



Board of Zoning Appeals Meeting Agenda

October 27, 2025 at 5:30 PM

Jefferson City Municipal Building

- 1. Call to Order**
- 2. Approval of Minutes from Previous Meetings**
 - a. Minutes from 07 28 2025 Meeting
- 3. Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
- 4. Old Business**
 - a. Jonathan Trigos - Seeking Variance of 25 Feet of Set-back Requirement to Build a Roofed Deck in the Rear Yard - Located off Moulden St. (R-2 Zone)
- 5. New Business**
 - a. Brad Kendall - Seeking 27-Foot Variance from Signage Setback and Locate the Sign in Right-of-way - Located off Odyssey Rd.
- 6. Other Items for Discussion**
- 7. Adjourn**

Minutes

Jefferson City Board of Zoning Appeals

July 28th, 2025

5:30 P.M.

Members' Present

Mitch Cain, Mayor

Jeff Chitwood, Secretary

Kevin Bunch, Vice Mayor

Bill Newman

Kyle Cutshaw

Scott McMinn

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement

Ekem Amonoo-Lartson, ETDD

Sheila Purkey, Councilwoman

Ailene Combs, Councilwoman

Mark Brown, Standard Banner

Mindy Williams

Dr. Akeel Kouser

Multiple Church Members

Acting Chairman Cain called the meeting to order at 5:37 P.M. Motion by Mr. Chitwood, second by Mr. Newman to approve June 23rd, 2025, BZA minutes (unanimous).

Citizens Comments

None.

Old Business

None.

New Business**Tim Smawley – Seeking Special Exception to allow Temporary Gravel Drive Thru – Located off Broadway Blvd. and Odyssey Rd.**

Mr. Smawley explained that the developer didn't want to finish the Driveway at this time due to the additional Building and Parking lot construction set to take place soon. They were concerned that if they installed the driveway and the grade did not happen to match the parking lot it could cause unwanted cost to adjust. The discussion centered on the amount of time the current project has taken and a clear definition of Temporary gravel drive thru. Dr. Kouser requested 120 Days as the temporary time frame. The Board requested a legal opinion from the City Attorney on setting a timeline for completion of the drive through lane and the regulatory authority of the City if the drive through lane is not completed. The item was tabled to allow for the opinion of the City Attorney before moving forward.

David Hensley – Seeking Special Exception to install Dynamic Sign in an R-1 Zone – Located off Overlook Ave.

Mr. Hensley explained that the Church located off Overlook Ave. had a sign destroyed during a police pursuit and were looking to replace the sign with a Dynamic Sign. Mr. Hensley had a petition to allow the sign with multiple signatures. It was explained that Dynamic Signs are not allowed in the R-1 Zone per Appendix A – The Sign Code of Jefferson City as the use of a dynamic sign can be a distraction for drivers as well as an annoyance for residents who live nearby. Due to the overwhelming number of supporters for the sign a motion to approve the sign was made by Mr. McMinn. The question of precedence was discussed as allowing a dynamic sign for this use could render the code unenforceable in the future. With a motion made by Mr. McMinn a second was offered by Mr. Bunch to allow the sign. With a vote of 5 to 1 the special exception was granted.

Miscellaneous

None.

Adjourn

Having no further business, the meeting was adjourned at 6:04 P.M.



Jefferson City Tennessee

Application to Appear - Planning Commission ,

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date Sept. 22nd @ 5:30

Date of Application 8/21/2025

Name & Phone Number Jonathan Trigos

☐ Planning Commission - \$10.00 Fee

☒ Board of Zoning Appeals - \$10.00 Fee

☐ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

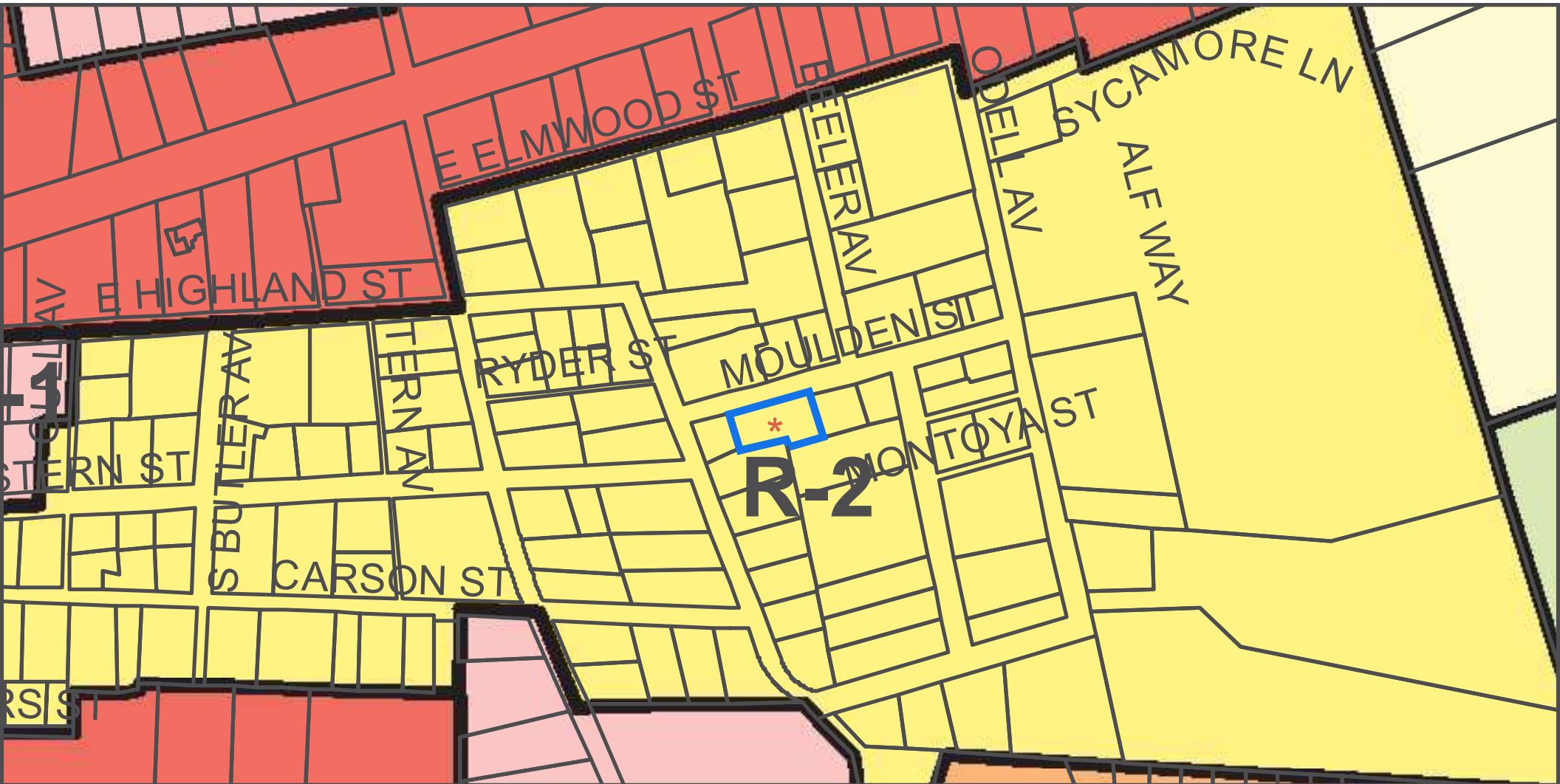
Seeking variance/special exception to allow
a rear deck to not meet Set-Back requirements
(25') R-2 Zoning

