



Board of Zoning Appeals Meeting Agenda

July 27, 2026 at 5:30 PM

Jefferson City Municipal Building

- 1. Call to Order**
- 2. Approval of Minutes from Previous Meetings**
 - a. Minutes from 03 23 2026 Meeting
- 3. Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
- 4. Old Business**
- 5. New Business**
 - a. Jorge and Joanitza Aparicio - Conditional Use Permit/Special Exception to allow the use of a single wide trailer/construction office as a storage building in an R-2 Zone - Located Off Old A.J. Highway
 - b. Mitchel Peterson and Kevin Lamb - Seeking a Conditional Use/Special Exception to perform an alteration turning a Current Office Space into an R-1 Residential Occupancy in the B-3 Zone - Located off Highway 11-E
- 6. Other Items for Discussion**
- 7. Adjourn**

Minutes

Jefferson City Board of Zoning Appeals

March 23rd, 2026

5:30 P.M.

Members' Present

Spencer Gatlin, Chair

Mitch Cain, Mayor

Kevin Bunch, Vice Mayor

Scott McMinn

Jeff Chitwood, Secretary

Kyle Cutshaw

Mary Kay Nester

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement

Sheila Purkey, Councilwoman

Ailene Combs, Councilwoman

Mark Brown, Standard Banner

Chairman Gatlin called the meeting to order at 5:42 P.M. Motion by Mr. Chitwood, second by Mr. Cain to approve February 23rd, 2026, BZA minutes (unanimous).

Citizens Comments

None.

Old Business - None

New Business

Lisa Walden (Bristol Sign Company) - Seeking Variance for an additional Ground Sign - Located at N. Hwy 92 and W. Broadway Blvd.

Primary discussion was on the proposed location of the additional sign structure which would be located at the one-way entrance located off Broadway Blvd. Based on the proposed location of the addition signage the type of sign was questioned and whether it would be a monument sign or a pylon type ground sign. Both Mr. Cutshaw and Mrs. Nester agree a pylon sign like the Morristown Locations would be the best. It was Noted that the entrance to food city off Broadway Blvd. is one way only but for Weigel's and the bank the possibility of exiting at that entrance is still viable and a monument sign may pose a visibility issue. Since the location of the New Food City does have entrances on two separate State Routes and it does sit in a location with minimal visibility approaching from the East bound lane of Broadway Blvd., and with the possibility of visibility issues with a monument sign. The variance for an additional pylon sign on Broadway Blvd was granted with a vote of 6 – Yes, and 1 – No, on a motion by Mr. Bunch and a second by Mr. Cutshaw.

Miscellaneous

None.

Adjourn

Having no further business, the meeting was adjourned at 6:05 P.M.



Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 7/27/26.

Date of Application 6/24/2026.

Name & Phone Number Jorge and Joanitza Aparicio

☐ Planning Commission - (See Pg. 3 Fee Schedule)

☒ Board of Zoning Appeals - (See Pg. 3 Fee Schedule)

☐ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

Conditional Use Permit (Special exception)

Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

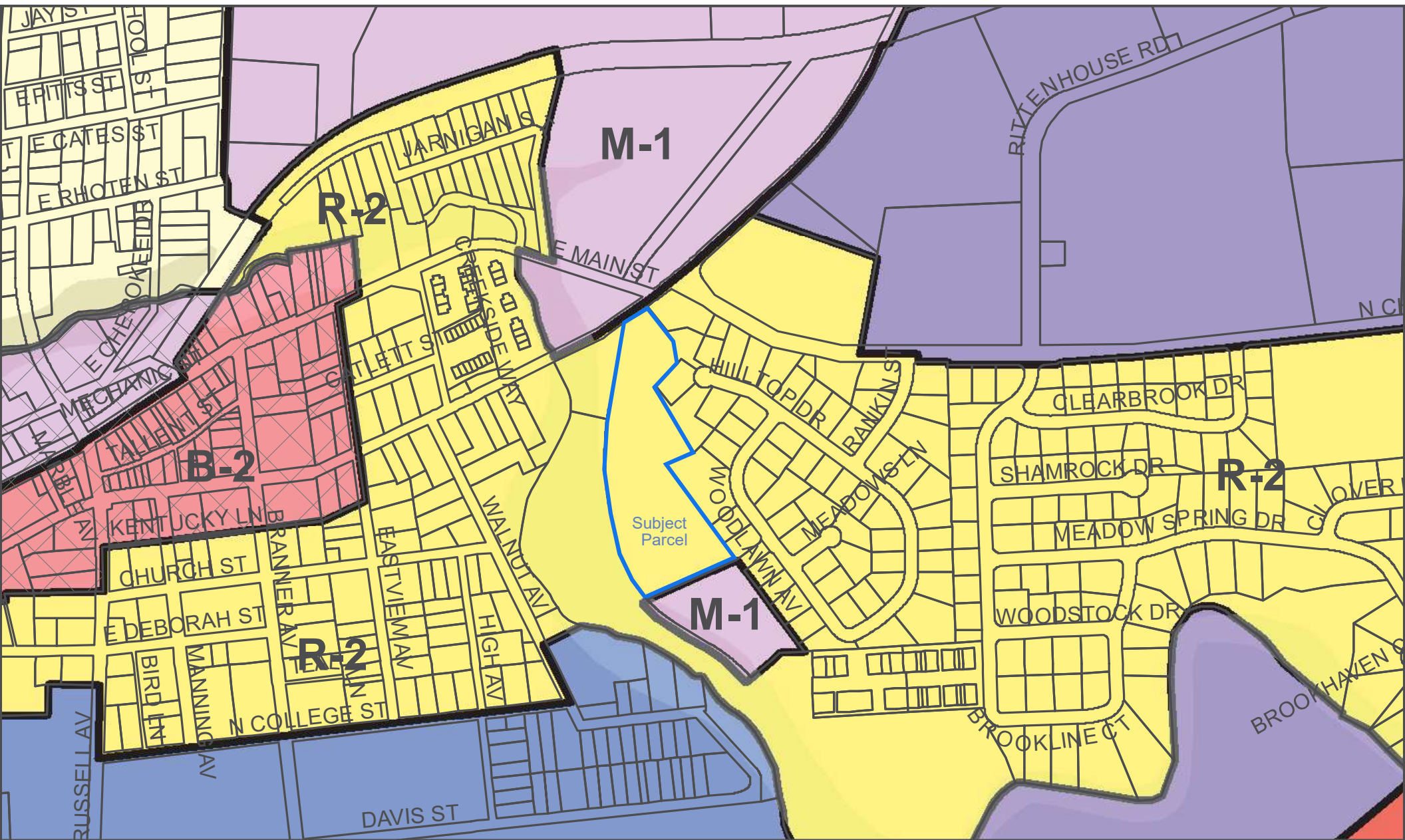
Fee = _____

Payment Date: _____

Payment Method: _____

Applicant Signature

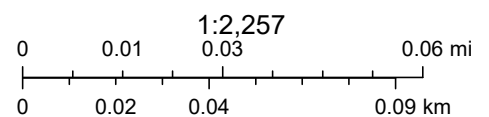
Jorge Aparicio
J. Aparicio





Date: July 21, 2026

County: JEFFERSON
 Owner: APARICIO JORGE & JOANITZA
 Address: OLD A J HWY E
 Parcel ID: 015P C 001.00
 Deeded Acreage: 0
 Calculated Acreage: 6.2
 Vexcel Imagery Date: 2023



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.





Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 07/21/2026

Date of Application 07/05/2026

Name & Phone Number Mitchel Peterson

☒ Planning Commission - (See Pg. 3 Fee Schedule)

☒ Board of Zoning Appeals - (See Pg. 3 Fee Schedule)

☐ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

Special use permit to have business and residence in a b3 zoning also to build a new Aprox 60x100

6000 sq ft shop on properety and update current structures on property for busineses and personla use.

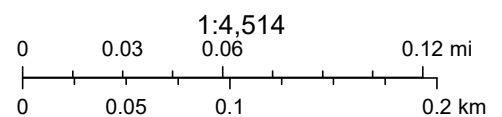
Sign and submit this form with your fee to the Jefferson City Building Official at
City Hall in Jefferson City.

Applicant Signature



Date: July 20, 2026

County: JEFFERSON
 Owner: ALLEGIANT PROPERTIES LLC
 Address: BROADWAY BLVD E 803
 Parcel ID: 015 079.00
 Deeded Acreage: 0
 Calculated Acreage: 4.6
 Vexcel Imagery Date: 2023



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