

City of Dyersburg
Municipal-Regional Planning Commission
Thursday, February 10, 2022

Commission Members Present: Mayor John Holden, Tony Dement, Brian Ramm, Paul Newbill, Eddie Burks, Sherry Guthrie, Mark Oakes, James Baltimore

Aldermen and Alderwomen Present: Vanedda Webb, Edward Burks

Other Staff Present: Thomas Mullins and Kevin Joslin, Code Enforcement; Tiffany Heard, City Engineer; Will Radford, City Planner;

Others Present: Rusty Norville, Civil Engineering Solutions; Craig Barron, Barron Surveying; Brandon Hutcheson, State Gazette

1. **Call to Order:** The City of Dyersburg Municipal Regional Planning Commission convened for their meeting on Thursday, February 10, 2022 at 10:00 a.m. Chairman Eddie Burks called the meeting to order.
2. **Approval of Minutes:** Chairman Eddie Burks called for the approval of the minutes from the December 9, 2021 meeting. Brian Ramm made a motion to approve the minutes and Tony Dement seconded the motion. All were in favor.
3. **New Business:**

A. Election of Officers:

During the first meeting of every new year, an election of officers is held. This year, behind a motion from Brian Ramm and second from James Baltimore, the Commissioners voted to retain the officers from 2021 with Eddie Burks as Chairman, Paul Newbill as Vice Chairman, Tony Dement as Secretary, and Sherry Guthrie as Assistant Secretary.

Brian Ramm made a motion to approve the officers and James Baltimore seconded the motion. All were in favor.

B. Buckner Convenient Store

Referring to the convenience store site plan, Will Radford said the plan was submitted on behalf of Jeff Buckner to build a new convenience store/gas station near 1395 North Highway 51 Bypass in a PB (Planned Business) District. He added the site plan met the setback and lot requirements for the PB District and was approved by the Dyersburg Fire Department. Additionally, the dumpster pad location had been approved by Dyersburg Solid Waste, and Will Radford recommended approval of the site plan.

A motion to approve the site plan was made by Paul Newbill with a second from Brian Ramm. The motion passed. All were in favor.

C. Cotton Mill Major Subdivision Plat

Will Radford also presented a subdivision plat submitted on behalf of CHH Partners LLC creating 6 lots on Tibbs St. in the R-3 (High Density Residential) District.

He added the lots meet the lot area and setback requirements of the R-3 District and recommended approval pending engineering approval in regards to drainage and grading.

James Baltimore motioned to approve the plat contingent upon approval by the City Engineer with a second from Paul Newbill. The motion passed. All were in favor.

D. Terry McCreight Rezoning Request

Mr. McCreight withdrew his request for rezoning to be brought back before the Planning Commission at a later date.

With no further business, the meeting was adjourned at 10:40 a.m.

Tony Dement, Secretary

Scott Ball, City Recorder