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



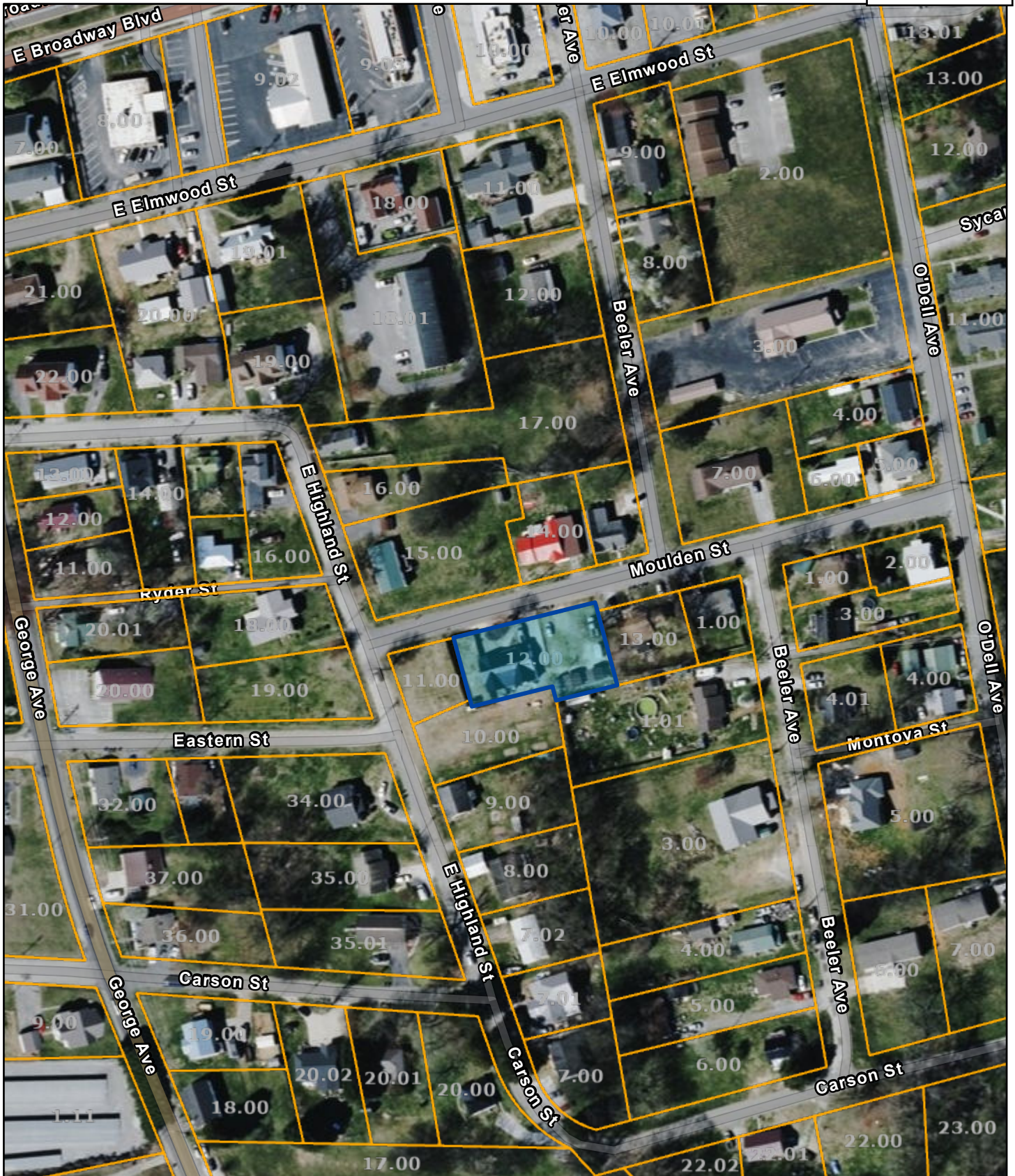
Applicant Signature

Those interested in subdividing property , developing property, or changing the zoning of a property within the Jefferson City Limit or the Jefferson City Growth Boundary must appear before the Planning Commission, the Board of Zoning Appeals or the Historic Planning



Jefferson County - Parcel: 024H C 012.00

Section 4, Item a.



Date: September 12, 2025

County: JEFFERSON

Owner: VILLARREAL JONATHAN ISRAEL TRIGOS & PEDRO MARICELA FELIPE

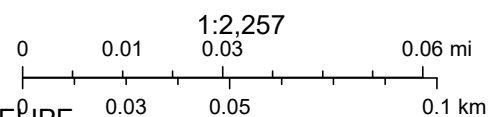
Address: MOULDEN ST 607

Parcel ID: 024H C 012.00

Deeded Acreage: 0

Calculated Acreage: 0

Vexcel Imagery Date: 2023



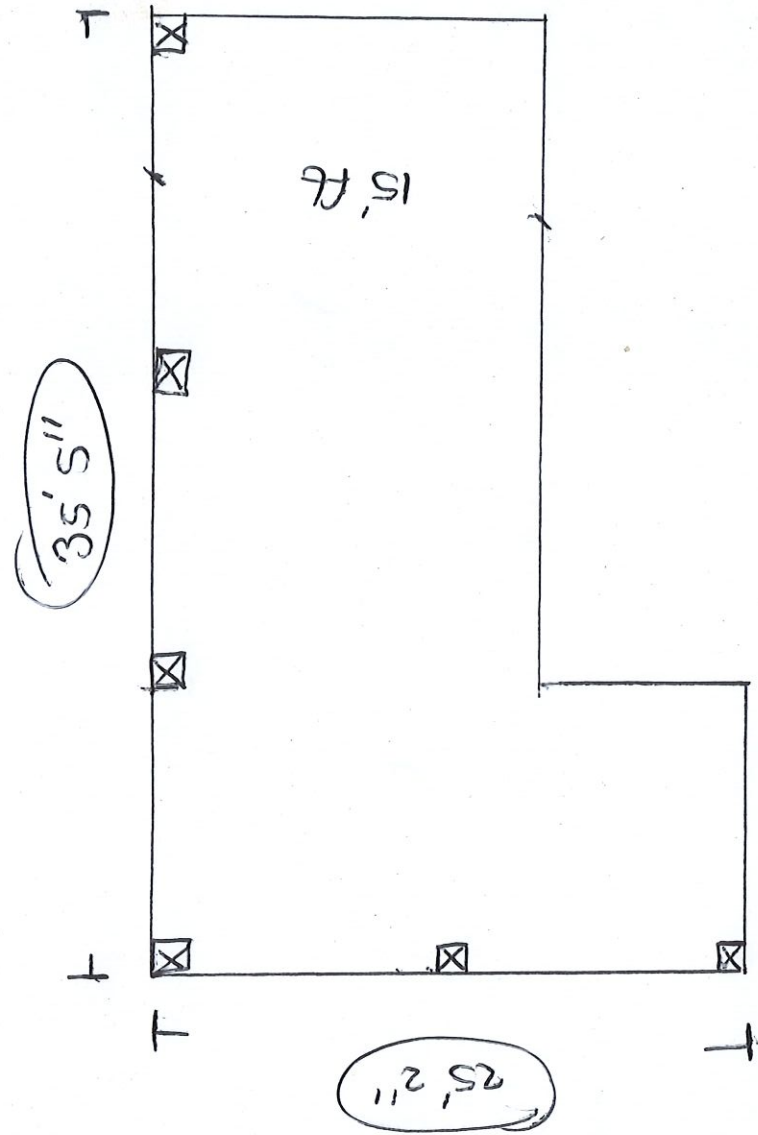
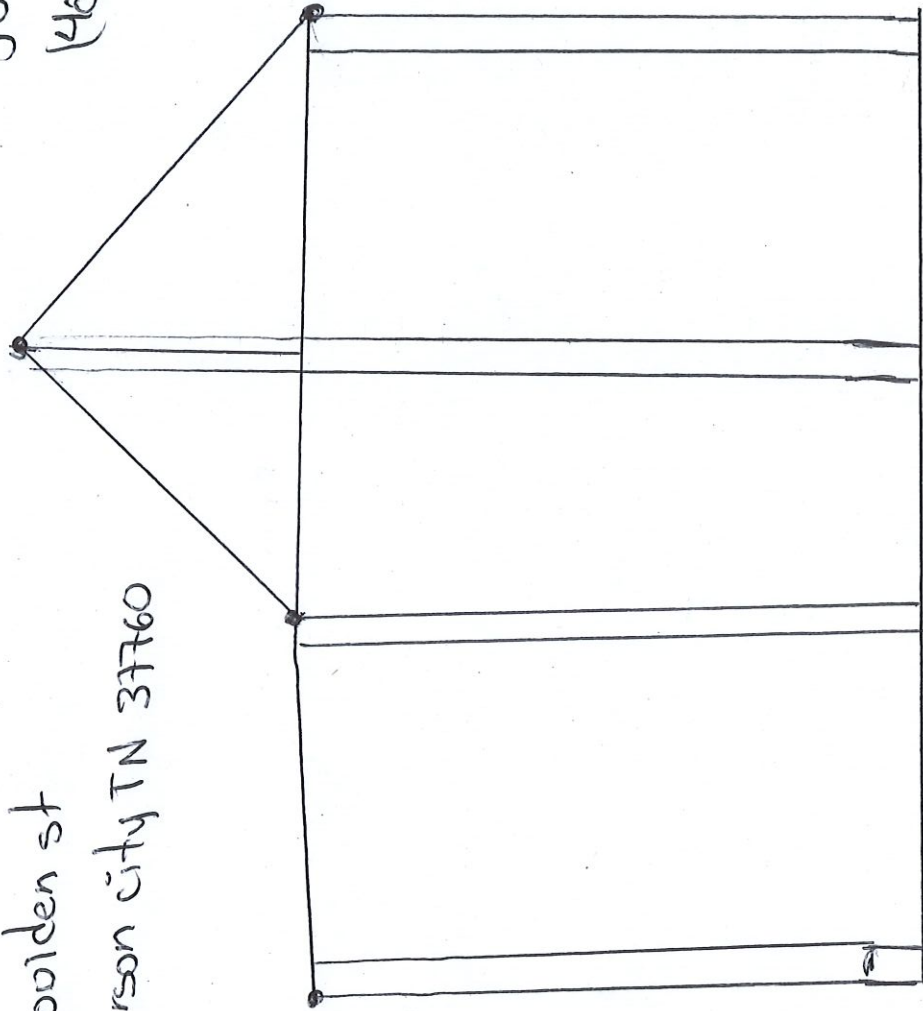
State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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.

