

Dyersburg Planning Commission  
August 12, 2010

The Dyersburg Municipal-Regional Planning Commission met in regular session on Thursday, August 12, 2010 in the municipal courtroom at 10 am.

Members present: all except Commissioner Dudley.

Chairman Burks presided. The minutes of the two meetings on July 10, 2010 were approved on a motion by Commissioners Dement and Ramm.

**Site Plan Cell Tower Davis Road**

Mr. Tracy Latham presented a letter from the FAA allowing the construction of the Clear Talk Wireless cell tower at Davis Road. The letter was the only question when the Planning Commission reviewed the site plan in March 2010.

The site plan was approved on a motion by Commissioners Dement and Haymon.

**Subdivision Plat Chick-Fil-A 2780 Lake Road**

City Planner Gleyn Twilla reported that a minor subdivision plat had been granted to Dyersburg Square for a 41,150.9 square foot lot adjacent to the McDonald's property.

The lot has access to all public improvements and will serve as the site for a Chick-Fil-A restaurant. The property is already covered with asphalt as part of the Dyersburg Square parking lot, so no storm water detention structure will be required. The lot will use the existing access off of Lake Road. The shared parking agreement between Dyersburg Square and Chick-Fil-A is to be noted on the plat recorded at the courthouse.

**Site Plan Chick-Fil-A 2780 Lake Road**

Mr. Gary Rouse of UBC Design in Akron, Ohio presented the site plan for the 4389 square foot and 119 seat building. The lot will have 39 parking places and will share 29 spaces with Dyersburg Square. The drive thru lane will allow rotation stacking that encircles the building twice during peak traffic. The property will have access to and from the Dyersburg Square lot.

City Planner Gleyn Twilla stated that parking requirements have been met for this property without adding additional asphalt to the cityscape. Spaces left for Dyersburg Square is being addressed by the conversion from 100% retail to a mix of retail/business/office/service space.

The site plan was approved on a motion by Commissioners Haymon and Dement.

**Site Plan Super D Drug Store Parr Avenue @ Bypass**

Mr. Michael J. Fahy of Prime Development Group, Inc. of Germantown Tennessee presented a site plan for a 15000 square foot building to be constructed on a 68,472.57 square foot lot at the southwest corner of Parr Avenue at the Highway 51 Bypass. The lot will have 57 regular and 3 handicap parking spaces along with 1 loading space. The standard shift will have 7 employees. The driving aisle will be 25 feet wide instead of the minimum of 22 feet.

City Engineer Brad Davis expressed concern about a narrow strip of land on the south side of the property that needed to be dedicated to allow utility taps and meters to be on the public right of way. A community detention area for the entire Green Acres commercial subdivision is to serve this lot. The design of the access points is to be reviewed by staff.

City Planner Gleyn Twilla recommended for approval with contingencies to be worked out by the City Engineer.

The site plan was approved on the requirement that the City Engineer be satisfied prior to issue of a building permit. The motion by Mayor Holden and Commissioner Dement.

The meeting adjourned at 11:13 am.

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Gleyn T. Twilla, Director Development Services

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John T. Pressler, Secretary