

**Minutes for the Meeting of the  
City of Dyersburg Municipal-Regional Planning Commission  
February 12, 2015  
10:00 am  
Municipal Courtroom**

**Commission Members Present:** Mayor John Holden, Eddie Burks, Tony Dement, Alderwoman Carolyn Norman, Brian Ramm, Sherry Guthrie, and Paul Newbill.

**Staff and Others Present:** Carmen Cupples, IT Manager, Will Radford, Planner/Consultant, Nelson Community Development Group, Justin Avent, City Engineer, Mike Smith, State Gazette, Thomas Mullins, Codes Enforcement Office, Love's Vice-President of Real Estate and Development Rick Shuffield.

Chairman Burks opened the meeting by stating that this was the first Municipal-Regional Planning Commission meeting for the year 2015.

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 November 13, 2014 Commission meeting. The motion was made by Commissioner Paul Newbill, with second by Commissioner Brian Ramm. The motion passed and the minutes were approved.

As order of new business was the election of officers for the Commission for 2015, therefore, Chairman Burks turned the meeting over to Mayor Holden.

Mayor Holden recognized the appointment of new member Alderwoman Carolyn Norman representing the Alderman Board.

In sequential order Mayor Holden opened the floor for nominations for Chairman, Vice Chairman, and Secretary. Commissioner Burks, and Newbill were reelected to Chairman and Vice-Chairman respectively, and Mr. Dement was elected Secretary. Commissioner Sherry Guthrie was reelected to Assistant Secretary.

At the conclusion of the election of Officers, Mayor Holden turned the meeting over Chairman Burks.

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

## **I. New Business**

### **A. Love's Travel Stops Subdivision Plat.**

#### Background

A site plan has been submitted to combine three parcels into one lot at the intersection of U.S. I-155 and State Route 78. The property can be further described as Parcels 8.00, 9.00, and 10.01 on Dyer County Tax Map 074. The property is zoned P-B (Planned Business) District. A portion of this property is in a Zone AE Flood Hazard Area according to FIRM #47045C0184E, effective on 10/16/2008.

#### Analysis

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

The lot has road frontage along a major arterial which requires a minimum right of way of "80 to 150 feet as may be required" according to Dyersburg's Subdivision Regulations. Staff is currently working with the Developers and TDOT to determine if the existing right-of-way is sufficient for the proposed development. At the time of the meeting all staff concerns were noted as resolved with the proper authority.

#### Recommendation

Staff recommended approval of the Plat.

With no further discussion, Chairman Burks entertained a motion on the request. Mayor John Holden moved to approve the request as presented before the Commission. The motion was seconded by Commissioner Dement. The motion passed by full Commission vote.

### **B. Love's Travel Stops Site Plan**

#### Background

A site plan has been submitted to construct a Love's Travel Stop near the intersection of U.S. I-155 and State Route 78. The property can be further described as Parcels 8.00, 9.00, and 10.01 on Dyer County Tax Map 074. The property is zoned P-B (Planned Business) District. A portion of this property is in a Zone AE Flood Hazard Area according to FIRM #47045C0184E, effective on 10/16/2008.

#### Analysis

The developers have been working with TDOT to construct at the Developer's expense a traffic light at the intersection of this access point. This access point will line up with the Cracker Barrel Restaurant located across Highway 78. This traffic signal is vital to the approval of this

site plan as this site will rely on heavy truck traffic that will be turning left out of this site back towards I-155.

The site plan meets the required number of parking spaces.

The Site plan has obtained approval from the City Engineer in regards to utilities, drainage, and run-off to ensure run-off will not increase onto neighboring properties.

The site plan has obtained approval by the Dyersburg Fire Department.

The site plan appears to be in compliance with the standards of Dyersburg's Municipal Floodplain Management Ordinance and the standards of the National Flood Insurance Program.

### Recommendation

Staff recommended a favorable recommendation be sent to the City Board of Mayor and Alderman.

With no further discussion, Chairman Burks entertained a motion on the request. Commissioner Norman moved to approve the request as presented before the Commission. The motion was seconded by Commissioner Newbill. The motion passed by full Commission vote.

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

**VI.** The meeting adjourned at 10:25 a.m.

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Tony Dement, Secretary

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Robert C. Jones, Recorder