

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
August 9, 2018
10:00 am
Municipal Courtroom**

Commission Members Present: Mayor John Holden, Brian Ramm (present by telephone), Paul Newbill, Mark Oakes, Sherry Guthrie.

Other Staff Others Present: Kevin Joslin, Codes Enforcement, Tiffany Heard, SSR.

Vice Chairman Newbill called the meeting to order and declared that a quorum was present. Vice Chairman Newbill called for a motion to approve the minutes from the June 14, 2018 meeting. Mayor John Holden motioned to approve the minutes. The motion was seconded by Commissioner Mark Oakes and approved by the Commission.

Old Business: Vice Chairman Newbill called for any old business. None was presented.

New Business:

A. Hwy 51 Bypass – Pioneer Road Minor Subdivision

Background

A minor subdivision plat has been submitted on behalf of Alvins Gift, LLC to create three lots on U.S. Highway 51 Bypass near its intersection with Pioneer Road. The property can be further identified as Parcel 1.03 on Dyer County Tax Map 088E, Group C. The property is zoned P-B (Planned Business) District. The majority of the property appears to be located in a .2% “flood fringe area” according to 47045C0211E, effective on 10/16/2008.

Analysis

Staff has been advised that City Sewer is currently not available to the parent tract and is requiring sewer to be extended to the property by the developer upon development of the lots. A small portion of this property near the southern boundaries of these lots appear to be Zone AE flood hazard areas. No additional right of way is required on the Highway 51 bypass side. The lot on Pioneer Road appears to currently go to the centerline of the road.

The lots meet the setback and lot requirements of the PB District.

Recommendation

Staff recommended approving the plat.

Vice Chairman Newbill called for a motion for approval of the site plat. Commissioner Sherry Guthrie motioned to approve the request. Mayor Holden seconded the motion. The motion was approved.

B. Re-Adoption of the Dyersburg Municipal Zoning Map.

Staff presented an updated Dyersburg Municipal Zoning Map to the City of Dyersburg and asked that the Planning Commission send a positive recommendation for the re-adoption of the Municipal Zoning Map to the Dyersburg Board of Mayor and Aldermen.

Vice Chairman Newbill called for a motion for approval of the re-adoption of the Dyersburg Municipal Zoning Map zoning. Mayor Holden motioned for approval of the request. Commissioner Mark Oakes seconded the motion. The motion was approved.

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

None presented.

D. Other Business/Reports: None presented.

E. Administrative Reports: No report.

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

Tony Dement, Secretary

Robert C. Jones, City Recorder