

**Minutes for the Meeting of the  
City of Dyersburg Municipal-Regional Planning Commission  
August 8, 2013  
10:00 am  
Municipal Courtroom**

**Commission Members Present:** Mayor John Holden, Tony Dement, Paul Newbill, John Pressler, Shari Guthrie, Brian Ramm, and Bart Williams. Absent Eddie Burks.

**Staff and Others Present:** Will Radford, Planner/Consultant, Nelson/Thornton, P.C., Justin Avent, City Engineer, Thomas Mullins, City of Dyersburg Codes Enforcement Office, and Scott Ball, City Storm Water Management, Mickey McClure, McClure and Associates.

Vice-Chairman Newbill declared that a quorum was present and called the meeting to order. After calling the meeting to order, Mr. Newbill asked for a motion to approve the minutes from the June 13, 2013 Commission meeting. Mr. Brian Ramm moved that the Commission approve the minutes, which was followed by a second by Mr. Tony Dement. The motion was unanimously approved by all board members in attendance.

**I. Old Business:**

- A. Any old business that may be accepted for discussion by the Planning Commission.  
None presented.

**II. New Business.**

**A. Barker – Tyler Minor Subdivision (Regional)**

Staff Comments: Background

A minor 3 lot subdivision plat has been submitted by Roy Barker. The proposed subdivision is converting two lots into three lots. The property is located near the intersection of Highway 104 West and Carter Lane. The properties can be further identified as Parcels 16.00 and 16.01 on Dyer County Tax Map 87. The property does not appear to be in a federally identified floodplain.

Analysis

Lot 2 of the subdivision is showing a side setback along the frontage of Carter Lane where a front setback should be instead.

Parcel 115 appears to be a substandard lot. If the front setbacks are applied to it, it has a very small buildable area. While this lot is existing and not a part of this subdivision, it shares the owner of the three new lots. This would seem like a good opportunity to increase the size of the lot. If Parcel 115 was created prior to Dyersburg's Regional Subdivision Regulations, then a

variance from the Board of Zoning Appeals may be justified should the existing building is ever destroyed.

Staff seeks assurances that all necessary utilities are available in the area.

Staff Recommendation: Staff recommends approval of the plat provided the setback issue on Lot 2 is changed.

With no further discussion Mayor John Holden moved to approve the plat, with a second by Shari Guthrie. The motion passed by the Commission.

### **III. Other Business/Reports:**

#### A. Administrative Reports.

Mr. Mullins discussed the need to have an assistant Commission Secretary to sign off on documents approved by the Planning Commission in absence of the standing Secretary, especially, those that are time sensitive. The Commission agreed to review the recommendation and place it on next month's agenda for final approval.

With no further business presented before the Planning Commission the meeting adjourned at 10:10 a.m.

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John Pressler, Secretary

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Robert C. Jones, Recorder