

**Minutes for the Meeting of the
City of Dyersburg Municipal-Regional Planning Commission
September 9, 2021 at 10:00 a.m.**

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

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

1. Approval of Minutes:

Chairman Eddie Burks called the meeting to order. Chairman Burks called for approval of the minutes from the July 8, 2021 meeting. Tony Dement made a motion to approve the minutes and Alderman James Baltimore seconded the motion. All were in favor.

2. New Business – Dyersburg Commons – Out parcel 3 – Restaurant Site Plan

A site plan has been submitted on behalf of BRG Development Partners to build a new restaurant building at 390 US Highway 51 By-Pass (Dyersburg Commons Area). The property can be further described as Parcel 10.11 on Dyer County Tax Map 088. The property is zoned PB (Planned Business) District with a PCD (Planned Commercial District) Overlay. The property does not appear to be located in a federally identified flood hazard area.

The site plan is showing 14 parking spaces with 10 spaces dedicated on the adjacent parcel. A parking agreement should be required between the parcels to ensure long term usage of the spaces. This parking plan is permitted in the PCD Overlay district.

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 dumpster pad location has been approved by Solid Waste.

The site plan will be subject to review by the City Engineer in regards to drainage, grading, and utility access.

Mayor John Holden made a motion to approve the site plan and Tony Dement seconded the motion. All were in favor. Chairman Eddie Burks abstained from the vote.

With no further business, the meeting was adjourned at 10:05 a.m.

Tony Dement, Secretary

Scott Ball, City Recorder