

Dyersburg Municipal-Regional Planning Commission
November 18, 2010

The Dyersburg Municipal-Regional Planning Commission met in regular session on Thursday, November 18, 2010 in the municipal courtroom at 10 a.m.

Members present: all except Commissioners Dudley and Pressler.

Staff present: Kim Morgan, Brad Davis and Gleya Twilla

Rezoning- McCright property Ricks Street

State Planner Kim Morgan explained that in researching the zoning request, staff determined that Mr. Charles McCright's request to rezone a small lot on Ricks Street adjacent to the B-1 zone on Wabash at Hornbrook had already been granted by the City Board in April 2004.

Site Plan- 815 Silver Road- Hunter Newbill

Mr. Hunter Newbill requested the approval of a site plan to construct a two story real estate office on Parcel 6.03 Group A on Dyer County Tax Map 74-J. The approximately .45 acre lot is adjacent to the west rear of the existing Walgreens building.

Staff recommended the Planning Commission allow a front yard setback adjustment from 50 feet to 39.2 feet as shown on the site plan. This aligns the front edge with the north side edge of the Walgreens building and allows additional rear yard to get the proposed building footprint further off of the blue line stream bank on the south side of the property.

City Engineer Brad Davis stated that he felt that the proposed drainage measures would be adequate to meet City standards. He and Ms. Morgan recommended for approval.

The site plan was approved on a motion by Mayor Holden and Commissioner Ramm. Commissioner Paul Newbill abstained.

Reports

Mr. Davis reported that the design plans for Super D at Parr at the Bypass have been finalized and signed.

Commissioner Haymon inquired as to why Mr. Hunter Newbill had to bring his site plan to the Planning Commission when Mr. Joe Jennings had built a building on Troy at Tucker without having appeared in front of the Commission. City Planner Gleya Twilla stated that the Commission's policy was to review all new site plans in the P-B zone and that other site plans were reviewed by staff as the Commission's designated agents.

The meeting adjourned at 10:17 a.m.

Gleya T. Twilla
Director Development Services

John T. Pressler, Secretary