

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
October 11, 2018
10:00 am
Municipal Courtroom**

Commission Members Present: Mayor John Holden, Paul Newbill, Mark Oakes, Sherry Guthrie, Tony Dement, Alderman Robert Tylor, Jr.

Other Staff Others Present: Kevin Joslin, Thomas Mullins, Codes Enforcement, Scott Ball, Storm Water and Construction Inspector, Tiffany Heard, City Engineer.

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 August 9, 2018 meeting. Commissioner Tony Dement motioned to approve the minutes. The motion was seconded by Commissioner Sherry Guthrie and approved by the Commission.

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

New Business:

A. A-1 Storage Mini-Storage Site Plan – the plan was withdrawn from the agenda at the request of the developer.

B. Dogwood Estates Re-subdivision Plat

Background

A minor subdivision plat has been submitted on behalf of Mary Lomas, William Ables Jr., and AMI Inc. to re-subdivide four lots on Fairway Drive. The properties can be further identified as Parcels 1.01, 1.02, 1.03, 1.04, 1.05, and 1.06 on Dyer County Tax Map 088H, Group G. The property is zoned R-1A-C (Medium Density Single Family Residential/Condo) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The plat is re-subdividing 6 lots into 3 lots. “Lot 1” is not showing the setbacks of the R-1A-C District. Staff noted lot sizes for all proposed lots need to be stated on the plat.

Staff was advised that all lots have existing utilities and can support the new lots.

Fairway Drive is showing 50 feet of existing right of way, no additional right of way is required on the plat as Fairway Drive is not shown as an Arterial or Collector on the Major Road Plan.

Recommendation

Staff recommended approval of the plat.

Vice-Chairman Newbill called for a motion to approve the re-subdivision plat as presented. Commissioner Sherry Guthrie motioned for approval, which was seconded by Commissioner Tony Dement. The Commission voted to approve the request.

C. Text Amendment – Indoor Shooting Ranges

Background/Analysis

Staff proposed the following standards being added to the General Provisions of the Dyersburg Municipal Zoning Ordinance:

Section W. Indoor Sport Shooting Range Regulations

The purpose of these facilities is to safely train individuals in the handling of firearms in an urban setting with minimal impact to adjacent properties.

1. An indoor sport shooting range must be located in a building with a minimum of 5,000 square feet.
2. The structure housing an indoor sport shooting range shall be a minimum of 200 feet from the boundary of any residentially zoned district, and located only within the zoning districts: PB – M1 – M2 – M3
3. Such facilities shall comply with setback regulations of the zoning district in which it is located.
4. All firing lanes must be designed with firing lines that restrict down range access from shooters and targets that can be moved toward the shooter mechanically. Safety Rules must be posted at all times. Ranges must have clear and adequate accident protocol plans in place.
5. All facilities shall comply with the Anti-Noise Regulations found in the City of Dyersburg Municipal Ordinance Number 11-302, and specifically no noise from firearms shall be audible at the property lines during business hours.
6. An indoor sport shooting range shall comply with all federal and state regulations pertaining to firearms and shooting ranges.
7. The developer/owner shall provide 1 and ½ (1.5) parking spaces per firing lane, required handicap accessible spaces, plus one (1) additional space for each employee.

Secondary Retail space shall comply with required parking provisions within the Zoning Ordinance.

8. A site plan shall be required.
9. In addition to the site plan, the developer/owner shall submit a safety plan and a sound abatement plan. The developer/owner shall submit plans detail lead exposure, control, and disposal. The Planning Commission may require additional fencing, buffering, baffles, or may deny the request if the site plan does not or cannot meet the above-mentioned purposes, standards and requirements, or if other significant health and safety issues are present.

Staff proposed the following language being added to the Definitions of the Dyersburg Municipal Zoning Ordinance:

Indoor Sport Shooting Range: The use of a structure for archery and/or the discharging of firearms for the purposes of target practice or temporary competitions.

Recommendation

Staff recommended the Planning Commission send a positive recommendation on the proposed text amendment to the Board of Mayor and Aldermen.

Vice-Chairman Newbill called for a motion to approve the staff recommended changes to the ordinance text as presented before the commission and send to the Mayor and Alderman Board for their approval. Commissioner Mark Oakes motioned for approval, with a second by Mayor Holden. The commission voted to approve the motion to be presented the Mayor and Board of Aldermen.

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