

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
December 13, 2018
10:00 am
Municipal Courtroom**

Commission Members Present: Eddie Burks, Mayor John Holden, Paul Newbill, Mark Oakes, Sherry Guthrie, Tony Dement, Alderman Robert Tylor, Jr., and Brian Ramm.

Other Staff Others Present: Thomas Mullins, Codes Enforcement, Scott Ball, Storm Water and Construction Inspector and Will Radford, City Planner, Donny Bunton, Regional Planner, Northwest Tennessee Development District.

Chairman Burks called the meeting to order and declared that a quorum was present. Chairman Burks called for a motion to approve the minutes from the November 8, 2018 meeting. Mayor John Holden motioned to approve the minutes. The motion was seconded by Alderman Robert Taylor, Jr., and approved by the Commission.

Old Business: Chairman Burks called for any old business. None was presented.

New Business:

A. Dyersburg Media Group - Billboard Site Plan

Background

A site plan has been submitted on behalf of Dyersburg Media Group to erect a Billboard on property located on the Highway 51 South Bypass north of its intersection with Ragan Levee Road. The property can be further identified as Parcel 3.00 on Dyer County Tax Map 099. The property is zoned M-2 (Medium Industrial) District. The property does not appear to be in a federally identified flood hazard area.

Analysis

The following language is found for Billboards in the Dyersburg Municipal Zoning Ordinance Sign Regulations:

C. Advertising Signs-Off Premise (Billboards)

- 1 *Allowed one per location in M-2 and M-3 districts*
- 2 *Shall be no closer than 1,000 feet apart on same side of the street. If the off-premise sign is either entirely or partially an electronic message sign, the signs shall be spaced at minimum of 2,000 feet on the same side of the street. (TCA 54-21-122)*

- 3 *This sign shall not exceed 380 sq. ft., and double signs or stacking on one pole is not permitted. The lowest portion of the sign shall be a minimum of 10 feet from grade.*
- 4 *Advertising Billboards Signs are subject to a standard construction plans review fee and shall be approved by the Dyersburg Planning Commission prior to permitting. Engineered sealed drawings are required for billboard structures.*

The proposed sign is a permitted use and the location shown on the site plan appears to meet the distance requirements from the right-of-way.

In addition to the above regulations, billboards are required to be located a minimum of five (5) feet from the right-of-way of any highway, street, or road, and a minimum of three (3) ft. from the edge of any sidewalk. In no case shall a sign be located on the public right-of-way or project out over the public right-of-way. The location must not interfere with or obstruct the view of traffic, traffic signals, pedestrian vision, motorist vision or create any other safety hazard.

Recommendation

Staff recommended approval of the site plan. Additional information should be submitted to the City prior to construction to ensure the signs compliance with the Sign Ordinance.

Chairman Burks called for a motion to approve the staff recommendation.

Commissioner Paul Newbill motioned for approval of the site plan with a second by Commissioner Tony Dement. The motion was approved.

B. Clarence Carthen Rezoning Request

Background

A rezoning request has been submitted on by Clarence Carthen to rezone property 427 Fairbanks Avenue from M-2 (Medium Industrial) District to B-2 (General Trade and Services) District. The property can be further identified as Parcel 25 on Dyer County Tax Map 99H, Group A. The property doesn't appear to be located in a federally identified flood hazard area.

Analysis

The property has adjacent B-2 zoning to the south of this property but is separated by a 15-foot (approximate) strip of land belonging to Parcel 2.00 on Dyer County Tax Map 099 (Hubert Smith Property). Staff would recommend rezoning this strip to B-2 as well to connect the property to the B-2 zoning to the South.

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

Fairbanks Road is not classified as an arterial or collector street on the Dyersburg Major Road Plan.

The Dyersburg Land Use and Transportation Plan States:

2. Commercial development shall be approved in only those areas where infrastructure is available and is adequate to support such development.

Staff feels that the existing infrastructure (sewer and water capacity) is adequate to support the development.

Recommendation

Staff recommends approval of the rezoning request along with the portion of Parcel 2.00 on Dyer County Tax Map 099 from M-2 to B-2.

Chairman Burks called for a motion to approve the staff recommendation.

Alderman Robert Taylor, Jr. motioned for approval of the rezoning request along with the portion of Parcel 2.00 on Dyer County Tax Map 099 from M-2 to B-2, with a second by Commissioner Brian Ramm. The motion was approved.

C. Text Amendment – Resolution to adopt Indoor Shooting Range Standards in the Dyersburg Planning Region

Staff has been working with the Staff of the Dyer County Planning Commission in developing Indoor Shooting Range Regulations to be adopted in Dyer County and the Dyersburg Planning Region. Dyer County Staff has prepared a Resolution to be considered by the Planning Commission that would adopt indoor shooting range regulations in the Dyersburg Planning Region. These Regulations are as follows:

Section 11-213. Indoor Sport Shooting Range Regulations

The purpose of these facilities is to safely train individuals in the handling of firearms in an urban setting with minimal impact to adjacent properties.

1. *An indoor sport shooting range must be located in a building with a minimum of 5,000 square feet.*
2. *The structure housing an indoor sport shooting range shall be a minimum of 200 feet from the boundary of any residentially zoned district, and located only within C (Commercial) zoning districts.*
3. *Such facilities shall comply with setback regulations of the zoning district in which it is located.*

4. *All firing lanes must be designed with firing lines that restrict down range access from shooters and targets that can be moved toward the shooter mechanically. Safety Rules must be posted at all times. Ranges must have clear and adequate accident protocol plans in place.*
5. *No noise from firearms shall be audible at the property lines during business hours.*
6. *An indoor sport shooting range shall comply with all federal and state regulations pertaining to firearms and shooting ranges.*
7. *The developer/owner shall provide 1 and ½ (1.5) parking spaces per firing lane, required handicap accessible spaces, plus one (1) additional space for each employee.*

Secondary Retail space shall comply with required parking provisions within the Zoning Resolution.

8. *A site plan shall be required.*
9. *In addition to the site plan, the developer/owner shall submit a safety plan and a sound abatement plan. The developer/owner shall submit plans detail lead exposure, control, and disposal. The Planning Commission may require additional fencing, buffering, baffles, or may deny the request if the site plan does not or cannot meet the above-mentioned purposes, standards and requirements, or if other significant health and safety issues are present.*

The Resolution proposes the following Definition to be added to the Dyersburg Regional Zoning Resolution:

Indoor Sport Shooting Range: *The use of a structure for archery and/or the discharging of firearms for the purposes of target practice or temporary competitions.*

If approved by the Planning Commission, this Resolution will go to the Dyer County Commission for adoption.

Recommendation

Staff recommended the Planning Commission send a positive recommendation on the Resolution to the Dyer County Commission.

Chairman Burks called for a motion to approve the staff recommendation.

Mayor John Holden motioned for approval of the resolution to be sent before the Dyer County Commission with a second by Commissioner Paul Newbill. The motion was approved.

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

None presented.

E. Other Business/Reports: None presented.

F. Administrative Reports: No report.

In final conclusion to the meeting, Chairman Burks thanked members of the Dyersburg Municipal/Regional Planning Commission for their service to the Commission in 2018.

With no further business, the meeting adjourned at 10:08 a.m.

Tony Dement, Secretary

Robert C. Jones, City Recorder