

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
October 14, 2014
10:20 am
Municipal Courtroom**

Commission Members Present: Paul Newbill, Vice-Chairman, Mayor John Holden, Brian Ramm, Bart Williams, and Tony Dement.

Staff and Others Present: Will Radford, Planner/Consultant, Nelson CDP, Thomas Mullins, Codes Enforcement Office, Scott Ball, City Storm Water Manager, Rusty Norville, Civil Engineering Solutions.

This meeting was rescheduled from October 9, 2014 to today's date, due to a lack of a quorum attendance by the Commission.

I. Establishment of a Quorum and Call To Order.

Vice-Chairman Paul Newbill opened the meeting and declared that a quorum was present and called the meeting to order.

II. Approval of Minutes.

Vice-Chairman Newbill called for a motion to approve the minutes of the September 11, 2014 Commission meeting. A motion to approve as corrected was made by Commissioner Bart Williams, with a second by Commissioner Brian Ramm. The motion passed and the minutes were approved.

Vice-Chairman Newbill called for any old business. No old business was presented.

III. New Business.

A. Bledsoe Heirs Minor Subdivision.

The request had been withdrawn from the prior meeting, and was resubmitted. Mr. Radford presented the following:

Background

A two lot minor subdivision plat has been submitted for property located on McCullough Chapel Road in Dyersburg's Planning Region. The plat is creating two 3.82 acre tracts. The property can be further identified as Parcel 112 on Dyer County Tax Map 075. The property is zoned R-1 according to the Dyersburg Regional Zoning Map. The property does not appear to be in a federally identified flood hazard area.

Analysis

The plat was withdrawn from last month's agenda as the developer was waiting on the soil map for verification of septic availability.

McCullough Chapel Road is not classified as an arterial or collector road on the Dyersburg Major Road Plan, therefore the existing 50 feet of right of way meets the requirements.

The lot appears to meet all requirements of the Dyersburg Regional Zoning Resolution.

Recommendation

Staff recommended approval of the plat. The Commission discussed the recommendation as presented and Mayor John Holden motioned to approve the plat as presented, with a second by Commissioner Tony Dement. The Commission voted unanimously to approve the motion.

B. Village at the Farms Minor Subdivision

The request had been withdrawn from the prior meeting, and was resubmitted. Mr. Rusty Norville presented the new plat redesign that had been submitted by the developers in order to clean up the former plat design that included unnecessary parcels. Following Mr. Norville, Mr. Radford presented the following:

Background

A minor subdivision plat has been submitted for The Village at the Farms. The property is located on Fairway Drive in the recently annexed area of the City of Dyersburg. The properties can be further identified as Parcels 34.00 and 35.02 on Dyer County Tax Map 87 and Parcel 76 on Dyer County Tax Map 88. The property is zoned R-2 (Medium Density Residential) district. The property does not appear to be in a federally identified flood hazard area.

Analysis

The purpose of the plat is to combine the parcels 34.00 and 35.02 on Dyer County Tax Map 87 with a portion of Parcel 76.00 on Dyer County Tax Map 88.

The remainder of Parcel 76 is above 5 acres and still has adequate road frontage.

No additional right-of-way is required according to the Dyersburg Subdivision Regulations.

Recommendation

Staff recommended approval of the subdivision plat. The Commission discussed the recommendation as presented and Commissioner Bart Williams motioned to approve the plan as presented, with a second by Commissioner Tony Dement. The Commission voted unanimously to approve the motion.

C. Village at the Farms Site Plan – Phase 1

Mr. Rusty Norville presented an overview of the next stage of planning for this project. Following Mr. Norville, Mr. Radford presented the following:

Background

A site plan has been submitted for The Village at the Farms. The property is located on Fairway Drive in the recently annexed area of the City of Dyersburg. The properties can be further identified as Parcels 34.00 and 35.02 on Dyer County Tax Map 87 and Parcel 76 on Dyer County Tax Map 88. The property is zoned R-2. The property does not appear to be in a federally identified flood hazard area.

Analysis

The site plan is showing three multi-family buildings with 8 units per building for a total of 24 multi-family units.

The site plan meets the parking requirements for Multi-Family Developments.

Multi-Family units are a use permitted in the R-2 zoning district.

The City Engineer is currently reviewing the plans in regards to grading and drainage issues to ensure no increased run-off occurs onto neighboring properties. He approved the plans.

Staff seeks assurances from the Dyersburg Fire Department that the site layout meets their approval. The City Fire/Codes inspector approved the plans.

Recommendation

Staff recommended approval of the Site Plan provided approval by the City Engineer and Fire Department. Staff recommended approval of the subdivision plat. The Commission discussed the recommendation as presented and Commissioner Bart Williams motioned to approve the plan as presented, with a second by Mayor John Holden. The Commission voted unanimously to approve the motion.

D. CP Homes Preliminary Subdivision Plat

Background

A preliminary subdivision plat has been submitted on behalf of Four Jewels, L.P. to create one new 1.53 acre tract and to extend Amanda Drive to provide road frontage to the new lot. The property is located at the end of Amanda Drive. The property can be further identified as Parcel 59.00 on Dyer County Tax Map 074. The property is zoned P-B (Planned Business). The property appears to be in a Zone AE Federally identified flood hazard area according to FIRM #47045C0192E dated October 16, 2008.

Analysis

The new lot meets all setback and area requirements of the PB District.

The extension of Amanda Drive meets the minimum right of way width and design standards within Dyersburg's Subdivision Regulations.

If the preliminary plat is approved, staff will continue to work with developers as construction plans are developed prior to final plat approval.

Recommendation

Staff recommended approval of the preliminary plat. The Commission discussed the recommendation as presented and Mayor John Holden motioned to approve the plan as presented, with a second by Commissioner Tony Dement. The Commission voted unanimously to approve the motion.

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.

Mr. Radford provided a brief overview of the staff actions regarding the following:

- Robert and Mary Rogers Plat - 2 lot combination.
- Dyer County Farm Bureau/City of Dyersburg re-subdivision.
- Fairmeadow Subdivision – Resubdivision of Lots 2 and 5.

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

VI. The meeting adjourned at 10:35 a.m.

John Pressler, Secretary

Robert C. Jones, Recorder