

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
March 9, 2017
10:00 am
Municipal Courtroom**

Commission Members Present: Tony Dement, Mayor John Holden, Brian Ramm (by telephone conference call), Paul Newbill, and Sherry Guthrie.

Staff and Others Present: Will Radford, Planner/Consultant, Nelson Community Development Group, Thomas Mullins, Codes Department, Tiffany Heard, Engineer, SSR., Scott Ball, Storm Water and Construction Inspection, Rusty Norville, Civil Engineering Solutions, Representatives for City Lumber Company.

Vice-Chairman Newbill declared that a quorum was present and called the meeting to order. Vice-Chairman Newbill called for a motion to approve the minutes of the January 12, 2017 Commission meeting. The motion was made by Mayor John Holden with second by Commissioner Sherry Guthrie. The motion passed and the minutes were approved.

Vice-Chairman Newbill called for any old business. No old business was presented.

New Business:

A. Home Medical Products – Site Plan

Background

A site plan has been submitted to construct a medical sales building on Parr Avenue near its intersection with the Highway 51 By-Pass. The property can be further identified as Parcel 2.15 on Dyer County Tax Map 088F, Group A. 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 has an adequate number of parking spaces for retail sales space.

The site plan meets all setback and lot requirements of the P-B district.

The site plan has been approved by the Dyersburg Fire Department.

The site plan has been approved by the City Engineer in regards to grading and drainage.

Recommendation

Staff recommended approval of the site plan.

Vice-Chairman Newbill called for any questions or further discussion. With none presented he called for a motion to approve the site plan as presented.

Commissioner Tony Dement motioned to approve the site plan. The motion was seconded by Mayor John Holden, and was approved by the Commission.

B. City Lumber Company Rezoning Request

Background

A rezoning request has been submitted by City Lumber Company to rezone property located near the intersection of Court Street and South Tennyson Avenue from M-2 (Medium Industrial) District to B-2 (General Trade and Service) District. The property can be further identified as Parcels 17.00 and 19.00 on Dyer County Tax Map 99E, Group H. A portion of the property appears to be located in a Zone AE flood hazard area according to FIRM #47045C0213E, effective on 10/16/2008.

Analysis

A rezoning request for adjacent property was recommended approval by the Planning Commission (Parcel 15.00) at the January meeting rezoning property rezoning property from B-2 to M-2.

The property has adjacent B-2 zoning to the west of this property.

The property is designated “Infill/Comprehensive Redevelopment” according to the 2020 Development Plan Future Land Use Map.

The property is near an abandoned railroad right of way.

The property has access to Highway 104/Court Street which is designated as an arterial street.

Recommendation

Staff recommended approval of the rezoning request.

Vice-Chairman Newbill called for any questions or further discussion. With none presented he called for a motion to approve the site plan as presented.

Commissioner Sherry Guthrie motioned to approve the rezoning request. The motion was seconded by Mayor John Holden, and was approved by the Commission.

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

None presented.

Other Business/Reports: No report.

Administrative Reports: No report.

The meeting adjourned at 10: 15 a.m.

Tony Dement, Secretary

Robert C. Jones, City Recorder