

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
March 14, 2013
10:00 am
Municipal Courtroom**

Commission Members Present: Chairman Eddie Burks, Mayor John Holden, Tony Dement, Paul Newbill, and Brian Ramm.

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.

Chairman Burks declared that a quorum was present and called the meeting to order. After calling the meeting to order, Mr. Burks asked for a motion to approve the minutes from the February 14, 2013 Commission meeting. Mr. Paul Newbill moved that the Commission approve the minutes, which was followed by a second by Mr. Brian Ramm. 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. Ice Cubed – Site Plan

Staff Comments: Background

A site plan has submitted to place a new building at 1575 Highway 51 Bypass in Dyersburg, TN. The property can be further identified as Parcel 34.05 on Dyer County Tax Map 88. The property is zoned P-B (Planned Business District). The property does not appear to be located in a federally identified flood hazard area.

Analysis

There is already an existing building on the property. This building is not connected with or an accessory to the existing building, therefore this would be the second principal use on the lot.

The Dyersburg Municipal Zoning Ordinance allows for multiple principal structures on one lot:

Section G. In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this Ordinance shall be met for each structure as though it were on an individual lot.

The building's placement meets the above stated criteria.

Staff Recommendation: Both Planning staff and the City Engineering staff recommended that the site plan be approved. After hearing the request and staff recommendations, Chairman Burks entertained a motion on the request. Mayor Holden moved to approve the request, with a second by Tony Dement. The motion was approved by the Commission in attendance.

B. New Hope Subdivision

The site plan was presented by Civil Engineering Solutions of Dyersburg, TN. Mr. Rusty Norville presented an overview of the Habitat for Humanity, New Hope development.

Staff Comments: Background

An 11 lot subdivision has been submitted by Habitat for Humanity near Reynolds Avenue, Phillips Street, and Bell Avenue. The subdivision is approximately 2.27 acres in total. The area can be further identified as Parcel 16.01 on Dyer County Tax Map 99D, Group A. The area is zoned R-3 (High Density Residential). The property does not appear to be located in a 100 year federally identified flood hazard area.

Analysis

There appears to be only a 40 foot existing right of way on Bell Avenue and Phillips Street. The Dyersburg Municipal Subdivision Regulations call for a minimum of 50 feet of right of way on Minor Residential Streets. The lots bordering Bell Avenue and Phillips Street need to show 25 feet of dedicated right of way from the centerline of the road.

The 50 foot lot width and setback requirements appear to be met on all lots.

Staff Recommendations: Staff recommends approval provided the subdivision dedicates the minimum required amount of right of way. After hearing the request and staff recommendations, Chairman Burks entertained a motion on the request. Mr. Bryan Ramm moved to approve the request, with a second by Mayor Holden. The motion was approved by the Commission in attendance.

III. Other Business/Reports:

A. Administrative Reports. No reports presented.

With no further business presented before the Planning Commission the meeting adjourned at 10:11 a.m.

John Pressler, Secretary

Robert C. Jones, Recorder