

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
July 11, 2019
10:00 am
Municipal Courtroom**

Commission Members Present: Eddie Burks, Mayor John Holden, Mark Oakes, Sherry Guthrie, Alderman James Baltimore, Brian Ramm, Paul Newbill, Tony Dement (absent).

Other Staff Present: Thomas Mullins, Codes Enforcement, Scott Ball, Storm Water and Construction Inspector, Will Radford, City Planner, Carmen Cupples IT.

Others Present and Participating in Discussion:

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 June 13, 2019 meeting. Commissioner Paul Newbill motioned to approve the minutes. The motion was seconded by Commissioner Sherry Guthrie and approved by the Commission.

Prior to new business Chairman Burks recused himself as the sitting chair for the new business of the Commission meeting, because of having personal conflict with the new business requests. Therefore, Vice-Chairman Paul Newbill presided over the meeting.

New Business:

A. Dyersburg Commons – PCD Overlay Request

Background

The City of Dyersburg has received an application to establish a Planned Commercial District (PCD) overlay district for property located along U.S. Highway 51 near its intersection with Parr Avenue. (Four Jewels LP Property) The properties can be further described as Parcel 10.02 on Dyer County Tax Map 088 and Parcel 59.00 on Dyer County Tax Map 074. The property is zoned PB (Planned Business) District. A portion of the property appears to be located in a Zone AE Flood Hazard Zone according to FIRM #47045C0192E, effective on 10/16/2008.

Analysis

In April 2019 the Planning Commission recommended the adoption of provisions allowing a Planned Commercial Overlay district. Those regulations state:

Special Note: For the purposes of this Ordinance the Planned Commercial District shall represent an overlay zoning district carrying the use restrictions of the underlying commercial district. This zoning classification shall be utilized to promote flexibility in the design of a planned commercial development while maintaining the underlying character, density, and integrity of the surrounding development.

Commercial development reviewed under these provisions should be characterized by unified development and a site plan incorporating features to assure the optimum use of land and attention to design, with emphasis on topographic, environmental and aesthetic factors.

The ordinance requires that a PCD Overlay district may only be established in areas zoned P-B (Planned Business) District. This area meets this requirement.

As required as part of the request, a Preliminary Development Plan has been submitted detailing the overall development plans for this area.

The Planning Commission shall review the design plan and determine the areas suitability for a Planned Commercial District. If the proposed development plan is acceptable, the Planning Commission shall make a positive recommendation on the establishment of the PCD overlay district. This will reflect a change in the Dyersburg Municipal Zoning Map.

As approved by the Planning Commission, and the Planned Commercial District is approved by the Board of Mayor and Aldermen, a final development plan shall be required to be submitted to the Planning Commission for review.

Recommendation

Staff recommended the Planning Commission send a positive recommendation to the Board of Mayor and Aldermen for the establishment of the Planned Commercial Development overall for the proposed area.

Vice-Chairman Newbill asked the Commission for a motion on the request. Commissioner Brian Ramm motioned to send a positive recommendation to the Board of Mayor and Aldermen for the establishment of the Planned Commercial Development overall for the proposed area. The motion was seconded by Alderman James Baltimore. The Commission approved the request.

B. Dyersburg Commons Preliminary Development Plan

Background

The City of Dyersburg has received an application to establish a Planned Commercial District (PCD) overlay district for property located along U.S. Highway 51 near its intersection with Parr Avenue. (Four Jewels LP Property) The properties can be further described as Parcel 10.02 on Dyer County Tax Map 088 and Parcel 59.00 on Dyer County Tax Map 074. The property is zoned PB (Planned Business) District. A portion of the property appears to be located in a Zone AE Flood Hazard Zone according to FIRM #47045C0192E, effective on 10/16/2008.

Analysis

The Planning Commission shall review the design plan and determine the areas suitability for a Planned Commercial District. If the proposed development plan is acceptable, the Planning Commission shall make a positive recommendation on the establishment of the PCD overlay district. This will reflect a change in the Dyersburg Municipal Zoning Map.

If the Planned Commercial District is approved by the Board of Mayor and Aldermen, a final development plan shall be required to be submitted to the Planning Commission for review.

The submitted plans reflect an overall shared parking plan to be reviewed by the Planning Commission

The Planned Commercial Development Plan is requesting a 50-foot front setback from U.S. Highway 51, a 35-foot front setback from Parr Avenue and a Zero rear and side yard requirement. If approved, this would be the setback requirements for all parcels within the Planned Commercial Development.

The development is requesting two access points to U.S. Highway 51 bypass each 36 feet in width. This requires approval from the Tennessee Department of Transportation as well as the City of Dyersburg.

The developers are submitting an overall signage plan for the district. This will allow for common signage usage and allow off-premise advertising/mall grouping type signs within this district.

The development is asking for a 30-foot access easement to a proposed landlocked parcel within the development.

All construction must be completed in compliance with the Dyersburg Municipal Floodplain ordinance and the standards required for the City's participation in the National Floodplain Insurance Program.

Approval of a preliminary development plan does not constitute approval of a final development plan. A final development plan will require more detailed engineering review in regard to grading, drainage, and utilities.

Recommendation

Staff recommended the Planning Commission send a positive recommendation of the Preliminary Development Plan to the Board of Mayor and Aldermen.

Vice-Chairman Newbill asked the Commission for a motion on the request. Mayor John Holden motioned to approve the **Dyersburg Commons Preliminary Development Plan** and send a positive recommendation of the Preliminary Development Plan to the Board of Mayor and Aldermen. The motion was seconded by Commissioner Sherry Guthrie. The Commission approved the request.

Background

A final subdivision plat has been submitted to the City of Dyersburg to create six (6) lots for property located along U.S. Highway 51 near its intersection with Parr Avenue. (Four Jewels LP Property) The properties can be further described as Parcel 10.02 on Dyer County Tax Map 088 and Parcel 59.00 on Dyer County Tax Map 074. The property is zoned PB (Planned Business)

District. A portion of the property appears to be located in a Zone AE Flood Hazard Zone according to FIRM #47045C0192E, effective on 10/16/2008.

Analysis

Staff noted the following:

- The subdivision plat is creating 6 new parcels and has one parcel labeled as “Burks Lot”.
- If this lot is being created as part of the subdivision, the lots should be labeled Lot 1-6.
- The boundaries of the Zone AE flood hazard district should be shown on the plat.
- The plat is creating a 30-foot access easement to a new lot. (Labeled as “Out parcel.
- The plat is presenting the setbacks as proposed by the Planned Commercial District overlay.
- The approval of this plat will be contingent upon the establishment of the Planned Commercial District.

There are no required utility construction or road construction as part of this subdivision.

Recommendation

Staff recommended approval of the plat contingent upon the establishment of the PCD Overlay district.

Vice-Chairman Newbill asked the Commission for a motion on the request. Alderman James Baltimore motioned to approve the plat as presented contingent upon the establishment of the PCD Overlay district. The motion was seconded by Commissioner Mark Oakes. The Commission approved the request.

At this point of time in the meeting, Chairman Burks returned to the chair’s seat on the commission and continued the meeting.

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

None presented.

D. Other Business/Reports: None presented.

E. Administrative Reports: No report.

With no further business, the meeting adjourned at 10:19 a.m.

Tony Dement, Secretary

Robert C. Jones, City Recorder