

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
June 13, 2013
10:00 am
Municipal Courtroom**

Commission Members Present: Mayor John Holden, Tony Dement, Paul Newbill, John Pressler, Shari Guthrie, and Brian Ramm. Commissioners absent were Eddie Burks and Bart Williams.

Staff and Others Present: Will Radford, Planner/Consultant, Nelson/Thornton, P.C., Justin Avent, City Engineer, Thomas Mullins, City of Dyersburg Codes Enforcement Office, and Scott Ball, City Storm Water Management, Carmen Cupples, IT City of Dyersburg.

Vice Chairman Newbill declared that a quorum was present and called the meeting to order. After calling the meeting to order, Mr. Newbill asked for a motion to approve the minutes from the May 9, 2013 Commission meeting. Mr. Ramm moved that the Commission approve the minutes, which was followed by a second by Mr. Dement. The motion was unanimously approved by all board members in attendance.

I. Old Business:

- A. Any old business that may be accepted for discussion by the Planning Commission.
None presented.

II. New Business.

A. Markham Minor Subdivision (Regional)

Staff Comments: Background

A minor 2 lot subdivision plat has been submitted by Joseph Markham on behalf of owner, Earl Markham. The proposed subdivision is showing a 2.36 Acre tract being split from a 128 acre (approximate) parent tract. The lot is being served by a 50 foot wide access easement from Pierce Road. The 2.36 Acre tract does not appear to be in a federally identified flood hazard area.

Analysis

Both parcels are currently landlocked and require the access easement for access to both the parent tract and the new lot. Any further development of this area would require a new road constructed instead of a further extension of the access easement.

There are utility lines that run across the current access easement, should the easement ever be improved to a road; those lines would have to be moved at the expense of the developer.

Staff advised for Lot 2 to place the 60 foot front setback from the access easement.

Staff Recommendation: Staff recommends approval of the plat.

With no further discussion the Mr. Ramm moved to approve the plat, with a second by Ms. Guthrie. The motion passed by the Commissioners who were present.

B. Gregory and Karen Paschall Rezoning Request.

Staff Comments: Background

Gregory and Karen Paschall have requested a rezoning for property at the intersection of Bowen Lane and Hornbrook Street to be rezoned from M-2 (Medium Industrial) to B-1 (Limited Trade and Services) district. The area is approximately 1.8 acres. The area can be further described as Parcels 1.00, 2.00 and 31.00 on Dyer County Tax Map 099A Group J. The property does not appear to be in a federally identified flood hazard area.

Analysis

The Purpose of the B-1 District states:

To permit business uses designated as local neighborhood trades and services and certain residential uses; and to exclude certain other trades, services and industrial uses in the B-1 district.

This current industrial district is in the middle of a largely residential neighborhood. The transition from an industrial district to a business district would have less impact on the surrounding residential properties.

The area appears to be consistent with the described intent of the zoning ordinance.

The proposed rezoning is also consistent policies found in the 2002 Dyersburg Land Use and Transportation Plan which states:

“Neighborhood commercial areas should be provided to make convenience goods and services available to residential neighborhoods”.

Staff Recommendation: Staff recommends in favor of the rezoning as the area meets the criteria for a new B-1 district.

With no further discussion, Vice Chairmen Newbill opened the floor for a motion on the request. Mr. Dement moved to approve the rezoning request contingent on the recommendations by staff, and approval of the Dyersburg Board of Mayor and Aldermen. Ms. Guthrie seconded the motion. The motion passed with unanimous vote by the Commissioners present.

III. Other Business/Reports:

A. Administrative Reports.

Staff shared information on changing the submission deadline for projects coming before the Dyersburg Municipal-Regional Planning Commission.

The Commission will now require plans and drawings to be submitted to City staff 15 days prior to the Planning Commission meeting to give adequate time for review. The meetings are regularly held the second Thursday of each month.

Staff stated notification of the change will be sent to area contractors and engineers.

With no further business presented before the Planning Commission the meeting adjourned at 10:17 a.m.

John Pressler, Secretary

Robert C. Jones, Recorder