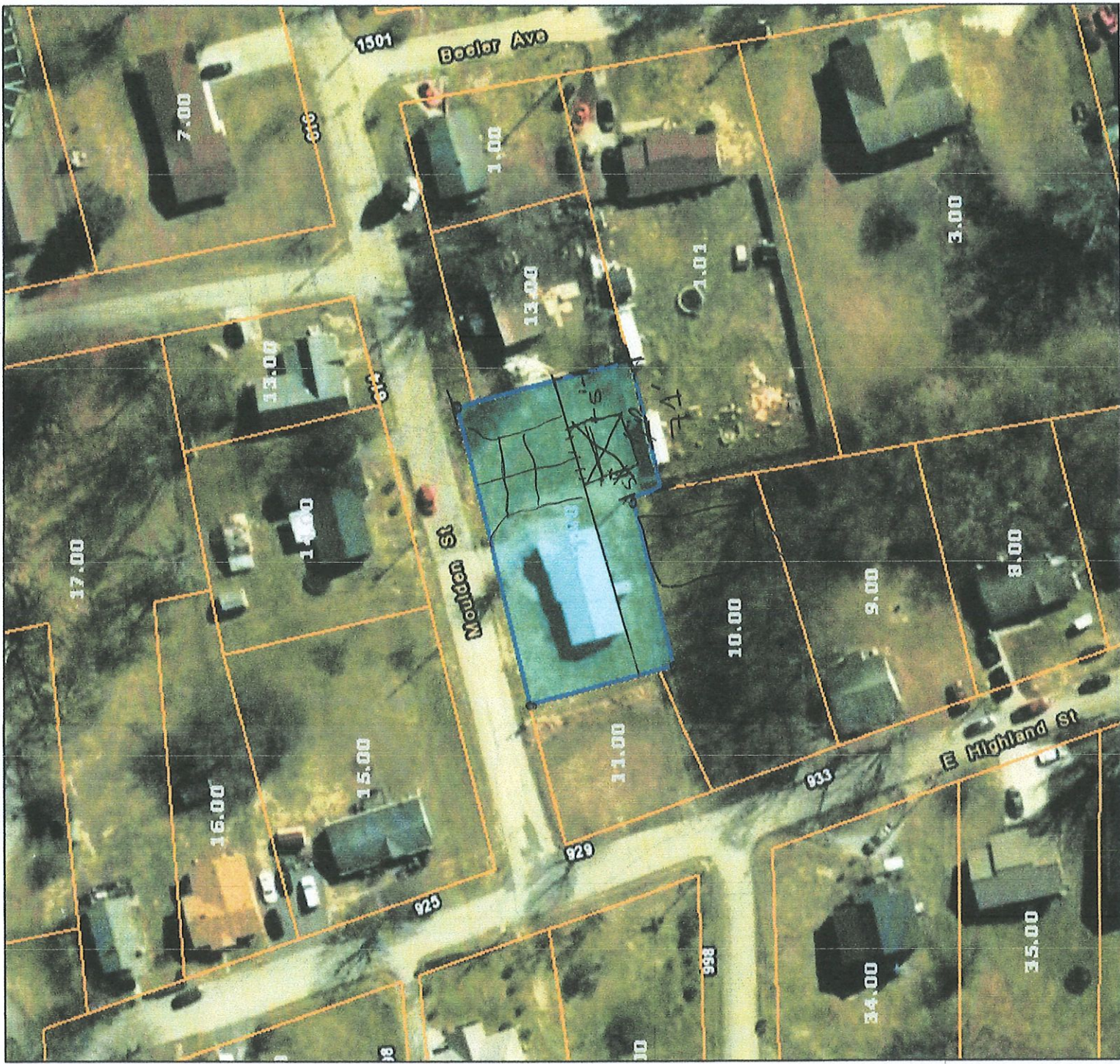
PORCH. BEHIND THE HOUSE

Jonathan I Trigos
(403) 839-3439.

