

**Minutes for the Meeting of the  
City of Dyersburg Municipal-Regional Planning Commission  
July 14, 2016  
10:00 am  
Municipal Courtroom**

**Commission Members Present:** Eddie Burks, Tony Dement, John Presslor, Sherry Guthrie, Mayor John Holden.

**Staff and Others Present:** Will Radford, Planner/Consultant, Nelson Community Development Group, Kristen Dycus, State Gazette, Thomas Mullins, Codes Department, Tiffany Heard, Engineer, SSR.

Chairman Burks declared that a quorum was present and called the meeting to order. The minutes of the June 9, 2016 Commission meeting were approved by the Commission.

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

**New Business:**

**A. Stonecreek Subdivision Lots 5-12, 14, 15/Young Cove Stonecreek Drive Major Subdivision Plat**

**Background**

A major subdivision plat has been submitted on behalf of multiple owners to create 9 lots and plat two streets, Young Cove and Stone Creek Drive. The properties can be further identified as Parcels 16.10, 16.11, 16.12, 16.13, 16.14 and 16.15 on Dyer County Tax Map 063. The property is zoned FAR (Forestry, Agriculture, Residential) District. A portion of the properties appear to be located in a Zone A flood hazard area according to FIRM #47045C0205E, effective on 10/16/2008.

**Analysis**

The plat is not showing the platted right of way for Stonecreek Drive. Staff has advised the developers that this road must be platted in accordance with Dyersburg's Subdivision Regulations.

In lieu of a construction plat, the plat contains a signature block for acceptance by the Dyer County Street Superintendent as these roads have been completed and now require inspection by the county for acceptance.

In the original plat submission, staff noted the following deficiencies:

- the easement shown to provide access for Lot 12 does not meet the minimum 50 foot width for access easements,
- lot 9 does not appear to have adequate road frontage according to the submitted plat, but may have road frontage after Stonecreek Drive is platted and shown, and
- the plat is missing a flood note.

### **Recommendation**

Staff noted the deficiencies of the plat have been corrected and recommended: therefore, approval was recommended as presented. Staff requested that the TDEC approve the plat prior to final signature of the Planning Commission secretary.

Chairman Burks called for any questions or further discussion. Commissioner Sherry Guthrie motioned to approve the plat as presented. A second was made by Commissioner Tony Dement. The motion passed.

### **B. Fairfield Inn Site Plan**

#### **Background**

A site plan has been submitted to construct a “75 Key” hotel on Radio Road. The property can be further identified as Parcel 5.04 on Dyer County Tax Map 074. The property is zoned P-B (Planned Business) District. The property does not appear to be located in a federally identified flood hazard area.

#### **Analysis**

The site plan has an adequate number of parking spaces (87 required) and handicap spaces in compliance with the Dyersburg Municipal Zoning Ordinance.

The site plan meets all setback and lot requirements of the P-B district.

The site plan has been approved by the Dyersburg Fire Department.

The site plan has been approved by the City Engineer in regards to grading and drainage.

#### **Recommendation**

Staff recommends approval of the site plan.

Chairman Burks called for any questions or further discussion. Mayor John Holden motioned to approve the site plan as presented. A second was made by Commissioner John Presslor. The motion passed.

**Any other new business that may be accepted by the Planning Commission.**

None presented.

**Other Business/Reports:** None presented.

**Administrative Reports:**

- Shared Parking Committee Update – No report.

The meeting adjourned at 10: 15 a.m.

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Tony Dement, Secretary

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Robert C. Jones, City Recorder