

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
November 13, 2014
10:00 am
Municipal Courtroom**

Commission Members Present: Eddie Burks, Chairman, Alderman Bart Williams, Sherry Guthrie, Paul Newbill, Mayor John Holden, John Pressler, and Tony Dement.

Staff and Others Present: Will Radford, Planner/Consultant, Nelson CDP, Thomas Mullins, Codes Enforcement Office, Justin Avent, City Engineer, Scott Ball, City Storm Water Manager, Carmen Cupples, IT Director.

I. Establishment of a Quorum and Call To Order.

Chairman Burks opened the meeting and 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 October 14, 2014 Commission meeting. The motion was made by Commissioner Paul Newbill, with a second by Commissioner Sherry Guthrie. The motion passed and the minutes were approved.

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

III. New Business.

A. CP Homes Preliminary Subdivision Plat

Due to a potential conflict of interest, Chairman Eddie Burks recused himself from the meeting process and relinquished the meeting to Vice-Chairman, Paul Newbill.

In representation of the project proposal, Mr. Randy Nicholson of CP Homes, a real estate investment business based in Dallas, Texas, addressed the board with a request to begin the plans for an assisted care facility on Amanda Road in Dyersburg. In his presentation he noted the following about the project:

- a 1.53-acre track, on the extension of Amanda Road, is proposed to develop an assisted living facility.
- the facility will be an 18,000-square-foot facility with 24 units.
- there are no long-term contracts, (it is) based on month-to-month customers.
- it is for assisted living and not a senior care, or nursing care.

Representing staff, Mr. Radford presented the request by stating the following:

Background

A final 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.

Construction plans have been reviewed by the City Engineer without concerns noted.

Recommendation

Staff recommended approval of the 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.

Following the vote Chairman Eddie Burks returned to presiding over the remainder of the meeting.

B. Maple Ridge Apartments Site Plan

On behalf of his client developer, Mr. Rusty Norville, Civil Engineering Solutions, provided the Commission with a brief overview of the project.

Representing staff, Mr. Radford presented the request by stating the following:

Background

A site plan has been submitted for Independent Living apartments. The property is located at 727 Lake Road. The property can be further described as Parcel 8 on Dyer County Tax Map 088O, Group A. The property was recently rezoned to R-2. (Medium Density Residential) The property does not appear to be located in a federally identified flood hazard area.

Analysis

This site cannot meet the parking requirements of a normal apartment, but can meet the independent living parking requirements, as noted in the following:

k. Residential Uses

Two (2) spaces for each single family dwelling, two and one-half (2 1/2) spaces for each dwelling unit in a two-family or multiple-family dwelling. In the case of a multi-family elderly or group counseling housing project, one space per dwelling.

The site contains six dwellings, therefore only six parking spaces are required per the Ordinance. The site cannot be used for standard apartments as they would not be able to meet the parking requirement of 2 ½ spaces per dwelling.

The City Engineer reviewed the site plan in regards to drainage and run-off to ensure run-off will not increase onto neighboring properties. The review met his approval.

Recommendation

Staff recommended approval of the site plan.

The Commission discussed the recommendation as presented and Commissioner Tony Dement motioned to approve the plan as presented, with a second by Commissioner Sherry Guthrie. The Commission voted unanimously to approve the motion.

C. Damascus, Inc. Rezoning Request

Mr. Paul Forrester represented Damascus Inc., who is the current lessee of the property located at 325 S. Mill Ave. in downtown Dyersburg. This property is currently leased from the Dyer county government. A thrift store is located on the main floor of the building with a second floor that is currently not in use, and Damascus wants to develop the upstairs of the building into apartments for future use for Damascus Ministries clients.

Following Mr. Forrester's presentation, Mr. Radford presented the request by stating the following:

Background

The request for rezoning has been submitted by Damascus, Inc. for property located at 325 S. Mill Avenue. The property can be further described as Parcel 14.00 on Dyer County Tax Map 99G, Group B. The request is to be rezoned from M-2 to B-3 (Central Business District). The property does not appear to be located in a federally identified flood hazard area.

Analysis

The property has adjacent B-3 zoning to the north and west of this parcel.

The Dyersburg 2020 Development Plan calls for the area “Infill/Comprehensive Redevelopment” which is consistent with B-3 zoning.

The Development Plan further states:

5. *The City should encourage and concentrate high density housing development in the CBD fringe area and along major traffic corridors with access to retail business, to pedestrian amenities, to cultural activities, to schools and to parks.*

The B-3 district is a mixed use district which allows for apartments in order to help maintain and develop commercial and residential uses of the historic downtown area of town. This rezoning will be a benefit towards the redevelopment of downtown.

Recommendation

Staff recommended approval of the rezoning request.

The Commission discussed the recommendation as presented and Commissioner Paul Newbill motioned to approve the plan as presented, with a second by Commissioner John Pressler. The Commission voted unanimously to approve the motion.

D. Verizon Wireless Cell Tower Site Plan

Representing Verizon Wireless, Mr. Phillip Head with Waller, Lansden, Dortch and Davis law firm of Nashville, presented information regarding the design, location, usage, and construction of the tower request. From his presentation the following points were noted, while addressing questions from the Commissioners:

- A new 180-foot Verizon Wireless monopole communications tower will be erected.
- The structure is compared to a single flag pole with antennas at the top.
- The pole will hold four carriers, including Verizon Wireless.
- The monopole structure failure is quite rare, it usually takes a tornado or other event to cause a failure in the collapse design.
- The tower is designed so that the tower will collapse on itself.
- Usually the radius of falling is within the 100-foot lease hold area that Verizon is leasing.

Following the presentation of Mr. Head, Mr. Radford presented the request by stating the following:

Background

Verizon Wireless has submitted a site plan to construct a new 180' Monopole Tower near the intersection of Lake Road and Interstate 155. The property can be further identified as Parcel 1.00 on Dyer County Tax Map 074J, Group A. 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

The proposed tower meets the distance requirements (50% of the tower height) from all structures.

The developer has submitted the necessary letters and documents required for telecommunication tower construction. (Engineering, co-location statement, lack of other available towers, etc.)

Communication Towers are a use permitted in the P-B district.

Recommendation

Staff recommends approval of the site plan.

The Commission discussed the recommendation as presented and Commissioner Paul Newbill 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 informed the Commission of several upcoming proposed projects of reviewing a site plan for a church and plans for a minor subdivision located near the Dyersburg Mall.
- 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