

City of Dyersburg
Municipal-Regional Planning Commission
July 8, 2021 at 10:00 a.m.

Committee Members Present: Mayor John Holden, Tony Dement, Brian Ramm, Paul Newbill, Eddie Burks, Sherry Guthrie, Mark Oakes and Alderman James Baltimore.

1. **Call to Order:** The City of Dyersburg Municipal-Regional Planning Commission convened for their meeting on Thursday, July 8, 2021 at 10:00 a.m. Chairman Eddie Burks called the meeting to order.
2. **Approval of Minutes:** Mark Oakes called for a motion to approve the minutes from the June 10, 2021 meeting. Tony Dement seconded the motion. All were in favor.
3. **New Business:**

A. Industrial Addition Minor Subdivision Plat

Background:

A minor subdivision plat has been submitted to create three lots from two lots near the intersection of KW Avenue and Shelby Drive. The properties can be further identified as Parcels 36.00 and 36.01 on Dyer County Tax Map 088L, Group E. The property is zoned R-3 (High Density Residential) District. The properties do not appear to be located in a federally identified flood hazard area.

Analysis:

Shelby Drive is a collector street on the Dyersburg Major Road Plan. This requires 30 feet right of way dedication from the centerline of the road according to Dyersburg's Municipal Subdivision Regulations.

The lots meet the Lot Area and Setback requirements of the R-3 district.

The plat is showing the necessary certificates for approval.

Recommendation:

Staff recommends approval of the plat provided the additional right of way is dedicated on the plat.

Paul Newbill made a motion to approve the item and Brian Ramm seconded the motion. All were in favor.

B. Forrest Street/Brewer Road Area Rezoning Request

Background:

A rezoning request has been submitted to rezone multiple parcels between Forest Street and Brewer Road from B-2 (General Trade and Services) District to P-B (Planned Business) District. The properties can be further identified as Parcels 11.00, 11.03, 11.04, 12.00, 13.00, 27.00 and 28.00 on Dyer County Tax Map 087M, Group A. The total area requested to be rezoned appears slightly over 20 acres (Staff measurement) The property appears to be located in a "Zone X" "Other Flood Areas" according to FIRM #47045C0191E, effective on 10/16/2008.

Analysis:

The request is to rezone 20 acres (per tax map) of the property to P-B.

The P-B district is the most intensive commercial district usually reserved to major thoroughfares in the City of Dyersburg.

Staff has sought advice regarding utility capacity for this area to ensure the existing infrastructure can support a commercial development.

The Dyersburg Development Plan has the area as "Mixed Use".

The requested P-B area would connect adjacent P-B districts to the east and west and extend the district north to Brewer Road.

Brewer Road is a collector street and Forrest Street is an arterial street on the Dyersburg Major Road Plan. This would be conducive for P-B Zoning.

Recommendation:

Staff recommends in favor of the request due to the adjacent P-B Zoning and the location on an arterial street.

Brian Ramm made a motion to approve the rezoning request. Tony Dement seconded the motion. All were in favor.

4. Old Business: None

With no further business, the meeting was adjourned at 10:30 a.m.

Tony Dement, Secretary

Scott Ball, City Recorder