607 Mowden st
Jefferson city TN 37760



Jefferson County - Parcel: 024H C 012.00

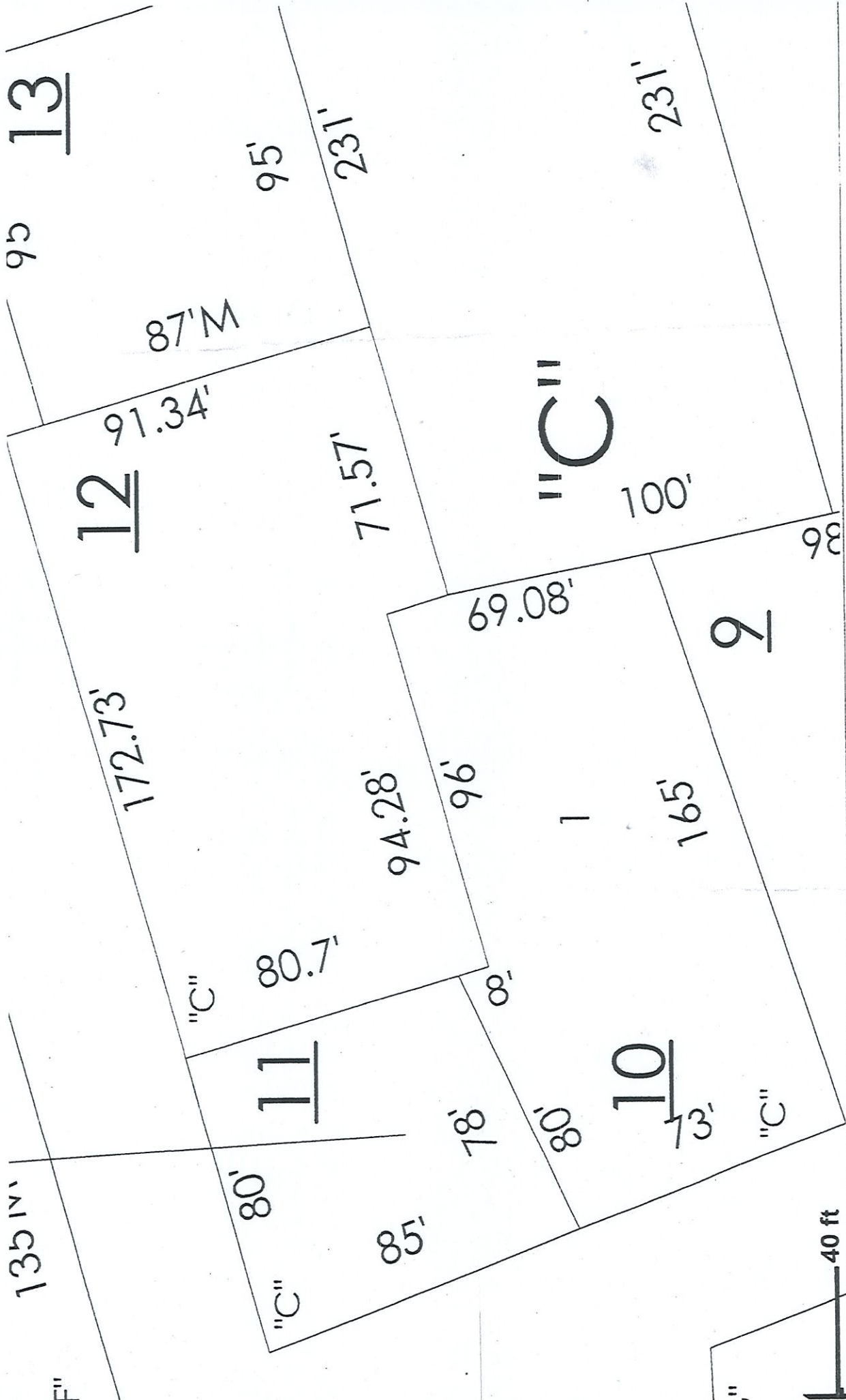


Date: December 9, 2019
County: Jefferson
Owner: VILLARREAL JONATHAN ISRAEL TRIGOS &
Address: MOULDEN ST 607
Parcel Number: 024H C 012.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

Section 4, Item a.

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

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 COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.





Jefferson City Tennessee
Application to Appear - Planning Commission /
Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date October 27 - @ 5:30 pm

Date of Application 10/10/25

Name & Phone Number Brad Kendall, VanTrust Real Estate -

- ☐ Planning Commission - \$10.00 Fee
☒ Board of Zoning Appeals - \$10.00 Fee
☐ Historic Planning Commission - \$25.00 Fee

Describe your request and attach documents :

We are respectfully seeking a variance to install the project sign within the ROW. We have coordinated with all of the various utility companies to confirm that there isn't a conflict and confirmed that there are no line-of-sight concerns with our proposed location. Additionally, we (Anderson DuBose & VanTrust) are willing to provide written confirmation that in the unlikely event that there ever becomes a conflict with the proposed location, that we acknowledge that the sign will be relocated at our expense.

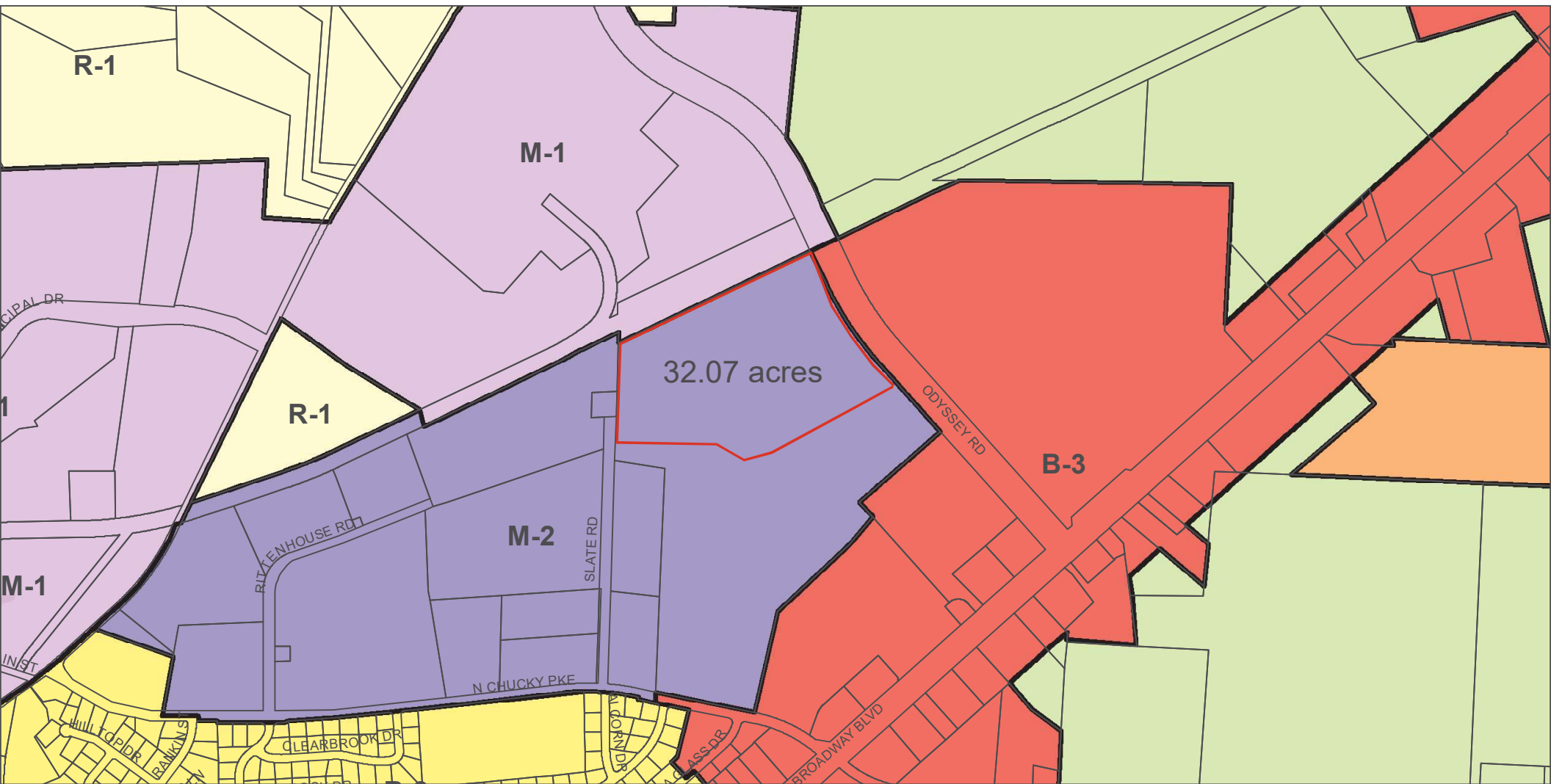
Sign and submit this form with your fee to the Jefferson City Building Official at City Hall in Jefferson City.

