

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
March 14, 2019
10:00 am
Municipal Courtroom**

Commission Members Present: Eddie Burks, Mayor John Holden, Mark Oakes, Sherry Guthrie (absent), Tony Dement, and Brian Ramm, Paul Newbill.

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

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 January 10, 2019 meeting. Commissioner Brian Ramm motioned to approve the minutes. The motion was seconded by Commissioner Mark Oakes and approved by the Commission. The Commission did not meet in February, 2019.

Old Business: Chairman Burks called for any old business. None was presented. Mayor Holden introduced Alderman James Baltimore to the Planning Commission, as the Mayor's appointment of representation from the Alderman Board. The appointment is prescribed within the codes and regulations of the City.

New Business:

Monte Warne – Shooting Range Site Plan

Background

A site plan was submitted on behalf of Monte Warne to construct a shooting range on property located near 1190 South Main Avenue. The property can be further identified as Parcel 28.00 on Dyer County Tax Map 114. The property is zoned M-2 (Medium Industrial) District. The property appears to be in a federally identified flood hazard area.

Analysis

The site plan is using an existing building and the building does not meet the front setback requirement of the M-2 District. This is allowed as the building is existing.

The Site plan incorrectly states the zoning as P-B (Planned Business) District.

Shooting ranges require 1 and ½ (1.5) spaces per firing lane. The developer has advised the interior will contain 10 firing lanes. The 22 spaces provided meet this requirement.

The Handicap spaces do not have the required access lane in between the spaces. Only 1 handicap space is required on this site.

The site plan is showing a “landscape area” in between the parking spaces and the building. Staff has questions as to this being a sidewalk. A “landscaped area” does not appear to be feasible in its proposed location.

The landscape area prohibits adequate fire protection on the south side of the building. Some of the parking spaces (East side of building) make fire protection difficult.

The application does not include a lead disposal plan. The plan for lead disposal should be discussed prior to Site Plan Approval.

Recommendation

Prior to the date of the Planning Commission meeting, all staff concerns had been addressed. Staff recommended approval of the site plan.

With no discussion, Alderman James Baltimore motioned for approval of the site plan. The motion was seconded by Commissioner Brian Ramm. The motion was approved by the Commission.

B. Text Amendment – Resolution to adopt Indoor Shooting Range Standards in the Dyersburg Planning Region

Staff has been working with the Staff of the Dyer County Planning Commission in developing Indoor Shooting Range Regulations to be adopted in Dyer County and the Dyersburg Planning Region. Dyer County Staff has prepared a Resolution to be considered by the Planning Commission that would adopt indoor shooting range regulations in the Dyersburg Planning Region. These Regulations are as follows:

Section 11-213. 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. The structure housing an indoor sport shooting range shall be a minimum of 200 feet from any existing residentially used structure and located only within C (Commercial) zoning districts as a permitted use or within FAR as a use permitted on appeal.
2. Such facilities shall comply with setback regulations of the zoning district in which it is located.

3. 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.
4. Decibel levels measured at the nearest residence or business shall be limited during hours of operation to eighty-(80) db.
5. An indoor sport shooting range shall comply with all federal and state regulations pertaining to firearms and shooting ranges.
6. 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 Resolution.
7. A site plan shall be required.
8. 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 Board of 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.

The Resolution proposes the following Definition to be **added** to the Dyersburg Regional Zoning Resolution:

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.*

If approved by the Planning Commission, this Resolution will go to the Dyer County Commission for adoption.

Recommendation

Staff recommended the Planning Commission send a positive recommendation on the Resolution to the Dyer County Commission.

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

Commissioner and Vice-Chairman Paul Newbill motioned for approval of the recommendation to send a positive recommendation on the text amendment to the Dyer County Commission.

Commission Dement seconded the motion. The motion was approved by the Commission.

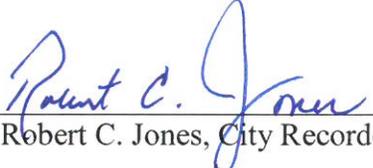
C. Any other new business that may be accepted by the Planning Commission.

None presented.

D. Other Business/Reports: None presented.

E. Administrative Reports: No report. Mayor Holden noted that the Industrial Development Board, the City of Dyersburg, and Dyer County representatives were in discussions regarding a potential retail development in Dyersburg with a development investment of approximately 15 million dollars. Mayor Holden asked staff to review the existing sign and shared parking ordinances in anticipation of discussions regarding these topics.

With no further business, the meeting adjourned at 10:11 a.m.


Robert C. Jones, City Recorder


Tony Dement, Secretary