

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
April 10, 2014
10:00 am
Municipal Courtroom**

Commission Members Present: Eddie Burks, Chairman, Alderman Bart Williams, Sherry Guthrie, Paul Newbill, Brian Ramm.

Staff and Others Present: Will Radford, Planner/Consultant, Nelson CDP, Tanya Sierra, State Gazette Reporter, Thomas Mullins, Codes Enforcement Office.

I. Establishment of a Quorum and Call To Order.

Chairman Burks opened the meeting by stating that this was the first Municipal-Regional Planning Commission meeting for the year 2014.

Chairman Burks declared that a quorum was present and called the meeting to order.

II. Approval of Minutes.

Chairman Burks called for a motion to approve the minutes of the December 12, 2013 Commission meeting. The motion was made by Commissioner Paul Newbill, with a second by Commissioner Brian Ramm. The motion passed and the minutes were approved.

Chairman Burks called for any old business. No old business was presented.

III. New Business.

A. As order of new business was the election of officers for the Planning Commission for 2014. Commissioner Brian Ramm motioned the nomination to retain the officer positions from the prior year 2013 for the year 2014.

In sequential order Mr. Burks, Mr. Newbill, and Mr. Pressler, and Ms. Guthrie were all re-elected by acclamation with Mr. Burks elected Chairman, Mr. Newbill elected Vice-Chairman, Mr. Pressler elected Secretary, and Ms. Guthrie elected Deputy Secretary.

B. Discussion of American Tower Corporation Site Plan.

Mr. Mullins informed the Commission that American Tower Corporation had withdrawn its request from today's agenda, and would present at another meeting.

C. Rezoning for Dyersburg High School and City of Dyersburg properties on Highway 51.

Background

Staff is asking the Planning Commission to consider rezoning properties along Highway 51. The properties can be further identified as Parcels 1.00 and 1.01 on Dyer County Tax Map 088F, Group A. The request is to be rezoned from R-2 (Medium Density Residential) District to B-1 (Limited Trade and Services) District. The property does not appear to be in a federally identified flood hazard area.

Analysis

The properties are currently zoned R-2 and is adjacent to an existing B-1 (Limited Trade and Services) district. This property is the recently rezoned Farm Bureau Property.

This property has access onto Highway 51 and existing access points on Highway 51. Being located on a major arterial street would lend itself towards commercial development.

The purpose of the B-1 district states: “To permit business uses designated as local neighborhood trades and service and certain residential uses; and to exclude certain other trades, services and industrial uses in the B-1 District”.

The following policies are found in the 2000 Land Use and Transportation Plan regarding the relationship between Commercial and Residential uses:

8. Commercial developments should be designed to minimize negative impacts on residential developments and to enhance the aesthetics of such developments.
9. To the extent feasible, landscaping or other screening shall be provided between commercial and residential land uses.
10. Neighborhood commercial areas should be provided to make convenience goods and services available to residential neighborhoods.

The policies noted above and the intent of the B-1 district would support rezoning this area to B-1.

Recommendation

Staff recommends approval the rezoning request.

A motion was made by Commissioner Paul Newbill to approve the rezoning request as presented before the Commission. A second to the motion was noted by Commissioner Brian Ramm. The motion passed by full Commission vote.

D. Re-Adoption of the Dyersburg Rezoning Map.

Mr. Radford stated this action was positive for record keeping purposes and for re-adoption by ordinance. The new map will reflect the adopted Rezoning for Dyersburg High School and City of Dyersburg properties on Highway 51, identified as Parcels 1.00 1.01 on the dyer county Tax Mao 088F, Group A. This rezoning is for R-2 (medium density residential) to B-1 (limited trade and services). This re-adoption as presented before the Commission was fully approved, following a motion by Commissioner Paul Newbill, and a second by Commissioner Shari Guthrie.

IV. Old Business:

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

V. Other Business/Reports:

- A. Administrative Reports. None reported.
- B. Any other business that may be accepted for discussion by the Planning Commission.
None Reported.

VI. The meeting adjourned at 10:30 a.m.

John Pressler, Secretary

Robert C. Jones, Recorder