

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
September 10, 2015
10:00 am
Municipal Courtroom**

Commission Members Present: Mayor John Holden, Eddie Burks, Tony Dement, Alderwoman Carolyn Norman, and Paul Newbill.

Staff and Others Present: Carmen Cupples, IT Manager, Will Radford, Planner/Consultant, Nelson Community Development Group, Tiffany Heard, City Engineer, Thomas Mullins, Codes Enforcement Office, Craig Barron, Barron Surveying & Mapping, Chief Tim Ware, Dyersburg Fire Department, and Scott Ball City Storm Water Director.

Chairman Burks declared that a quorum was present and called the meeting to order. Chairman Burks called for a motion to approve the minutes of the July 9, 2015 Commission meeting. The motion was made by Mayor John Holden with second by Commissioner Tony Dement. The motion passed and the minutes were approved.

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

New Business:

A. Dyersburg Mall Minor Subdivision Plat

Mr. Radford presented the following information:

Background

A minor subdivision plat has been submitted on behalf of Action Dyersburg LLC to create three lots at the Dyersburg Mall location. The property is located near Mall Boulevard and State Route 78. The property can be further identified as Parcel 31.01 on Dyer County Tax Map 074. The property is zoned PB (Planned Business) District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

Lots 2 and 3 on the subdivision plat are landlocked. Lot 2 is relying on an access easement on the subdivision plat. The easement is only 30 feet in width and must be increased to the minimum 50 feet as required in the Dyersburg Subdivision Regulations.

a. A permanent easement shall be of a required width of no less than fifty (50) feet. However, the Planning Commission may require greater widths if necessary to meet special conditions present on a plat.

c. Permanent easement improvements shall be maintained by the developer/owner or by a legal established home owner s association or other similar group approved by the Planning Commission. The

legal documents establishing the easement and ensuring maintenance of the easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat.

No access easement is shown for Lot 3 and the Mall Access Road does not appear to be a public street. A 50 foot access easement is needed for Lot 3.

The plat should contain a note stating that the contractor of Lot 2 is required to extend the existing service lines to Lot 2. It was further noted by staff that the existing water service lines will be completed by the contractor during the development of the lot.

Due to Lots 2 and 3 being platted on the existing parking lot of the Dyersburg Mall, staff needs assurance that the Dyersburg Mall site still has adequate parking. All new parking facilities on Lots 2 and 3 as they develop would not be usable by the Dyersburg Mall property as they would be on a different lot. It was noted by Mr. Craig Barron the required number of parking based on ordinance will remain sufficient.

Recommendation

Planning staff recommended approval of the plat, provided the access easements are changed, the utility extension note being added to the plat, and the question regarding the parking is adequately addressed.

Chief Tim Ware noted the fire loop water line surrounding the Mall must remain undisturbed. Domestic water usage may be acquired with a tie in behind the Taco Bell Building.

General discussion among most Commissioners centered on their concerns regarding the subdivision of lot location and the potential adverse effect they may have upon existing Mall businesses.

Following staff discussion, Mr. Craig Barron withdrew the request and agreed that the request may be represented at the next scheduled Commission meeting.

No action was taken by the Commission.

Any other new business that may be accepted by the Planning Commission. None presented.

Other Business/Reports: None presented.

Administrative Reports. None presented.

The meeting adjourned at 10:33 a.m.

Tony Dement, Secretary

Robert C. Jones, Recorder