

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
February 11, 2016
10:00 am
Municipal Courtroom**

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

Staff and Others Present: Will Radford, Planner/Consultant, Nelson Community Development Group, Thomas Mullins, Codes Enforcement Office, Scott Ball City Storm Water Director, Tiffany Heard, SSR.

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 January 14, 2016 Commission meeting. The motion was made by Commissioner Sherry Guthrie with second by Commissioner Brian Ramm. The motion passed and the minutes were approved.

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

New Business:

A. Medical Building Site Plan

(The site plan request was withdrawn. The request may be placed on the agenda at the next regularly scheduled Commission meeting).

B. Proposed Text Amendment - Temporary Storage Units

Background

Staff has been asked to research regulations governing Temporary Storage Units. (Rail cars that are being used as storage containers) Staff is proposing the following language to be added to **Article III, DEFINITIONS:**

Temporary Storage Unit. Any ocean or ground transportation container, semi-trailer, railcar box or any other container used for transportation of goods and material from one point to another by sea, air, or land.

Staff is proposing the following language to be added to **Article XXIII, GENERAL PROVISIONS EXCEPTIONS AND MODIFICATIONS:**

Section W. Standards for Temporary Storage Units

Temporary Storage Units, as defined by this Ordinance, shall be allowed in industrial districts on a permanent basis. Temporary Storage Units are allowed in Commercial districts on a permanent basis in the rear yard only and must be completely screened by an opaque fence from view of all surrounding property, right-of-way, and uses. Temporary Storage Units may be allowed in residential and commercial districts on a limited basis in conjunction with a construction permit, not to exceed six (6) months unless an extension of the permit is requested and granted by the Building Official. Temporary Storage Units shall be considered Accessory Uses as defined by this Ordinance and shall comply with all Accessory Use regulations of the zoning district. Temporary Storage Units may not be situated in such a way that impedes adequate fire protection for all structures.

The intent of this proposed ordinance is to allow for Temporary Storage Containers to be used as Accessory Uses in the Industrial Districts, but only for a limited basis in residential and commercial districts. The Ordinance allows for permanent placement in Commercial Districts in the rear yard only and requires complete screening.

Recommendation

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

Chairman Burks called for a motion to approve the acceptance of the amended text to the Standards for Temporary Storage Units. The motion was made by Commissioner Paul Newbill and seconded by Commissioner Tony Dement. The motion passed.

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

Other Business/Reports: None presented.

Administrative Reports: Will Radford reported the appointed sub-committee to review and make recommendation shared parking spaces was making very good progress. He further stated the committee should have recommendations for the March 2016 Commission meeting.

The meeting adjourned at 10:15 a.m.

Tony Dement, Secretary

Robert C. Jones, City Recorder

To be placed on the March 10, 2016 meeting agenda

Background

A site plan has been submitted to construct a Medical Building near the intersection of St. John Avenue and Frank Maynard Boulevard. The property can be further identified as Parcel 7.00 on Dyer County Tax Map 88E, Group C. The property is zoned PB (Planned Business). A portion of the property appears to be located in Zone X "Other flood areas" flood hazard area according to FIRM #47045C0211E, effective on 10/16/2008.

Analysis

The Dyersburg Fire Department has asked for 20 feet of clearance from the edge of the canopy to the edge of the driveway. The building currently sets 20 feet from the property line. If the building is to be moved to accomplish this, the Fire Department needs confirmation that Fire Equipment can clear all corners of the building.

The site plan is proposing to make modifications to an existing access point on St. John Avenue. This will need a permit from The Tennessee Department of Transportation, or confirmation from TDOT that the proposed modifications will not need a permit from TDOT. Staff needs assurances that garbage collection vehicles will be able to access the dumpster location in the event that the parking lot is full.

The proposed building should be able to easily meet the setback requirements of the P-B District, but the site plan is only showing 20 feet of side street setback instead of the required 25 feet.

The site plan has adequate parking in compliance with Dyersburg's Municipal Zoning Ordinance.

The City Engineer is currently reviewing drainage and utility plans.

Recommendation

Staff is withholding a positive recommendation at this time until all the above noted issues are adequately addressed.