

**City of Dyersburg
Municipal-Regional Planning Commission
Thursday October 9, 2025**

Commission Members Present: Mayor John Holden, Eddie Burks, Tony Dement, Mark Oakes, and Sherry Guthrie. Absent were, James Baltimore, Megan Brooks, Paul Newbill and Brian Ramm

Present: City Engineer Tiffany Heard, City Planner Bryan Collins, Jeff Hart, Thomas Mullins, Rusty Norville, and Tyler Rogers.

A. **Call to Order:** The meeting was called to order.

B. **Open Meeting for Public Comment:** None

C. **Approval of Previous Minutes:**

A motion was called to approve the minutes from the June 12, 2025 meeting. Ms. Guthrie made the motion to approve the minutes and Mr. Oakes seconded the motion. All voted in favor.

D. **New Business:**

1. **Rezoning Request – Tyler Rogers, 1902 E Court Street**

A request to rezone the property from B-2 (General Trade & Services) to R-3 (High Density Residential)

A motion to approve was made by Ms. Guthrie and seconded by Mr. Oakes. All voted in favor.

2. **Site Plan review—Hinson Insurance, 814 Silver Road**

A request for review of a new development for a 3,000 square foot building

A motion to approve was made by Mr. Dement and seconded by Mr. Oakes. All voted in favor.

E. **Old Business:** None

F. **Other Business:**

New Zoning Ordinances – Review of New Zoning Ordinance

The new zoning ordinances was presented to the Planning Commission. Revisions were noted from the previous edition.

Tony Dement, Secretary

Scott Ball, City Recorder