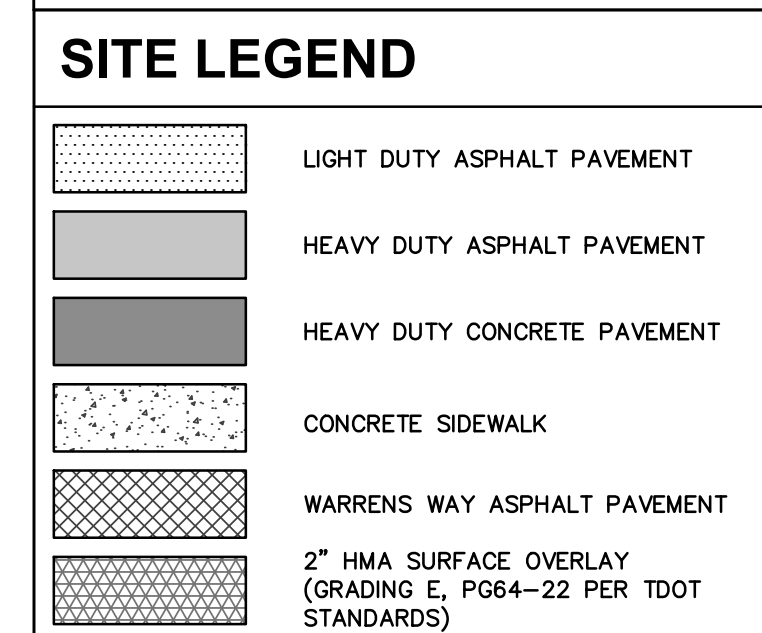
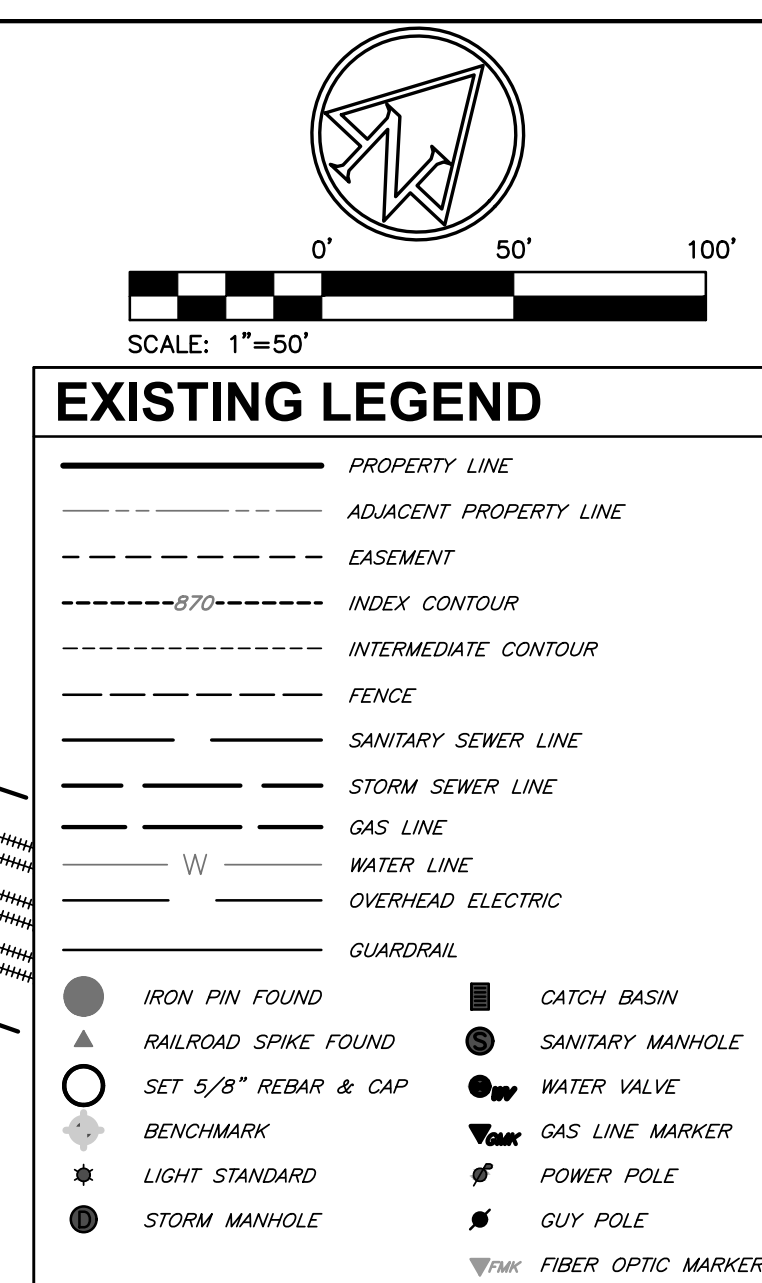
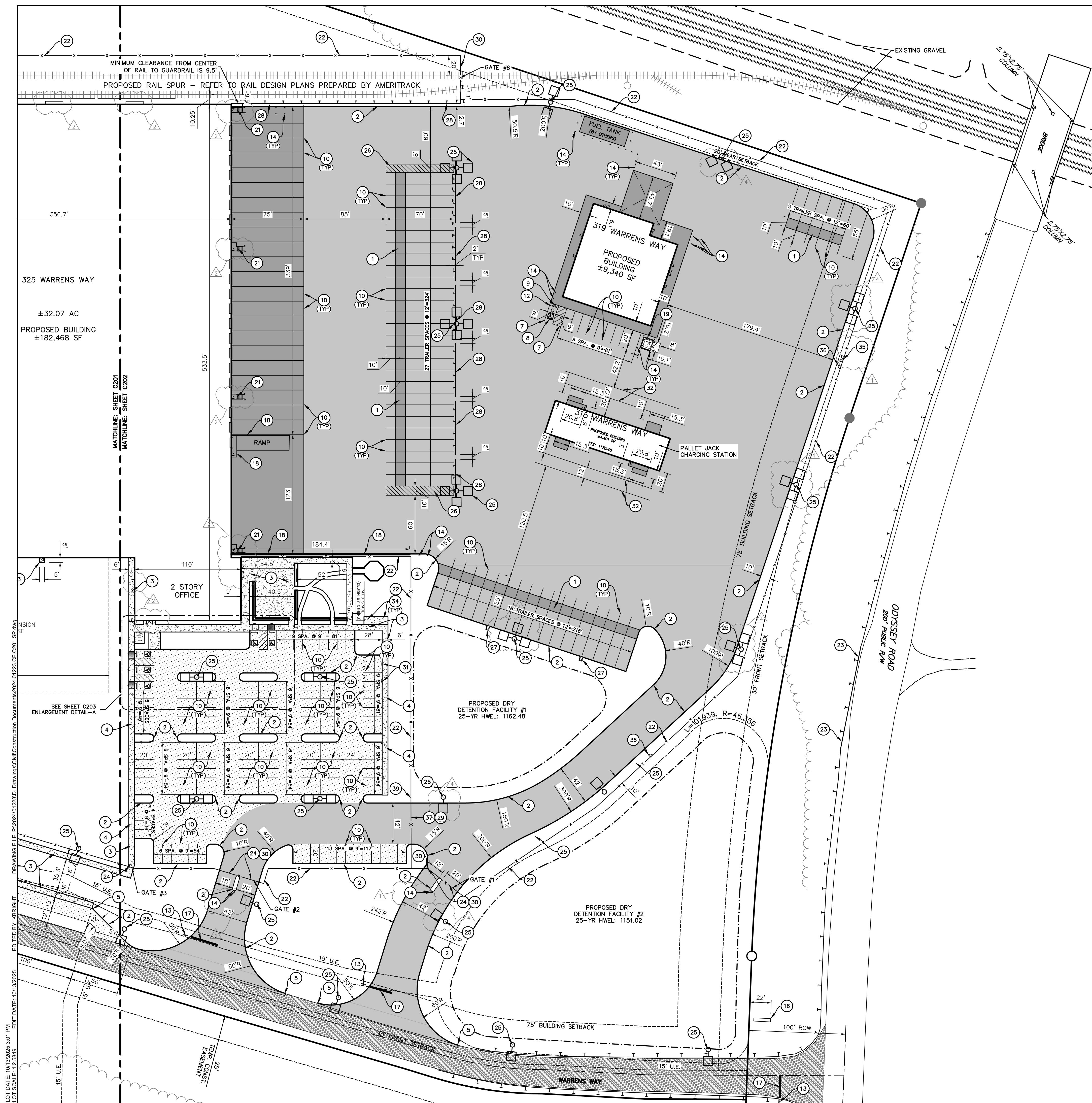
Brad Kendall

Applicant Signature

Those interested in subdividing property , developing property, or changing the zoning of a property within the Jefferson City Limit or the Jefferson City Growth Boundary must appear before the Planning Commission, the Board of Zoning Appeals or the Historic Planning

Section 5, Item a.





