

**City of Dyersburg
Municipal-Regional Planning Commission
Thursday, April 14, 2022**

Commission Members Present: Mayor John Holden, Tony Dement, Brian Ramm, Paul Newbill, Eddie Burks, Sherry Guthrie, Mark Oakes

Commission Members Absent: James Baltimore

Aldermen Present: Edward Burks

Other Staff Present: Thomas Mullins and Kevin Joslin, Code Enforcement; Tiffany Heard, City Engineer; Tim Ware, Storm Water Manager; Will Radford, City Planner;

Others Present: Rusty Norville, Civil Engineering Solutions

1. **Call to Order:** The City of Dyersburg Municipal Regional Planning Commission convened for their meeting on Thursday, April 14, 2022 at 10:00 a.m. Chairman Eddie Burks called the meeting to order.
2. **Approval of Minutes:** Chairman Eddie Burks called for the approval of the minutes from the February 10, 2022 meeting. Sherry Guthrie made a motion to approve the minutes and Mark Oakes seconded the motion. All were in favor.
3. **New Business:**

A. Hampton Inn Site Plan:

Will Radford presented the site plan for the new Hampton Inn. Will indicated that an ingress/egress easement has been added and will be recorded prior to construction. He added that the new 85unit hotel will have 93 parking spots, will be 4 stories tall and meets PB requirements.

Rusty Norville of Civil Engineering Solutions spoke to the Commission. He said that this Hampton Inn will be a Hampton Inn & Suites. He referred to the site documents and indicated that no public infrastructure changes need to be made as all utilities are already available at the site. He also indicated that the lot had recently been sub-divided and there is a remaining lot East of this lot.

Will Radford recommended approval of the Hampton Inn Site Plan with the ingress / egress easement added and recorded, pending engineering approval of the Civil Drawings.

Sherry Guthrie made a motion to approve the site plan and Brian Ramm seconded the motion. All were in favor.

B. Walton Rezoning

Will Radford addressed the commission. He indicated that he has reviewed the request by William Walton, owner of the property located on Brewer Road. The request is to rezone the property from PB to B-2. The reason for the request is the setbacks required for PB zoned property. Will said that rezoning the property would allow more flexibility for the owner especially since the adjacent properties are already zoned B-2. Will Radford recommended approval of the site plan.

A motion to approve the rezoning was made by Paul Newbill with a second from Tony Dement. The motion passed. All were in favor.

C. Text Amendment Zoning

Eddie Burks referred to the City of Dyersburg Zoning Ordinance Article XXVI, Changes and Amendments and asked for discussion.

Will Radford said after the last couple of meetings, staff met with the City attorneys and discussed who could complete an application for a zoning amendment and notification of affected property owners.

Mayor Holden asked Will Radford to clarify that the owner of the property does not have to be the one to initiate an application. Will Radford confirmed that the City cannot limit zoning amendment applications to property owners. Also, State law does not require that the property owner initiate the application.

Mayor Holden motioned to approve the Text Amendment Zoning with a second from Tony Dement. The motion passed. All were in favor.

4. Old Business:

Chairman Burks asked if there was any old business that needed to be discussed. There was no response.

5. Other Business:

Chairman Burks asked if there was any other business that needed to be discussed. There was no response.

With no further business, the meeting was adjourned at 10:20 a.m.



Scott Ball, City Recorder



Tony Dement, Secretary