

Town of Trezevant
Planning Commission Meeting Minutes

Thursday, January 8, 2026

Trezevant Senior Citizens Building – Trezevant, TN

6:00 P.M.

Members Present: David Bryant, Shelia Dieringer, Kathy Edwards, Angeline Wolfe, and Ronnie Joyner

The meeting of the Planning Commission for the Town of Trezevant was called to order on Thursday, January 8, 2026, at 6:00 P.M. by Chairman, David Bryant. Secretary Ronnie Joyner read the minutes from the last meeting (December 4, 2025, Minutes). It was motioned by Mrs. Kathy Edwards and seconded by Ms. Angeline Wolfe to accept the minutes as read. The motion was carried.

The meeting was conducted in the following manner:

- I. Chairman David Bryant asked Mr. Jim Seaton to explain his role for the town of Trezevant. Mr. Seaton explained that the Board of Aldermen hired him to do consultant work for the Town of Trezevant. Further, he stated that he would do all codes work for the town on an as needed basis, that he was not a full-time salaried employee, and he would work about a total of 15 hours per month (working for Trezevant and one other city, Gleason). Too, he informed the Planning Commission that he was state certified for Residential, but he was not state certified for Commercial. Therefore, for Commercial, one would need to contact Mr. Ricky Wattins of Boliver, TN. Subsequently, Mr. Seaton shared that he was working with Alderman Dan Dieringer**

and Lawyer Charlie Trotter on a series of permits for residential, decks, outbuildings, construction, fences, and other different things in the city of which require permits. He said that he would be doing Residential inspections, permits, zoning issues for businesses wanted in Residential areas, Residential from scratch, etc. Additionally, Mr. Seaton shared that Alderman Dieringer would be giving a presentation on permits at Tuesday night's (January 13th) Mayor and Board of Aldermen's Meeting, and Lawyer Trotter was checking with MTAS for ordinances to activate or just resolutions from the Board of Aldermen for permit, what kind of application, and what a citizen was building. Moreover, Mr. Seaton stated that there were no checks and balances. He would do all codes and enforcements. He said that Permits were one section, and there were about 4-5 divisions or sections. One section entailed cleaning up the property (tall grass, bad cars) or starting a business. Mr. Seaton shared that his job was to examine the application (residential written and sketch) and inform the applicant what he/she needed to do (how, where, what needs to be done-- all before a permit is ever issued.

- II. Mr. Seaton clarified what the two ladies (Virginia and Gabrielle) at the Trezevant City Hall were responsible for doing. He said that they were responsible for the one- page application for a permit. The application would have a checkmark for the applicant to check the kind of permit needed and what the applicant wanted to build (how and where it needed to be done). The ladies would then get the application to him by either emailing the completed application to him or by placing the application in his box. He reiterated that he does all codes and enforcements. He explained if one's application was not

approved, it could be appealed to the Board of Zoning Appeals. If the Board of Zoning Appeals did not approve it, it could then be taken to Chancery Court. Too, he vocalized that the paperwork for the permits had almost been completed.

- III. **Mobile home vs. modular home** – Mr. Seaton stated that a mobile home has fiberglass around the bottom of trim, and a modular home has a solid brick or block foundation around it with axles and tongue removed; and it is a permanent residence. Too, he shared that a Residential 1 (R1): one --two family dwelling is not a mobile home.
- IV. **Mr. Seaton explained what happens to a building/lot/etc. that is or is not in compliance with a code.** He stated he would send a letter to the applicant sharing “Yes,” he/she can, or “No” he/she cannot, and how the application could be corrected. If the applicant disagreed with Mr. Seaton’s ruling, he/she would take it to the Board of Zoning Appeals for a ruling. If the Board of Zoning Appeals said “No,” the applicant could go to Chancery Court. If Chancery Court said “No,” the person will then pay a fine, and the building would be labeled as being in “Non-Compliance.”
- V. **To be a part of the International Reliance Council, Mr. Seaton vocalized that it would cost the Town of Trezevant \$7.00.** Further, Mr. Seaton shared to activate the systems to ordinances or resolutions from the Town of Trezevant Board of Aldermen, Lawyer Trotter would be checking with MTAS and bringing the town up to Current with International Residential Code (IRC). Any aspect of ordinances or new bills through IRC would go

through Mr. Seaton. Currently, there is a book of codes for 2018 – 2021. It changes every three years. Moreover, he stated that we would need the 2021 International Residential Code (IRC) Book of Codes, which would go through 2030. The code book will be accessible to anyone (public book for anyone to see).

- VI. Chairman Bryant signed the approved December 4, 2025, Minutes.
- VII. The next meeting was announced to be held on the first Thursday in February (February 5, 2026) at 6:00 P.M. at the Trezevant Senior Citizens Building in Trezevant.

With no other business coming before the Planning Commission, it was motioned by Mrs. Shelia Dieringer and seconded by Mrs. Kathy Edwards that the meeting be adjourned. The meeting was adjourned.

Submitted by Ronnie Joyner
Ronnie Joyner, Planning Commission Secretary

Approved by David Bryant
David Bryant, Planning Commission Chairman

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