

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
February 9, 2012
10:00 am
Municipal Courtroom**

Commission Members Present: Mayor John Holden, Eddie Burks, Chairman, Tony Dement, Alderman Bart Williams, Paul Newbill, Vince Haymon, and Brian Ramm.

Staff and Others Present: Carmen Cupples, IT Manager, Kim Morgan, Planner/Consultant, Nelson/Thornton, P.C., Brad Davis, City Engineer, Tanya Sierra, State Gazette Reporter, Thomas Mullins, Codes Enforcement Office.

Chairman Burks opened the meeting declaring that a quorum was present and called the meeting to order. Chairman Burks called for a motion to approve the minutes of the January 12, 2012 Commission meeting. The motion was made by Commissioner Bart Williams, with second by Mayor Holden. The motion passed and the minutes were approved.

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

I. New Business

A. Discussion of Proposed McDonald's Restaurant Site Plan.

The Commission heard discussion and presentation by City planning consultant Kim Morgan and City engineer Brad Davis who expressed several staff concerns regarding approving the site plan.

Concerns were as follows:

Ms. Morgan stated a concern from the planning opinion, that in order to execute the existing plan, McDonald's owners are negotiating a purchase of additional land at the back of their property from Dyersburg Square. The purchase is not officially complete and a new plat has not been submitted for approval to City staff.

Mr. Davis expressed concerns on two perspectives. These included lowering the site of the restaurant that will route water drainage to the rear of the building and

significantly increase drainage problems on Dyersburg Square parking lot. He presented several maps that show predictable water drainage contour, if the site is lowered. Secondly, he stated traffic issues on Lake Road involving drive-through traffic that currently bottlenecks on Lake Road during peak times, backing up traffic into the right lane of the busy state highway.

Mr. Davis stated the new site plan reduces these issues, but does not eliminate the problems. Both Ms. Morgan and Mr. Davis felt these concerns should be addressed before the Commission can move forward with the site-plan approval. This could cause a delay in the restaurant's designated demolition start time frame.

McDonald's Real Estate Construction Manager Bridgette Moss responded to the concerns by showing Commission members where traffic bottlenecks on Lake Road at peak times. Moss said the site plan currently addresses traffic backup along Lake Road in several ways:

- Moving the drive-through window to the back of a longer building will add a distance of two to three car lengths to the space allotted for consumers in the drive-through lane.
- Adding two drive-through lanes is expected to move customers through the line more efficiently, and with less time spent waiting.
- Leveling the site will also allow customers to enter the McDonald's parking lot from more than the one entrance, as currently exists.

In addressing water drainage concerns, Ms. Moss said the additional water will not affect the stores in the Dyersburg Square strip mall or those buildings that share the parking lot because the buildings are higher than the predicted water levels.

Staff offered some solutions addressing these concerns. Included were:

- consider a drive-through similar to the one at Chick-fil-A, a design that allows customers to circle the building while waiting to order and prevents backup onto Lake Road.
- installing a series of drainage lines to reroute the water back toward the drainage outlets on Lake Road.
- a drainage solution routing the water toward the back of the McDonald's property similar to the one used by Chick-fil-A in their recent construction on the Dyersburg Square parking lot.

In response, Ms. Moss stated the lane circling the new McDonald's building will be slated for customers who go through the drive through, find an error in their order and need to return to the window. She said the lane will allow those customers to return to the drive-through lane without having to exit the property to Lake Road and return to the restaurant through its entrance to the highway. Ms. Moss said a lane similar to the one suggested by Davis would cause congestion on the parking lot.

Chairman Burks submitted that if the two private parties of McDonald's Restaurant and Dyersburg Square agreed with the drainage easement plan, the Planning Commission should not be involved with this easement agreement decision.

Mr. Davis said the Commission should think about the fact that there is an issue affecting the public that may become worse with the new construction before approving the plan.

Commissioner Bart Williams said the extra parking offered in the Dyersburg Square parking may create more pedestrians, and asked Ms. Moss what provisions have been made to keep those pedestrians safe, as they cross the drive-through lanes. Ms. Moss said customers will have to cross traffic to enter any of the restaurants' doors and showed examples of the new construction's ADA-compatibility.

Mayor Holden asked if the document drawn up between Dyersburg Square and McDonald's protecting the restaurant from the responsibility of damage caused by the additional water also protects the City of Dyersburg from the same responsibility. The Commission agreed that was a question for the City attorney.

Planning Commissioners agreed the Commission cannot approve a site plan if the entire property does not belong to the owner.

McDonald's owner/operator Mr. Darren Sells said the restaurant's current building was constructed in 1976 with a design specific to business in that era. He said the new design will move drive-through customers through faster, a clientele that has risen to 70 percent of his restaurant's business and is expected to keep rising.

After much discussion, Chairman Burks entertained a motion to approve the conceptual design of the new restaurant. Holden moved to approve the conceptual plan, with a second by Commissioner Tony Dement. The motion passed unanimously by those present.

The Commission further noted the following:

- The delay may cause a little hardship for the McDonald's project.
- The restaurant has strict time constraints, which are rapidly approaching, with demolition on the existing building currently scheduled for Monday, March 5, 2012.
- Demolishing the first building without official approval for the second building is not an option.
- Commissioners and members of the City staff assured the McDonald's restaurant owners of their help, respective to the owner's timeline to begin the project.
- McDonald's representatives will continue to work on the concerns addressed by planning staff throughout the next few weeks.

Commissioners requested a special meeting of the Planning Commission at 10 a.m. on March 1 to help the restaurant owners keep their timeline. Therefore, the Planning Commission will hold its March 2012 meeting one week early in an attempt to aid the McDonald's project.

City officials will remind other projects on the agenda for the March 2012 meeting that the staff's pre-meeting will also be moved forward one week to Thursday, February 23, 2012.

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

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. None reported.

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

VI. The meeting adjourned at 11:12 a.m.

John Pressler, Secretary

Robert C. Jones, Recorder