

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
July 9, 2015
10:00 am
Municipal Courtroom**

Commission Members Present: Mayor John Holden, Eddie Burks, Tony Dement, Alderwoman Carolyn Norman, Brian Ramm, Sherry Guthrie.

Staff and Others Present: Carmen Cupples, IT Manager, Will Radford, Planner/Consultant, Nelson Community Development Group, Tiffany Heard, City Engineers, Thomas Mullins, Codes Enforcement Office, Rusty Norvell, Civil Engineering Solutions.

Chairman Burks declared that a quorum was present and called the meeting to order. Chairman Burks called for a motion to approve the minutes of the April 9, 2015 Commission meeting. The motion was made by Mayor John Holden with second by Commissioner Tony Dement. The motion passed and the minutes were approved.

Chairman Burks called for any old business. No old business was presented.

New Business:

A. Ermco Phase III Accessory Solar Collection System Site Plan

Background

A site plan has been submitted to construct an Accessory Solar Collection System near 1625 Sylvan Road. The property can be further identified as Parcel 11.00 on Dyer County Tax Map 089. The property is zoned M-1 (Light Industrial) district. A portion of the property appears to be located in a Zone AE flood hazard area according to FIRM# 47045C0212E, effective on 10/16/2008.

Analysis

The City of Dyersburg adopted regulations for Accessory Solar Collection Systems earlier this year. The site plan appears to meet all requirements of that ordinance.

The entire development appears to be situated around the Flood Hazard Boundaries of the lot; therefore the site is compliant with Dyersburg's Flood Hazard Ordinance.

Recommendation

Staff recommended approval of the site plan.

Following Staff discussion, Mayor John Holden motioned to approve the request as presented before the Commission. The motion was seconded by Commissioner Brian Ramm. The motion passed by full Commission vote.

B. Car Wash USA Express Site Plan

Background

A site plan has been submitted to construct a car wash facility near 2315 Lake Road. The property can be further identified as Parcel 54.01 on Dyer County Tax Map 074. The property is zoned P-B (Planned Business) district. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The site plan is creating a new access point onto Lake Road which will require TDOT approval. Staff has received verbal confirmation that TDOT has approved the initial plans for the access point.

The originally reviewed site plan had to be revised after initial staff review.

The currently presented site plan meets all setback and lot requirements of the PB district. The proposed use is a use permitted in the PB district.

Recommendation

Staff recommended approval pending engineer review. Upon engineer review the City Engineer indicated that the Company is currently in the process of reviewing the revised site plan and making modifications for appropriate drainage to meet City codes. Therefore, the city Engineer approves the request.

With no further discussion, Chairman Burks entertained a motion on the request. Mayor John Holden motioned to approve the request as presented before the Commission. The motion was seconded by Commissioner Tony Dement. The motion passed by full Commission vote.

Old Business:

A. Village at the Farms Site Plan

The developers of the previously approved Village at the Farms Site Plan requested to meet with the Planning Commission about potential revisions of the previously approved site plan. Mr. Rusty Norville, Civil Engineering Solutions, discussed a slight modification to the site line location along the north line of the property site. He noted the minor change enhances the design of the main street entrance into the development and the subsequent private driveways. The intention of the developers is for the main entrance street to meet and exceed the current City street standards for potential transfer to the possession of the City.

With no further discussion, Chairman Burks entertained a motion on the request. Mayor John Holden motioned to allow staff to review the modified site plan. The motion was seconded by Commissioner Tony Dement. The motion passed by full Commission vote.

- A. Any other new business that may be accepted by the Planning Commission.**
None presented.

Other Business/Reports: None presented.

Administrative Reports. None presented.

Any other business that may be accepted for discussion by the Planning Commission.
None presented.

The meeting adjourned at 10:35 a.m.

Tony Dement, Secretary

Robert C. Jones, Recorder