

**Minutes for the Meeting of the  
City of Dyersburg Municipal-Regional Planning Commission  
April 14, 2016  
10:00 am  
Municipal Courtroom**

**Commission Members Present:** Sherry Guthrie, Eddie Burks, Tony Dement, 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 and Construction Projects Inspector, Tiffany Heard, City Engineer, 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 March 9, 2016 Commission meeting. The motion was made by Mayor 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. Anthony Holder Rezoning Request**

Mr. Radford presented the following before the Commission:

**Background**

A rezoning request has been submitted by Anthony Holder to rezone property near Lake Road and Finley Street from B-2 (General Trade and Business) District to R-3 (High Density Residential) District. The properties can be further identified as Parcels 40.00, 41.00, and 42.00 on Dyer County Tax Map 99B, Group B. The property does not appear to be located in a federally identified flood hazard area.

**Analysis**

Staff has been advised of a GIS mapping error that designates the area to the west of this request as B-3 (Central Business) District. This area and its appropriate zoning designation should be discussed as part of the conversation when considering this request.

The majority of the surrounding area is R-2 (Medium Density Residential) District and the area has developed mostly residential.

Lake Road is classified as an arterial street on Dyersburg's Major Road Plan which can be conducive to commercial development. This would support leaving the area commercial.

The Dyersburg 2020 Development Plan has the area labeled “Comprehensive Infill/Redevelopment”.

The following is a policy under the Objective, “Coordination of the demand for public services with the City's capacity to supply them”.

8. *Appropriate infill development should be encouraged to enhance existing development and to make more efficient use of existing services and utilities.*

By allowing R-3 or R-2 type development in this area, this could be considered “infill development” consistent with adopted Land Use Policies.

The following is a section on residential development:

- A. *Objective – To provide for a variety of housing types and densities for a wide range of family incomes, sizes and life-styles.*

*Policies*

1. *The City should promote the new residential developments in environmentally safe and pleasing areas.*
2. *The City should allow housing types ranging from single-family structures to multi-family developments, including mobile homes properly located in mobile home parks.*
3. ***High density infill developments should be permitted only in locations, which are compatible with surrounding residential densities.***
4. *Land use controls should be used to foster a variety of housing types compatible with the natural landscape.*
5. ***The City should encourage and concentrate high density housing development in the CBD fringe area and along major traffic corridors with access to retail business, to pedestrian amenities, to cultural activities, to schools and to parks.***
6. *The City should encourage low-density housing along local streets within proximity to service centers, which are buffered from excessive noise, traffic, and conflicting development.*
7. ***Higher density residential uses should locate in planned unit developments or in close proximity to existing higher density developments.***
8. *In response to erosion and drainage considerations, terrain should reflect design considerations and densities to minimize negative impacts.*

9. *The City should ensure that the existing housing stock continues to be maintained and that the new residential construction is developed to meet appropriate standards and guidelines.*
10. *The City should encourage the rehabilitation of existing residences, which can be purchased by low and by moderate-income residents.*
11. ***The City should encourage the preservation and the revitalization of older neighborhoods.***
12. *The City should encourage sound development in suitable areas by maintaining and by improving transportation facilities.*
13. ***New residential development shall not be allowed in those areas where infrastructure is unavailable or is inadequate to support such development.***
14. ***New residential development should be designed to encourage the neighborhood concept and should be situated to be easily accessible to collector or to arterial status streets.***
15. *Transitional land uses or areas (linear greenbelts) or other design elements should be provided between residential neighborhoods and commercial areas in order to enhance the compatibility of land uses.*

Staff stated that the bolded sections support the rezoning of this area to R-3 or to R-2. Given that no R-3 districts currently exist in this area, and a vast majority of the area is already R-2, the case to rezone the area to R-2 is stronger than R-3.

At the request of the Commissioners, Mr. Holder was present to share his intention for development for the properties.

#### Recommendation

Staff recommended rezoning the area of the request to R-2 along with the area to the west from B-3 to R-2 to correct the GIS Mapping Error.

Commissioner Paul Newbill motioned to approve rezoning the area of the request to R-2 along with the area to the west from B-3 to R-2 to correct the GIS Mapping Error. A second was made by Commissioner Tony Dement. The motion passed.

## **B. Tony McNeely Rezoning Request**

### Background

A rezoning request has been submitted by Tony McNeely to rezone property at the intersection of Harrell Avenue and Phillips Street from M-2 (Medium Industrial) to B-2 (General Trade and Business) District. The property can be further identified as Parcel 19.00 on Dyer County Tax Map 88M, Group J. The property does not appear to be located in a federally identified flood hazard area.

### Analysis

Staff and the property owner are in the process of reaching out to the other properties in the block of Harrell, Phillips, Tibbs, and the City of Dyersburg property to gauge interest in possibly rezoning the entire block to B-2. The request would be stronger if a larger area could be rezoned instead of the single parcel. The total area is approximately 17.4 acres and includes a residence that is currently non-conforming. This residential use would become a conforming use in the B-2 district.

