

TOWN OF TREZEVANT, TENNESSEE

PLANNING COMMISSION MEETING MINUTES

Thursday, August 6, 2026

Location: Trezevant Church of Christ in Trezevant, TN.

Time: 6:00 P.M.

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

Absent: Mayor Bobby Blaylock.

Call to Order and Prayer

Chairman David Bryant called the meeting of the Planning Commission for the Town of Trezevant to order on Thursday, August 6, 2026, at 6:00 P.M., and he opened with a prayer.

Reading and Approval of Previous Minutes

Secretary Ronnie Joyner read the minutes from the last meeting (July 2, 2026). Ms. Angeline Wolke motioned to accept the minutes as read, and Alderman Mark Argo seconded the motion. The motion was passed.

Follow-Up: Dan Mueller Property / Variance Clarification

Chairman David Bryant reported that he contacted Mr. Dan Mueller after the July meeting to clarify his earlier guidance. Because Mr. Mueller did not yet own the property, he could not apply to the Board of Zoning Appeals for a variance. If Mr. Mueller purchases the property, he may then request a variance concerning the non-conforming lot.

Data Center Ordinance Development

- Members discussed proactively developing a data-center ordinance before any application is received. Concerns included electricity demand, water use for cooling, heat, and continuous noise near residential areas.
- Humboldt's cryptocurrency-mining data center was discussed as an example of a project approved in an industrial district before specific data-center regulations were in place. Public concern increased after construction.
- Trezevant's existing utility capacity, particularly water capacity, was discussed as a possible limitation for a large data center.
- A model ordinance was reviewed for possible adaptation. Ideas included defining data centers, locating them in industrial districts, requiring minimum lot sizes and residential buffers, and requiring developer-funded sound and utility-impact studies.

- Potential standards discussed included a five-acre minimum lot and 500-foot residential buffer for smaller data centers, and a 1,000-foot residential buffer plus a 100-foot internal buffer for large or hyperscale data centers.
- Members discussed that a developer could request rezoning if appropriate industrial property was unavailable. Such a request would proceed through the Planning Commission and City Board.
- Under current industrial zoning, a project meeting existing requirements may be difficult to deny solely through zoning. Utility-capacity limitations would be addressed separately by the applicable utility providers.
- Temporary moratoriums used by other communities while regulations are developed were discussed.
- The Commission emphasized public transparency and the need to make clear that discussion of 'data center considerations' concerns possible regulations, not an approved data-center project.

Other Development and Zoning Considerations

- Industrial development: Detailed site plans are required for industrial building permits. Members discussed the importance of establishing regulations in advance because compliant development can be difficult to deny.
- Solar farms: A nearly 100-acre Silicon Ranch solar farm near the city limits was discussed. Members noted that current regulations do not specifically address solar farms and discussed long-term land-use impacts and possible agricultural-use considerations.
- Wind farms: Wind farms were discussed as potentially larger and more impactful than solar farms, including possible humming noise.

Action Items / Follow-Up

- Board members will review the proposed data-center ordinance and suggest changes appropriate for Trezevant.
- Mr. Donny Bunton will gather ideas and information from Huntingdon, McKenzie, and other communities.
- The Commission may consult individuals with additional knowledge of data centers.
- The goal is to refine the proposed ordinance before presenting it to the City Board.

Upcoming Meetings

- The City Board meeting was scheduled for the following Tuesday, where a previously tabled rezoning matter was expected to return to the agenda. Chairman David Bryant stated that he would attend.
- A proposed next Planning Commission meeting for continued data-center ordinance discussion was set for the first Thursday in September (September 3, 2026) at 6:00 P.M. at the Senior Citizen Building.

Adjournment

With no other business coming before the Planning Commission, Ms. Angeline Wolfe motioned to adjourn the meeting, and Mrs. Kathy Edwards seconded the motion. 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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