

Minutes of the Meeting  
Dyersburg Planning Commission  
March 13, 2008

The Dyersburg Municipal-Regional Planning Commission met on Thursday, March 13, 2008 in the municipal courtroom at 10 a.m.

Members present: Tony Dement, Sherry Guthrie, Paul Newbill, Michael Parr, John Pressler, Brian Ramm, Mayor John Holden and Chairman Eddie Burks

Members absent: Alderman Freeman Dudley

Staff Present: Carmen Cupples, Brad Davis, Tom Skehan, Kim Morgan, and Gleyn Twilla

Chairman Eddie Burks called the meeting to order. The minutes of the February 14, 2008 meeting were approved on a motion by Commissioners Parr and Guthrie.

Site Plan – Sleep Inn – Reelfoot Drive

Engineer Rusty Norvell presented a site plan for a 57-room motel to be located on Reelfoot Drive at the private drive to the Holiday Inn Express. The owners, Don Dills and Ken Desai, need approval for the 1.20-acre site, so that they can finalize franchise agreements.

City Planner Gleyn Twilla and State Planner Tom Skehan stated that the site plan meets all minimum standards, the existing utilities and roadway are adequate, off site storm water retention is handled by the Market Place Subdivision master stormwater plan approved in 2006. Completed engineering plans for the site have not been submitted, but planning staff and the newly appointed consulting engineer have agreed to work with the developers for the earliest available acceptance if the Commission approves the site plan contingent on engineering approval.

On a motion by Commissioners Pressler and Parr, the site plan was approved contingent on engineering being worked out with staff. The site plan will be executed and will not reappear at the Commission unless engineering requires a significant change in the site plan or staff and the developers reach some impasse.

Minor Plat – Danny Lemons’ Subdivision – 3 lots on Tucker Street at Jay Street

Staff recommended for approval of a 3 lot minor plat which meets all minimum subdivision standards for lot size, buildable area, setbacks, street frontage, existing public street and utilities. One lot with three separate residential structures is being divided into two lots fronting on Tucker Street east of the intersection with Jay Avenue and one lot fronting on the east side of Jay Avenue just south of the intersection with Tucker Street.

The Danny Lemons’ Subdivision Minor Plat was approved on a motion by Commissioners Parr and Newbill.

Minor Subdivision Plat – BMF Properties Subdivision – Highway 51 Bypass South at Tenn-Ken Railway

Mr. Twilla and Mr. Skehan recommended for denial of minor plat due to its failure to meet the minimum standards of a minor plat, which include existing public roadway and utilities. The property owner/subdivider does not want to make any infrastructure improvements to the property.

Mr. Twilla explained the situation as follows:

1. A lot of 11.51 acres located adjacent and south of Tenn-Ken Railroad at Highway 51 Bypass South.
2. Mr. Eddie Barnett, a partner in BMF Properties, wants to buy a 3.69 acre portion of the property from the partnership (Lot 2);

3. Lot 1 is 7.82 acres with frontage on Highway 51 Bypass South and utilities available on the west side of the Bypass requiring a bore for extension at the time of any development on Lot 1;
4. Lot 2 is located on the east side of the existing single lot. Access is by a private gravel road running parallel to the railroad. Sewer is available north of the railroad off of Pease Street, requiring a bore under the railroad. A force main sewer interceptor runs on the south side of the railroad, but cannot be tapped. The nearest public waterline terminates at a fire hydrant 225 feet east of the lot's east boundary line.
5. Standard sub-division policy requires a developer to run utilities and roadway across the entire frontage of his property (332 feet) allowing the next property owner to pick up line extension at that point.

Mr. Skehan and Mr. Twilla agreed that Lot 2 could be accessed by a permanent easement per the subdivision regulations.

Mr. Mickey McClure explained the plat. He stated that he had not had enough time to gather all of the facts about the previous condition of the property, when it was occupied by Bowen Lumber Company in the 1980's. He felt that the property had water and there are bathrooms in the large white building on Lot 2 next to the gravel drive. He explained that Mr. Barnett has plans to repair a building on the south side of Lot 2, so that it can be used for storage. The storage building will not require water or sewer usage.

Upon questioning by the Commissioners, Mr. Twilla agreed that water and sewer would not be necessary for a building to be used for storage. However, he pointed out that the subdivision guidelines requiring streets and utilities allow for an orderly pattern of growth and serve as a guarantee to future buyers that minimal services are available. The extension of the public waterline and location of a fire hydrant at the northeast corner of Lot 2 is necessary to provide fire protection to the buildings on the lot.

Chairman Burks stated that any waiver of subdivision requirements would have to be based on the specific usage. Any change in use could require reconsideration by the Planning Commission.

Mr. Eddie Barnett told the Commission he had no development plans for the property. He simply wants to repair the south side building to be used for storage. The cost of running utilities would be cost prohibitive. Fire protection is no issue since he is self-insured and willing to accept all responsibility for damage due to lack of waterlines for fire protection.

After further discussion, Mr. Barnett agreed to withdraw his subdivision plat. He will be allowed to resubmit at any subsequent meeting.

#### De-annexation

Mr. Twilla explained that two property owners had inquired about having property dropped from incorporation in the City. L.P.O staff will study the issue and provide recommendations on how or why a property should be considered for de-annexation.

#### Reports

Mayor John Holden:

- > Introduced Mr. Brad Davis of SSR Ellis, the City's new consulting engineers;
- > Introduced new Commissioner Brian Ramm;
- > Welcomed L.P.O. Planner Kim Morgan and commended Tom Skehan for his short tenure at the City, and
- > Welcomed John Pressler back from a prolonged recovery after a hunting accident.

The meeting adjourned at 11:17 a.m.

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Gleyn T. Twilla  
Director Development Services

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John T. Pressler, Secretary