

**Minutes for the Special Called Meeting of the  
City of Dyersburg Municipal-Regional Planning Commission  
September 24, 2015  
10:00 am  
Municipal Courtroom**

**Commission Members Present:** Mayor John Holden, Eddie Burks, Tony Dement, Alderwoman Carolyn Norman, John Presslar, Brian Ramm, and Paul Newbill.

**Staff and Others Present:** Carmen Cupples, IT Manager, Will Radford, Planner/Consultant, Nelson Community Development Group, Tiffany Heard, City Engineer, Thomas Mullins, Codes Enforcement Office, Craig Barron, Barron Surveying & Mapping, Chief Tim Ware, Dyersburg Fire Department, Scott Ball City Storm Water Director.

Chairman Burks declared that a quorum was present and called the meeting to order. Chairman Burks suspended the approval of the minutes of the September 10, 2015 Commission meeting as this was a special called meeting and the September 10, 2015 would be approved at the next regularly scheduled meeting.

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

**New Business:**

**A. Dyersburg Mall Minor Subdivision Plat**

The meeting is specially called to address concerns Commissioners had from the original request at the September 10, 2015 Commission meeting.

Mr. Radford represented the following information:

**Background**

A minor subdivision plat has been submitted on behalf of Action Dyersburg LLC to create three lots at the Dyersburg Mall location. The property is located near Mall Boulevard and State Route 78. The property can be further identified as Parcel 31.01 on Dyer County Tax Map 074. The property is zoned PB (Planned Business) District. The property does not appear to be located in a federally identified flood hazard area.

**Analysis**

Lots 2 and 3 on the subdivision plat are landlocked. These lots are relying on two 50 foot access easements. This is compliant with the Dyersburg Municipal Subdivision Regulations.

The plans were reviewed by the City Engineer and the Dyersburg Fire Department and approved.

**Recommendation**

Staff recommended approval of the plat.

After staff discussion, Mr. A.G. Helton, CEO and Broker for Action Properties, who are owners of the Dyersburg Mall, presented an overview of initial development intentions for the plat design. The brief presentation concluded with some questions from the Commissioners for Mr. Helton. All questions appeared to be of satisfaction before the Commission; therefore, a motion was made by Mayor Holden to approve the plat as presented. Commissioner Paul Newbill seconded the motion. The motion was approved unanimously by all Commissioners in attendance.

**Any other new business that may be accepted by the Planning Commission.** None presented.

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

**Administrative Reports.** None presented.

The meeting adjourned at 10:25 a.m.

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Tony Dement, Secretary

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Robert C. Jones, Recorder