SITE DATA TABLE		
SITE ZONING:		M2
PROJECT AREA:	32.07±	ACRES
BUILDING AREA:	182,468	SF
STANDARD PARKING (9'x20' /180 SQ-FT):	139	
ADA PARKING PROVIDED:	6	
(INCLUDES 3 VAN ACCESSIBLE)		
TOTAL PROPOSED PARKING:	145	
(2 SPACES PER EMPLOYEE ON THE LARGEST SHIFT)	144	
PROPOSED TRAILER PARKING (12'x55'):	59	
PROPOSED TRAILER PARKING (12'x70'):	40	

- # KEYNOTES

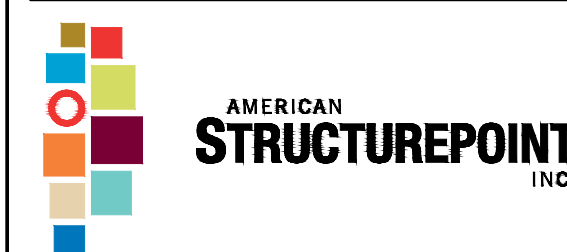
 1. DOLLY PAD (HEAVY DUTY CONCRETE PAVEMENT)
 2. 6" CONCRETE CURB
 3. CONCRETE SIDEWALK
 4. COMBINED CONCRETE CURB & WALK
 5. CURB TAPER
 6. ADA ACCESSIBLE RAMP TYPE "K"
 7. ADA PARKING SPACE (4" BLUE PAINT STRIPE)
 8. ADA PARKING SYMBOL
 9. ADA ACCESSIBLE PARKING SIGN
 10. PARKING SPACE (4" WHITE PAINT STRIPE)
 11. CONCRETE PAD FOR COMPACTOR
(REFER TO STRUCTURAL PLANS)
 12. CONCRETE WHEEL STOP
 13. STOP SIGN
 14. CONCRETE BOLLARD
 15. BIKE RACK
 16. MONUMENT SIGN (BY OTHERS)
 17. 24" STOP BAR, WHITE, PAINT
 18. RETAINING WALL & ASSOCIATED RAILING
(REFER TO STRUCTURAL PLANS)
 19. DUMPSTER PAD
(REFER TO ARCH. PLANS FOR ENCLOSURE DETAIL)
 20. UTILITY PAD (REFER TO STRUCTURAL PLANS)
 21. STAIRS (REFER TO ARCH. PLANS)
 22. 8' GALVANIZED, 3-SLANT, STANDARD METAL FINISH FENCE WITH NO STRANDS. (REFER TO ARCH. PLANS FOR MORE DETAILS)
 23. TDOT GUARDRAIL (CONNECTION TO EXISTING PER TDOT STANDARDS)
 24. CONTROLLED ACCESS GATE (CONTRACTOR TO PROVIDE)
 25. SITE LIGHTING BY OTHERS (REFER TO PHOTOMETRIC PLAN)
 26. NO PARKING STRIPING (WHITE PAINT)
 27. CONCRETE CURB TURNOUT
 28. TDOT GUARDRAIL
 29. MANUAL, DOUBLE SWING GATE (CONTRACTOR TO PROVIDE)
 30. SLIDE GATE (CONTRACTOR TO PROVIDE)
 31. ELECTRIC VEHICLE CHARGING STATION (REFER TO ELECTRICAL PLANS)
 32. PRE-CHECK PARKING SPOT (4" WHITE PAINT STRIPE WITH GLASS BEADS)
 33. 5-30 REMOVABLE BOLLARDS (REFER TO DETAIL SHEETS)
 34. FLAG POLE (CONTRACTOR TO PROVIDE)
 35. 6' WIDE MAINTENANCE GATE WITH LOOKABLE PADLOCK
 36. 3' WIDE MAN GATE WITH LOOKABLE PADLOCK
 37. CHAIN AND LOCK (CONTRACTOR TO PROVIDE)
 38. GLOBAL INDUSTRIAL REMOVABLE BOLLARD

(N)	GENERAL NOTES:
	1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
(E)	2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
	3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

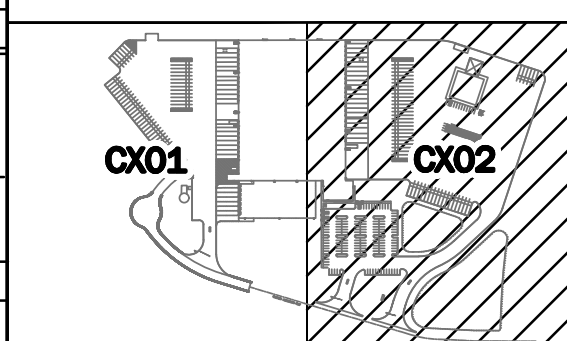
CALL TOLL FREE



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

PROJECT BOBCAT

325 Warrens Way
Jefferson City, TN 37760



KEY MAP
SCALE: NOT TO SCALE



CERTIFIED BY

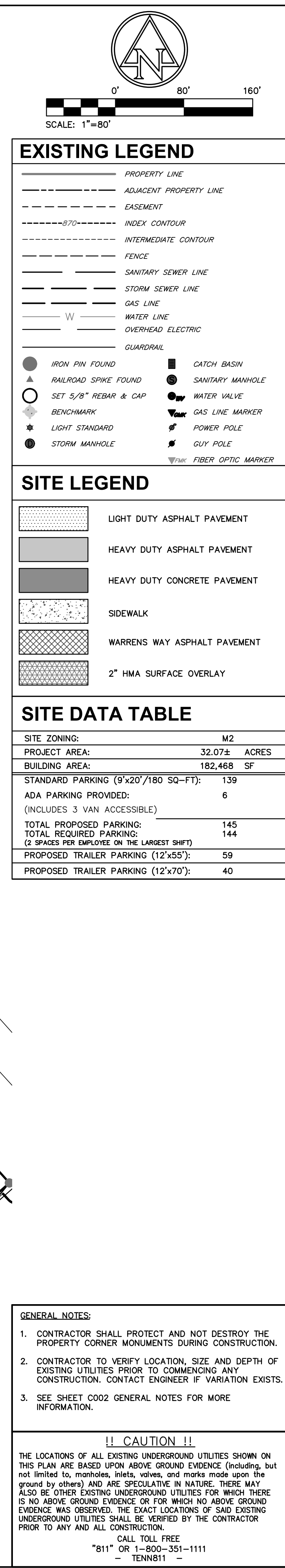
ISSUANCE INDEX
DATE:
01/17/2025
PROJECT PHASE:
ISSUED FOR CONSTRUCTION

[illegible]

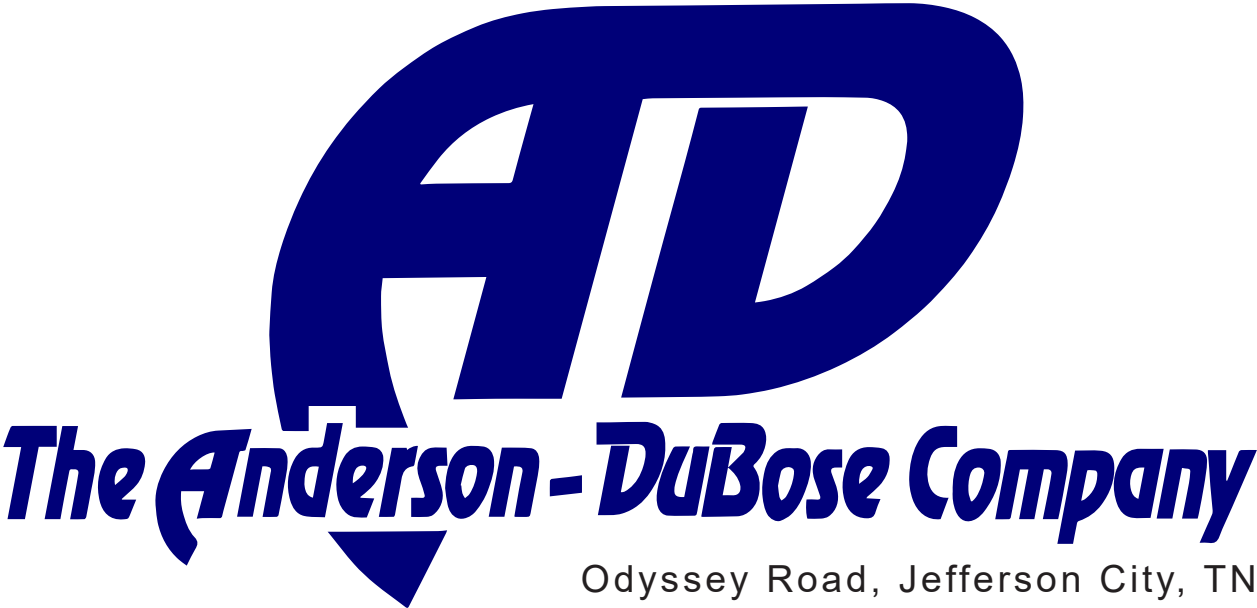
Project Number	2024.01223
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SITE PLAN

