A. Byron Smith Rezoning Request**

Information from Staff:

**Background**

A rezoning request has been submitted by Byron Smith to rezone property located on 511 Troy Avenue from R-2 (Medium, Density Residential) District to B-2 (General Trade and Service). The property can be further identified as Parcel 15.00 on Dyer County Tax Map 0088N, Group N. The property doesn't appear to be in a federally identified flood hazard area.

**Analysis**

The property has adjacent B-2 (General Trade and Service) zoning to the south of this property and R-2 (Medium Density Residential) to the north.

The property is designated "Infill/Comprehensive Redevelopment" according to the 2020 Development Plan Future Land Use Map.

The property has access to Troy Avenue (Highway 51 Business) which is designated as an arterial street.

Thomas Mullins discussed the intent of the property owner. He noted that Mr. Byron Smith has plans to raze the building and build a new one in its place.

### **Recommendation**

Staff recommended in favor of the rezoning request due to the adjacent B-2 zoning and location on an arterial street.

After discussion, Chairman Burks called for a motion for the request. Paul Newbill motioned to approve the request. Brian Ramm seconded the motion. The motion was approved.

### **B. Paul B. Russom Rezoning Request**

Information from Staff:

### **Background**

A rezoning request has been submitted by Paul B. Russom to rezone property located near Upper Finley Road from R-2 (Medium Density Residential District) to P-B (Planned Business) District. The property can be further identified as Parcel 78.04 on Dyer County Tax Map 087. The property does not appear to be located in a federally identified flood hazard area.

### **Analysis**

The property is currently vacant and under the same ownership with the two P-B Parcels to the south.

The property has adjacent P-B (Planned Business) zoning to the south of this property and R-2 (Medium Density Residential) to the north.

The property is designated “Low Density Residential/Public Semi-Public” according to the 2020 Development Plan Future Land Use Map.

### **Recommendation**

Staff recommends in favor of the rezoning request due to the adjacent PB zoning to the south.

Chairman Burks entertained a motion for the request. Commissioner Paul Newbill motioned to approve the request. Commissioner Tony Dement seconded the motion. The motion was approved.

### **C. Rice-Millsfield Highway Resubdivision Plat**

Information from Staff:

#### **Background and Analysis**

Staff conducted a preliminary review of the request and asked for revisions from the developer. A final was submitted. Staff conducted a full review of the plan and determined that the plan satisfies a prior concern regarding that an easement right of way needed to be drawn into the site plan to accommodate both lots 1 and 2 on the Resubdivision Plat. The right of way will be a standard city road built to the city's criteria. The right of way will extend to the center line of the east side of the property and will be already in position should there be a connector easement on the opposite side of the property line (which is the center of a creek). The pavement will likely stop where the cul-de-sac is located on the plat. The cul-de-sac will touch lot 1 and 2 of the subdivision. Bringing the road easement to the edge of the property line may assist any potential future development on the other side of the creek.

On behalf of the development group, Mr. Russell Norville came before the Commission to answer any questions regarding the request. He noted the right of way may be considered commensurate with the major future road transportation plan adopted by the Commission and the Mayor and Board of Aldermen.

#### **Recommendation**

Staff recommended approval of the plat.

Chairman Burks entertained a motion for the request. Commissioner Brian Ramm motioned to approve the request. Mayor Holden seconded the motion. The motion was approved.

### **D. Mustard Seed Site Plan**

Information from Staff:

#### **Background**

The site plan is specifically related the previous agenda item, and within the approval of the plat noted in the Rice-Millsfield Highway Resubdivision Plat request.

#### **Analysis**

Staff noted that the site plan meets approvals for parking, setbacks. Mr. Russell Norville came before the Commission to answer any questions regarding the request. He noted the right of way now becomes a public road and has been designed to exceed floodplain standards. C&C Pharmacy (owner of the regional detention basin) has agreed to allow the detention basin to

serve the drainage within the site plan. Mr. Norville requests contingent approval of the plan based upon the city engineer's final review and approval of the detention basin.

**Recommendation**

Staff recommended approval of the site plan.

Mayor Holden inquired about the 4-way function of the existing stoplight at the intersection of Mall Boulevard and Millsfield Highway. It was noted the lights on the east side of the stoplight had been covered over to accommodate a three way stop when initially installed., however, TDOT will be contacted for their assistance with the light.

Chairman Burks entertained a motion for the request. Mayor Holden motioned to approve the request. Commissioner Tony Dement seconded the motion. The motion was approved.

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

None presented.

**F. Other Business/Reports:** No report.

**G. Administrative Reports:** No report.

With no further business, the meeting adjourned at 10:21a. m.

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Tony Dement, Secretary

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Robert C. Jones, City Recorder