

**Town of Trezevant
Planning Commission Meeting Minutes
Thursday, May 7, 2026, at 6:00 P.M.
Trezevant Senior Citizens Building – Trezevant, TN 38258**

Members Present: David Bryant, Kathy Edwards, and Ronnie Joyner, Shelia Dieringer (Late) Angeline Wolfe (Late), and Alderman Robert Argo

Others Present: Mayor Bobby Blaylock, City Attorney Mr. Charlie Trotter, Mrs. Rita Foster, and Alderman Pamela Joyner

Chairman David Bryant called the meeting of the Planning Commission for the Town of Trezevant to order on Thursday, May 7, 2026, at 6:00 P.M. Prayer was given by Mayor Bobby Blaylock. Secretary Ronnie Joyner read the minutes from the last meeting (March 5, 2026). Chairman Bryant stated that he would like to go back because there were some errors in the minutes. He clarified that where he (Chairman Bryant) said that the Planning Commission had nothing to do with the zoning of the lot, he should have said that it is the job of the Planning Commission to make a recommendation to the City Board in regards of how a lot or property should be zoned (Residential [R1] or Business [B1]). Ms. Angeline Wolfe motioned to accept the minutes as read, and Mrs. Shelia Dieringer seconded the motion. It was motioned by Kathy Edwards and seconded by Ronnie Joyner to accept the reading of the minutes with the corrections to be reflected in the minutes. The motion was carried.

The meeting was conducted in the following manner:

- I. Chairman David Bryant called forward Mr. Phillip Colwell to explain his plans for a business in the Town of Trezevant.**
- A. Initially, Mr. Colwell aired that he wanted to have a “Discount/Grocery Store” with the following: a 100 ft. by 60 ft. minimum or 100-120 ft. building, with the exact size to be decided by his local contractors; a back door to walk out and a rollup door, which he noted to have learned from the Fire Marshal; two front glass doors in front along with two steel doors behind the glass doors.**
- B. Subsequently, he stated that this “Discount/Grocery Store” would have things that people could not get at Walmart. Further, he shared that he had customers from five different states who came to his store in Bradford, TN; and the Bypass in Trezevant would not hurt his business. He verbalized that his store in Trezevant would function in two different ways: Blowout (in bulk discount) – five purchases as five for \$10.00 or five for \$20.00 (example: five packages of bacon); and USDA Angus and USDA Pork each from local farmers within a 50 miles radius. He purported the selling of cemetery flowers, cow rugs, toys, meat, and fresh vegetables that would be somewhat seasonal and would not spoil easily.**
- C. Lastly, Mr. Colwell discussed hiring workers at his store. He vocalized that he would hire 3 – 5 workers who may be retired part-time workers and each work 20 hours per week.**

II. Chairman Bryant asked Mr. Donny Bunton, Community Planner, to speak to the Planning Commission about the rezoning of the residential property. Mr. Button reported the following:

- A. The properties (2), that include the parking area adjacent to Pat's Restaurant, are Residential (R1) presently, but Mr. Phil Colwell wants to place a "Discount/Grocery Store" thereby requesting the changing of the properties to Business (B1). Mr. Bunton stated that with the B1 Zoning, we do not want a "Spot Zone" (the rezoning of an isolated property). He conveyed that the properties were on a state highway, and the road was suitable for state traffic.**
- B. Next, he stated that there is a home at 5330 Broad Street, which is adjacent to the properties that are being discussed to be rezoned from Residential to Business (B1). Mr. Bunton suggested that if the rezoning was approved, some screening or fencing may be appropriate to separate the residential property from the business property.**
- C. Thirdly, Mr. Bunton pointed out that the parking area beside Pat's Restaurant needs to be rezoned as Business (B1), too. It would be necessary to notify the owner of that property about the rezoning and to advertise.**

- D. Lastly, Mr. Bunton gave Mr. Phil Colwell a copy of the Zoning Ordinance Plan. Mr. Bunton will amend the ordinance, and the City Board must have two readings.**
- III. Examination of what would be more beneficial for our city – Chairman Bryant articulated that he believed the rezoning of the named Residential (R1) property to a Business (B1) property would be more beneficial for the city of Trezevant. He explained that it would give people somewhere else to shop, and it would bring in more revenue to our city than keeping it as Residential (R1) and collecting city taxes. Moreover, he said that he felt the Planning Commission should recommend to the City Board to rezone that Residential property by Pat's Restaurant to Business (B1).**
- IV. Recommendation to the Town of Trezevant Mayor and Board of Aldermen – Chairman Bryant asked the Planning Commission if it was ready to vote. It was motioned by Ronnie Joyner and seconded by Angeline Wolfe to make a recommendation to the City Board to re-zone the property beside Pat's Restaurant to Business (B1). After a roll call vote, the motion was carried with five in favor and one in opposition.**
- V. Lawyer Charlie Trotter informed the Planning Commission that the Industrial Development Board (IDB) will be developed, and he said that the IDB's whole idea is to incentivize. Further, he communicated that Mr. Colwell may have options: (1) Mr. Colwell may not own the land, or (2) he may have to**

lease the property. He stated that there should be interaction and working together between the IDB and the Planning Commission. He discussed the process of public hearings, two readings, and approval with an ordinance. Too, he shared that a Building Permit and Site Plan go to the Planning Commission for approval. He suggested that the Site Plan be shown to the Industrial Development Board.

- VI. Presence of Court Reporter – Lawyer Trotter announced that the Court Reporter was present asked each member present to state, spell his/her name, and promulgate his/her telephone number. The following was announced to the Court Reporter:

Ronnie Joyner [Secretary]	:	(731) 571-2487
Shelia Dieringer	:	(731) 535-1471
Angeline Wolfe	:	(731) 694-8296
Kathy Edwards	:	(731) 225-2328
Robert Argo	:	(731) 571-6264
Wayne David Bryant [Chairman]:		[731) 418-1311
Bobby Blaylock [Mayor]	:	(731) 669-9551

With no other business coming before the Planning Commission, Mrs. Shelia Dieringer motioned to adjourn the meeting, and Mr. Ronnie Joyner seconded the motion. The next meeting was set for the first Thursday in June (June 4, 2026) at 6:00 P.M. at the Trezevant Senior Citizens Building. 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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