C202



☐ APPROVED	☐ APPROVED AS NOTED	☐ REVISE AND RESUBMIT	☐ SUBMIT SPECIFIC ITEM	☐ NOT APPROVED
Approval / Revision Notes		If any box above is checked, Please resubmit corrected copies for final approval.		
NAME: _____		SIGNATURE: _____		DATE: _____



V2 - 10.7.25

REVISIONS:

V2.1: 10.13.25



Plot Plan Symbols

(E) EXTERIOR SIGN

E01

A

SIGN NUMBER

SIDE A

ORIENTATION

(I) INTERIOR SIGN

I01

A

SIGN NUMBER

SIDE A

ORIENTATION

SIGN-TYPE COLOR CODES

- GROUND SIGNS
- TRAFFIC
- BUILDING SIGNS
- NOTICE SIGNS
- VINYL GRAPHICS
- INTERIOR
- PARKING SIGNS
- SPECIALTY

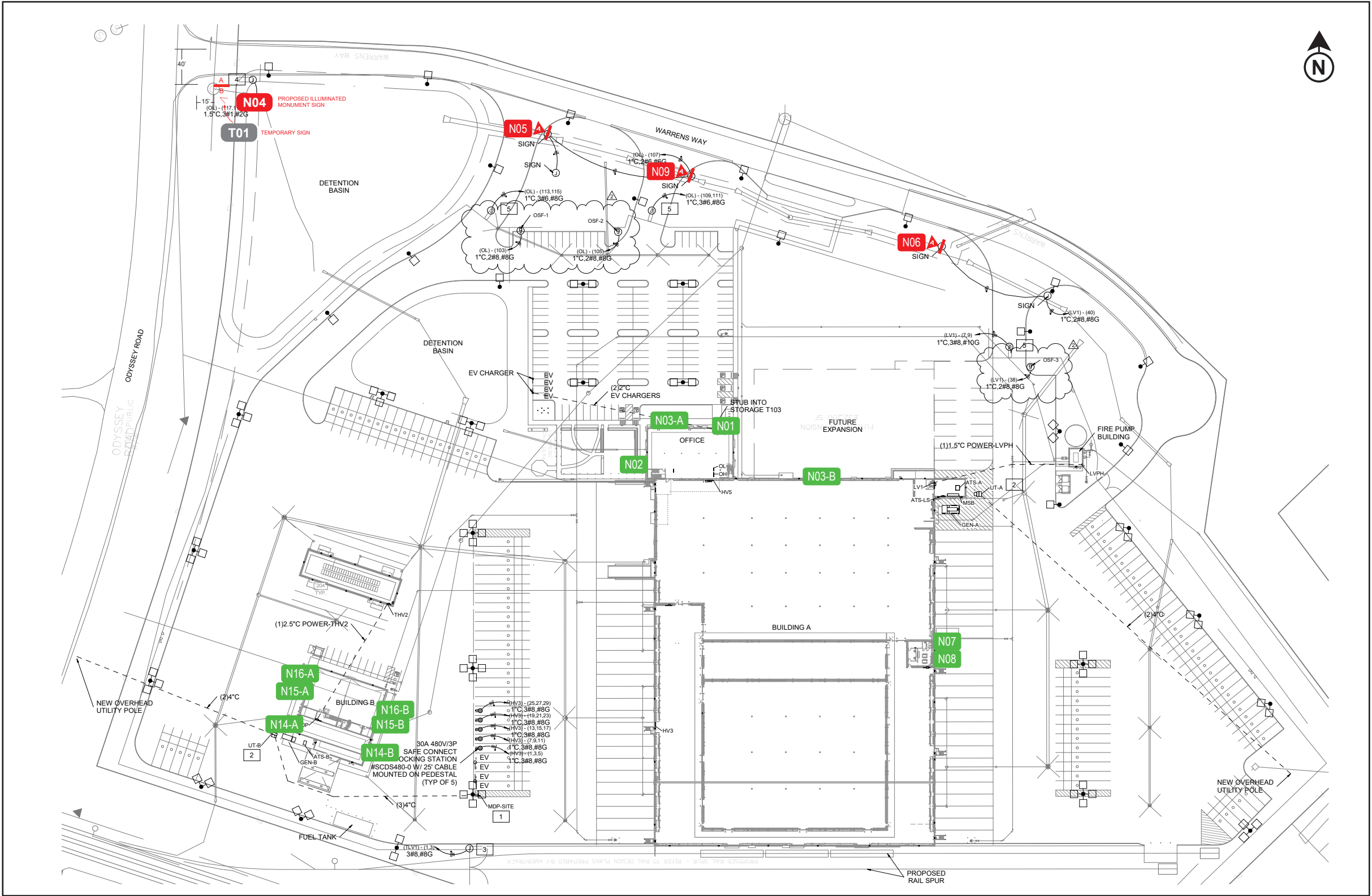
Frontage Measurements
- TBD

Road Frontage:

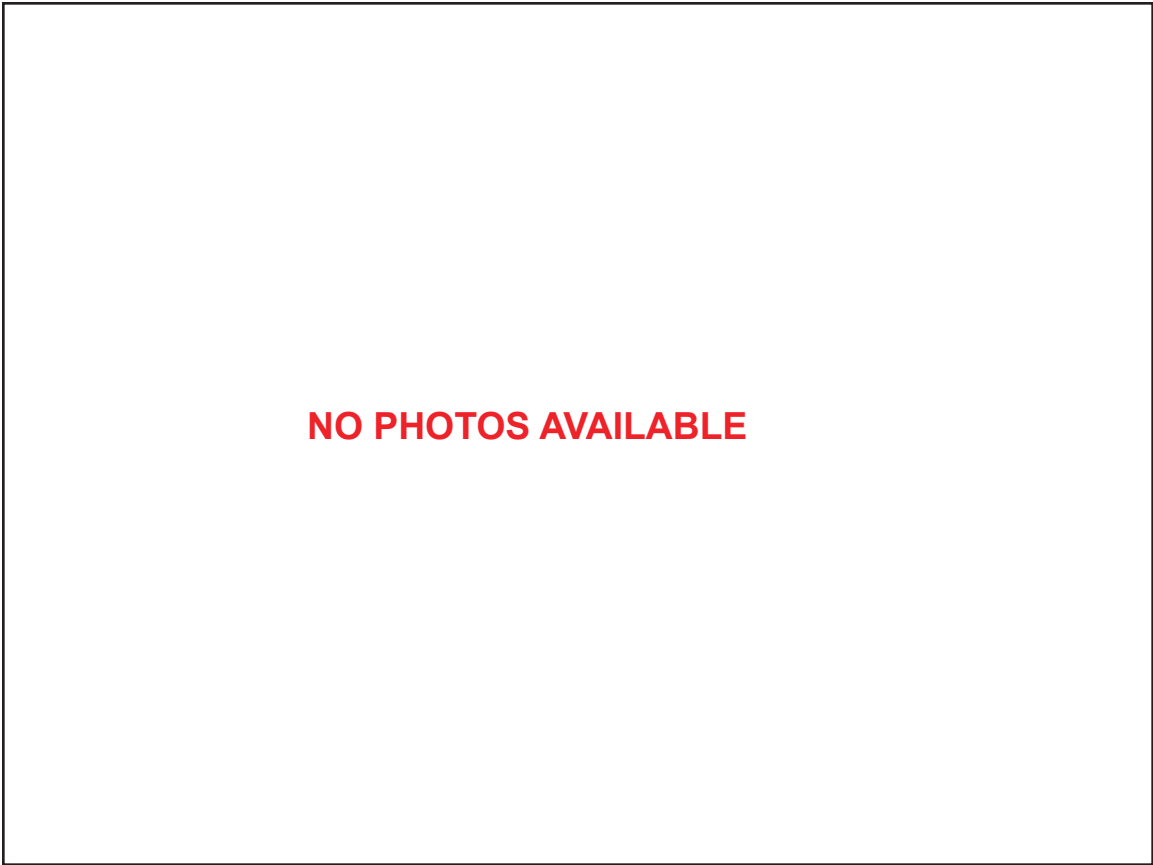
- N Elev: X'-X"
- S Elev: X'-X"
- E Elev: X'-X"
- W Elev: X'-X"

