

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

**Commission Members Present:** Eddie Burks, Mayor John Holden, Paul Newbill, Mark Oakes, Sherry Guthrie, Tony Dement. Not present was Alderman Robert Tylor, Jr., and Brian Ramm.

**Other Staff Others Present:** Thomas Mullins, Codes Enforcement, Scott Ball, Storm Water and Construction Inspector, Tiffany Heard, City Engineer and Will Radford, City Planner, Rusty Norville, Civil Engineering Solutions.

Chairman Burks called the meeting to order and declared that a quorum was present. Chairman Burks called for a motion to approve the minutes from the October 11, 2018 meeting. Commissioner Paul Newbill motioned to approve the minutes. The motion was seconded by Commissioner Tony Dement and approved by the Commission.

**Old Business:** Chairman Burks called for any old business. None was presented.

**New Business:**

**A. A-1 Storage Mini-Storage Site Plan**

**Background**

A site plan has been submitted on behalf of A-1 storage to construct four mini-storage buildings on Hornbrook Avenue near the Highway 51 South Bypass. The property can be further identified as Parcel 35.11 on Dyer County Tax Map 100. The property is zoned PB (Planned Business) District. The property doesn't appear to be located in a federally identified flood hazard area.

**Analysis**

The City Engineer is reviewing the site plan in regards to storm water detention. The site plan is using gravel driving aisles and new asphalt is being proposed where the proposed parking facilities are located.

No planned parking is required for the units that are outdoor access units. "Building B" is a climate-controlled building. The site is showing 4 parking spaces and one Handicap space.

Staff has been advised by the Fire Department that the distances shown between buildings are sufficient for Fire Protection.

Staff has asked for a 2<sup>nd</sup> entrance to be placed at the site to provide better fire protection and access.

Currently the site plan isn't showing a Fire Hydrant. A Fire Hydrant needs to be placed on the site within the minimum distances of all buildings.

**Recommendation**

Staff recommended approval of the site plan upon approval of the City Engineer and Fire Department.

Chairman Burks called for a motion to approve the staff recommendation.

Commissioner Paul Newbill motioned for approval contingent upon engineering approval with a second by Mayor John Holden. 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: 05 a.m.

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Tony Dement, Secretary

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Robert C. Jones, City Recorder