

**Minutes for the Meeting of the  
City of Dyersburg Municipal-Regional Planning Commission  
Thursday, August 13, 2020  
10:00 am**

**Dyersburg City Hall (via electronic meeting pursuant to executive order 16)**

- I. Establishment of a Quorum and Call to Order:** The City of Dyersburg Municipal-Regional Planning Commission convened for a meeting on Thursday August 13, 2020 via phone conference at 10:00 a.m. The meeting was held pursuant to Governor Bill Lee's Executive Order 16, which permits local governing bodies to conduct meetings electronically. All commissioners were present with the exception of Chairman Eddie Burks and Vice Chair Paul Newbill. In their absence, Dyersburg Mayor John Holden conducted the Meeting. Mayor Holden called the meeting to order and declared that a quorum was present.

**Commission Member Present:** Mayor John Holden

**Other Staff Present and Via Call-In:** Thomas Mullins, Code Enforcement Officer, Tim Ware, Storm Water and Construction Inspector, Will Radford, Community Planner, Brett Sipes, Fire Chief, and Tiffany Heard, City Engineer.

**Commission Members Present Via Call-In:** Tony Dement, Commissioner James Baltimore, Brian Ramm, Sherry Guthrie, and Mark Oakes were present. Chairman Eddie Burks and Vice Chair Paul Newbill were absent.

**Community Members Present Via Call-In:** Brandon Hutcheson, State Gazette, and Alderman Edward Burks.

- II. Approval of Previous Minutes:** Mayor Holden called for a motion to approve the minutes from the July 9, 2020 meeting. The minutes were approved by the Commission on a motion by Tony Dement and a second by Brian Ramm. The motion passed.

- III. Old Business: None presented.**

- IV. New Business:**

**NSK Solar Site Plan** – A site plan was submitted on behalf of NSK and RPG Energy Group to construct an accessory solar collection system at the NSK site along Fort Hudson Road. The property is zoned M-1 (Light Industrial) District. Community Planner Will Radford, of Radford Planning Solutions, noted that a portion of the property is located in a ZONE AE flood hazard area.

Radford reviewed the Accessory Solar Collections Systems provisions within the Dyersburg Zoning Ordinance.

“It says solar farms and accessory solar collections systems are subject to site plan review by the planning commission,” Radford stated. “Solar farms, if you recall when those regulations were adopted, are allowed in M-3 districts only, and accessory solar collection systems are allowed in all industrial districts. This is a M-1 zone. It is a permitted use. As far as staff review, they meet all of the requirements.”

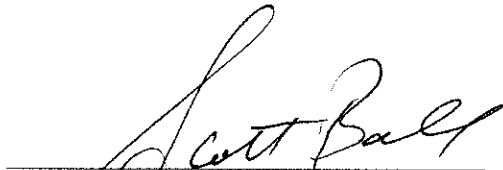
He added the solar panels would need to be constructed and arranged in compliance with standards of the National Flood Insurance Program.


Radford said staff recommended approval of the site plan.

A motion to approve the site plan was made by Commissioner James Baltimore and seconded by Brian Ramm. In a roll call vote, all commissioners voted in favor.

V. **Other Business: None presented.**

VI. **Adjournment: With no further business, the meeting was adjourned at 10:20 a.m.**

  
\_\_\_\_\_  
Scott Ball, City Recorder

  
\_\_\_\_\_  
Tony Dement, Secretary