

Town of Trezevant
Planning Commission Meeting Minutes
Thursday, July 2, 2026

Trezevant Senior Citizens Building – Trezevant, TN

6:00 P.M.

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

Members Absent: Mrs. Kathy Edwards, Mayor Bobby Blaylock, and Alderman Mark Argo

Other(s) Present: Mr. Dan Mueller

Chairman David Bryant called the meeting of the Planning Commission for the Town of Trezevant to order on Thursday, July 2, 2026, at 6:00 P.M. Secretary, Ronnie Joyner, gave the prayer, and he read the minutes from the last meeting (June 4, 2026). Mrs. Shelia Dieringer motioned to approve the minutes as read, and Ms. Angeline Wolfe seconded the motion. The motion was carried.

The meeting was conducted in the following manner:

- I. Re-instatement of David Bryant, Chairman Board of Zoning Appeals by the Town of Trezevant Mayor and Board of Aldermen – Chairman David Bryant informed the Planning Commission that he was re-instated as Chairman of the Board of Zoning Appeals. Further, he stated that he presently does not know the length of his term of office.**

- II. Residential (R1) and Business (B1) county taxes – Chairman David Bryant stated that Ms. Stacey of Pat's Restaurant had verbalized that she had checked at the Huntingdon office, and the county taxes would increase if their property (Pat's Restaurant) was changed from Residential (R1) to Business (B1). However, Chairman Bryant stated that he had called and spoken with Mr. Donny Bunton, and Mr. Bunton shared that the rezoning of property had nothing to do with the tax amount (no difference in the tax amount from changing a Residential (R1) to a Business (B1) property).**
- III. Clarification of the location of Mr. Phil Colwell's Business in Bradford, TN – Chairman Bryant informed Mrs. Shelia Dieringer that she had gone to the wrong property for Mr. Phil Colwell's business. He said that she would need to go to the Stop sign, turn right, and turn back to the left for Mr. Colwell's business in Bradford.**
- IV. New Business was the next order for discussion. Chairman Bryant presented Mr. Dan Mueller to the Planning Commission. Mr. Mueller was there because he was considering purchasing property to construct rental housing. Too, he needed clarification of the zoning ordinance. Mr. Mueller explained that he had not bought the property yet. As point of interest, Mr. Mueller did not convey the street and address of the property. He did present two proposals/plans. He shared the following information:**
- A. He stated that the property would be a rental house.**

- B. He already has seven rentals in Trezevant, and each one of his rentals has undergone improvement.**
- C. He said that he mows the yards himself or has them professionally mowed and rents them out – not a slum lord.**
- D. He interjected that he wanted to meet the threshold.**
- E. Further, Mr. Mueller said that the lot size of the proposed property was 7500 square feet, which was a setback.**
- F. He had two proposed plans for the structure of a rental house: one plan was for 966 square feet, and the other plan was for 1,000 square feet.**

Chairman Bryant shared that the Tiny House Ordinance states that a 900 ft. or less tiny house must be on a \$15,000 square feet lot, and a Residential (R1) must be on a \$15,000 square feet lot, too. Subsequently, he voiced that he believed if a person owns a piece of property in Trezevant, he/she could not be denied use of his/her own property, but he/she could be required to go to the Board of Zoning Appeals and ask for a Variance of the Ordinance (change the ordinance) because of the lot size. Further, Chairman Bryant informed Mr. Mueller that his plan was very nice.

With no other business coming before the Planning Commission, Mr. Ronnie Joyner motioned to adjourn the meeting, and Mrs. Shelia Dieringer seconded the motion. The next meeting was set for the first Thursday in August (August 6, 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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