This area is surrounded by R-3 (High Density Residential) to the North, South, and West. A B-2 district would serve as a transitional zone from the M-2 district to the east and would have less impact on the R-3 zone than the current M-2 zone.

The Dyersburg 2020 Development Plan has the area labeled “Comprehensive Infill/Redevelopment”.

A B-2 district would allow for a wider range of uses that should allow for better development of this area than an industrial district.

### Recommendation

Staff recommended in favor of the rezoning the entire 17.4 (approximate) acres from M2 to B-2.

Mayor Holden motioned to approve rezoning the entire 17.4 (approximate) acres from M2 to B2. A second was made by Commissioner Sherry Guthrie. The motion passed.

## **C. Text Amendment – R-1A-C District Amendment**

### Background/Analysis

Staff has been asked to research the current standards for the R-1A-C district to allow for single family attached dwellings on individual lots. Below are the proposed regulations for the R-1A-C district with the added language that would allow for single family attached dwellings on individual lots:

## **ARTICLE IX**

### **R-1A-C (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL/CONDO) DISTRICT**

#### **Section A. Purpose.**

To permit single family dwellings and condos on lots of not less than 7,500 square feet in area, and other selected uses in the R-1A-C district.

#### **Section B. Uses Permitted.**

1. Single family dwellings;
2. Single-Family Attached Dwellings (Zero Lot Line Condos)
3. Manufactured Residential Dwellings, as defined in Article III and subject to the provisions of Article XXIV, Section M. of this Ordinance.
4. Parks, recreation, golf courses and country clubs;
5. Public buildings and churches;
6. Utility wire and pipelines, railroad and street rights-of-way;
7. Home occupations;
8. Temporary construction buildings;
9. Schools;
10. Accessory buildings;
11. Agricultural uses, but not to include any type of processing;

12. Identification signs;
13. Real estate signs.

**Section C. Uses Permissible on Appeal.**

None.

**Section D. Uses Prohibited.**

Any use not specifically permitted in Section B. above.

**Section E. Minimum lot regulations.**

1. Lot Area:
  - a. Single-family Detached Dwellings 7,500 square feet
  - b. Attached Dwellings plus 2,000 square 7,500 square feet for the first dwelling unit feet for each additional unit.
  - c. Single Family Attached (individual lot) 5,000 square feet
2. Lot Width: 60 feet at the front building line
3. Building Line Setbacks:
  - a. Front Street Line 30 feet
  - b. Side Yard Line (non-attached side) 10 feet
  - c. Side Street Line 22.5 feet
  - d. Rear Yard Line 30 feet

**Section F. Height Regulations Maximum.**

Three stories and/or 35 feet in height.

**Section G. Parking and Loading Space Regulations.**

Adequate off-street loading and parking space shall be required for permitted uses accordance with Article XXIV, Section B.

**Section H. Site Plan Review Requirements.**

Prior to the issuance of a building permit for the construction of any Single-Family Attached Dwellings (Zero Lot Line Condos), a site plan which is in full compliance with site plan review requirements as set forth in Article XXIV Section O, of the Dyersburg Zoning Ordinance shall be reviewed and approved by the Dyersburg Municipal-Regional Planning Commission or its designated agent(s). Any modification of said site plan required by the Dyersburg Municipal-Regional Planning Commission or its designated agent shall be made prior to the issuance of any building permit. The site plan shall be maintained in the permanent files of the City of Dyersburg.

**Recommendation**

Staff recommended the proposed regulations for the R-1A-C district with the added language that would allow for single family attached dwellings on individual lots.

Commissioner Paul Newbill motioned to approve as presented the proposed regulations for the R-1A-C district with the added language that would allow for single family attached dwellings on individual lots. A second was made by Commissioner Tony Dement. The motion passed.

**D. Dyersburg Self Storage Minor Subdivision**

**Background**

A minor subdivision plat has been submitted on behalf of Dyersburg Self Storage Fund LLC to combine three lots at Perry Drive and Highway 51 South. The properties can be further identified as Parcels 4.00 and 4.01 on Dyer County Tax Map 123 and Parcels 49.00 on Dyer County Tax Map 114. The property does not appear to be located in a federally identified flood hazard area.

**Analysis**

The new lot contains 4.45 acres, has adequate road frontage, and building space. The lot meets the requirements of the FAR district.

**Recommendation**

Staff recommended approval of the plat.

Commissioner Paul Newbill motioned to approve the plat as submitted on behalf of Dyersburg Self Storage Fund, LLC to combine three lots at Perry Drive and Highway 51 South.

A second was made by Mayor Holden. The motion passed.

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

None presented.

**Other Business/Reports:** None presented.

**Administrative Reports:** There was no update report from the Committee to review shared parking as the Committee did not meet. Additionally, Mr. Radford informed the Commission of his potential absence in future months due to a medical leave from his employer.

The meeting adjourned at 11:00 a.m.

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Tony Dement, Secretary

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Robert C. Jones, City Recorder