

**Planning Commission
City of Dyersburg
June 10, 2021**

The Dyersburg Municipal-Regional Planning Commission met Thursday, June 10, 2021 at 10:00 a.m. to review three items of new business, including an outparcel site plan for The Commons.

Committee Members Present: Brian Ramm, Paul Newbill, Alderman Eddie Burks, Sherry Guthrie, Mark Oakes and Alderman James Baltimore.

Other Attendees Included: Will Radford, Radford Planning; Adam Ledsinger, John Feith, Brandon Hutcheson, State Gazette.

Paul Newbill made a motion to approve the minutes of the last meeting and Brian Ramm seconded the motion and the minutes were approved.

I. New Business

A. Dyersburg Commons – Outparcel 1 -Site Plan

According to Community Planner Will Radford, a site plan for the outparcel was submitted on behalf of BRG Development Partners to build a retail facility at 390 U.S. Hwy. 51 Bypass at The Dyersburg Commons.

Radford said the site plan showed 28 parking spaces, met all setback and lot requirements of the PB (Planned Business) District, and had been approved by the Dyersburg Fire Department. He added the plan would be subject to review by the City Engineer.

Radford said staff recommended approval of the site plan.

Commissioner and Alderman James Baltimore motioned to approve the site plan with a second from Commissioner Brian Ramm. The motion passed 5-0 with Chairman Eddie Burks abstaining.

B. John Feith - Rezoning Request

Also, a rezoning request was submitted by John Feith to rezone property on 170 Everett Ave. from R2 (Medium Density Residential) to B2 (General Trade and Services).

According to Radford's report, the property consists of 34 acres and the area does not have an adjacent B2 District. Additionally, the report said Everett Ave. is not an arterial or collector street on the Dyersburg Major Road Plan and traffic to the site would have to travel through a residential neighborhood.

"I recommended denial of the request, just lack of overall access to the site," said Radford. "In a B2, there is potential for truck traffic, potential for additional commercial traffic in what's mostly a residential area."

Feith, who was in attendance, was asked his plans for the area.

"There is no plan for commercial development. It is the family farm. We want to put up a 60x40 shop, and that is the point of why I'm here, I suppose. I talked with Mr. [Thomas] Mullins (City Codes Enforcement), I explained it would keep a skid-steer in there, along with some farm stuff, and he said that was fine, but no business could be run out of here."

Feith, who said he has several businesses, asked if he could keep items from his other businesses, "And Thomas said, no, it can only be agricultural stuff."

Feith said he requested the area be rezoned B2 to allow him to keep those particular items on the property.

After discussion, Vice Chair Paul Newbill advised Feith to decrease the acreage he would like to rezone and speak with the investors of the subdivision south of his property to consider joining in with a rezoning request to B2.

"If you did that, it would be continuous and eliminate a spot zoning issue," said Newbill. "It would also eliminate the argument, to a large degree, of the arterial use of Everett Ave."

Feith decided to withdraw his request and follow the advice of Newbill.

C. Text Amendment – Adding Personal and Professional Services to the H-M (Hospital-Medical) District as a Use Permitted on Appeal.

The last item of new business was a request to add professional and personal services as a use permitted in the HM (Hospital Medical) District.

Curtis Colbert was present to represent the request.

Radford said within the HM district, the uses are "narrow".

Staff proposed the following language to be added to the district:

"Uses Permitted on Appeal

"Professional and Personal Services provided the Board of Zoning Appeals can make an adequate determination upon site plan review that the proposed use does not negatively impact traffic or emergency access in the Hospital Medical district."

It was mentioned personal services included barber/beauty salons, nail salons, and laundry services,
while professional services included legal services.

The committee approved the text amendment unanimously, which would have to be passed before the Dyersburg Board of Mayor and Aldermen before enacted. Alderman Baltimore made the motion to approve the Text Amendment and Commissioner Oakes seconded the motion. All were in favor and the Amendment was approved.

II. Old Business: None

III. Other Business:

- A. Radford said his staff, Mullins, and the City Engineer updated site plan and subdivision checklists and wanted to make the Commissioners aware.

IV. Adjournment:

With no further business, the meeting was adjourned.

Tony Dement, Secretary

Scott Ball, City Recorder