Building Frontage:

- N Elev: X'-X"
- S Elev: X'-X"
- E Elev: X'-X"
- W Elev: X'-X"



SITE PLAN



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

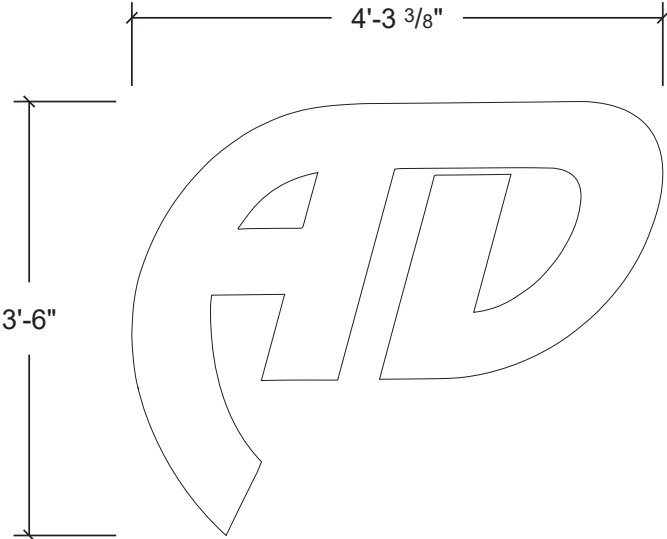
N01

Existing Signage:
No Existing Signage

SPECIAL CONDITIONS

Technical survey required prior to fabrication.

Electrician to run a shared, dedicated 120V 20A circuit for all illuminated building signage.



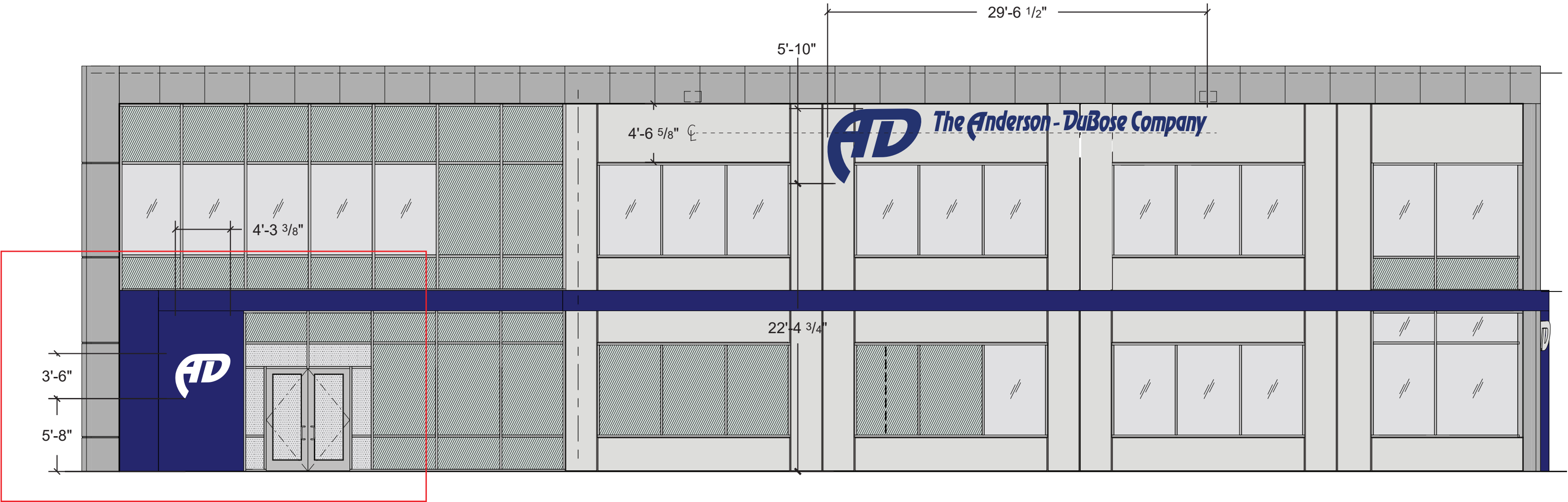
FRONT VIEW



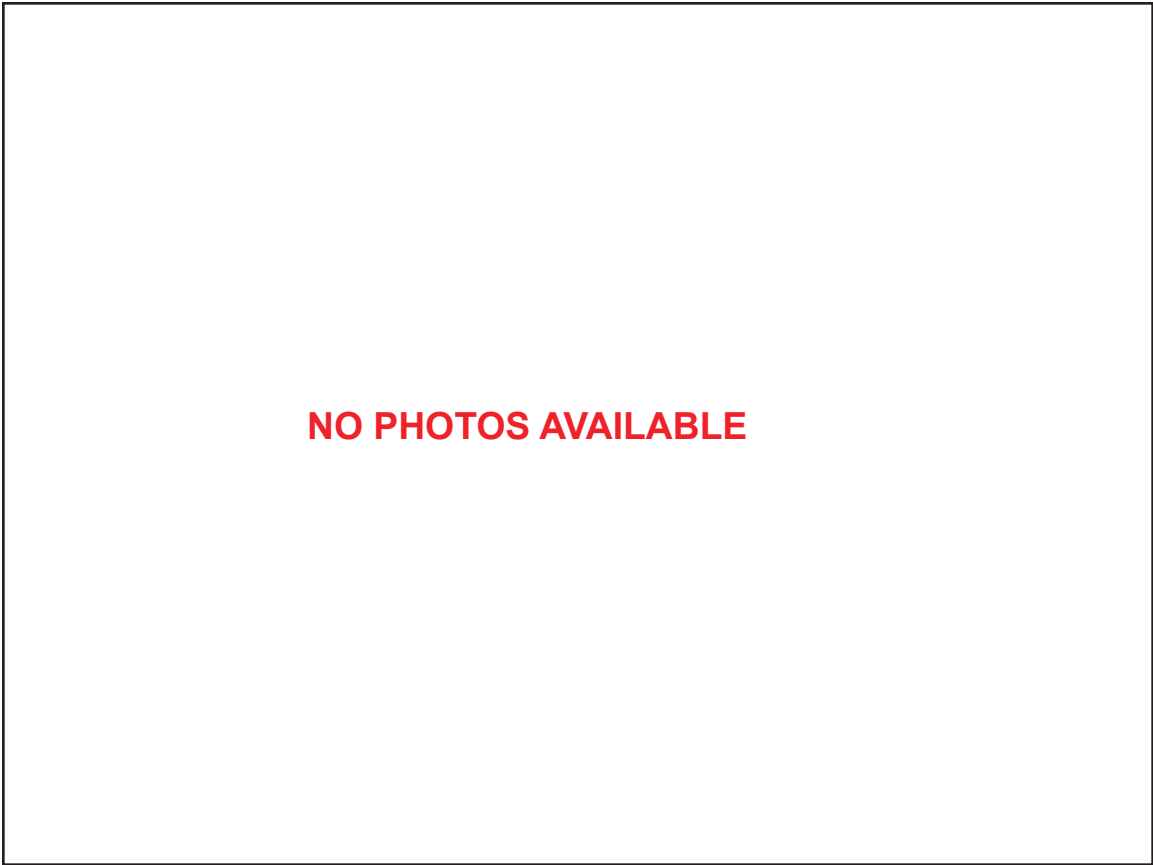
SIDE VIEW

ADC-IL_CL_36 15 sq.ft.

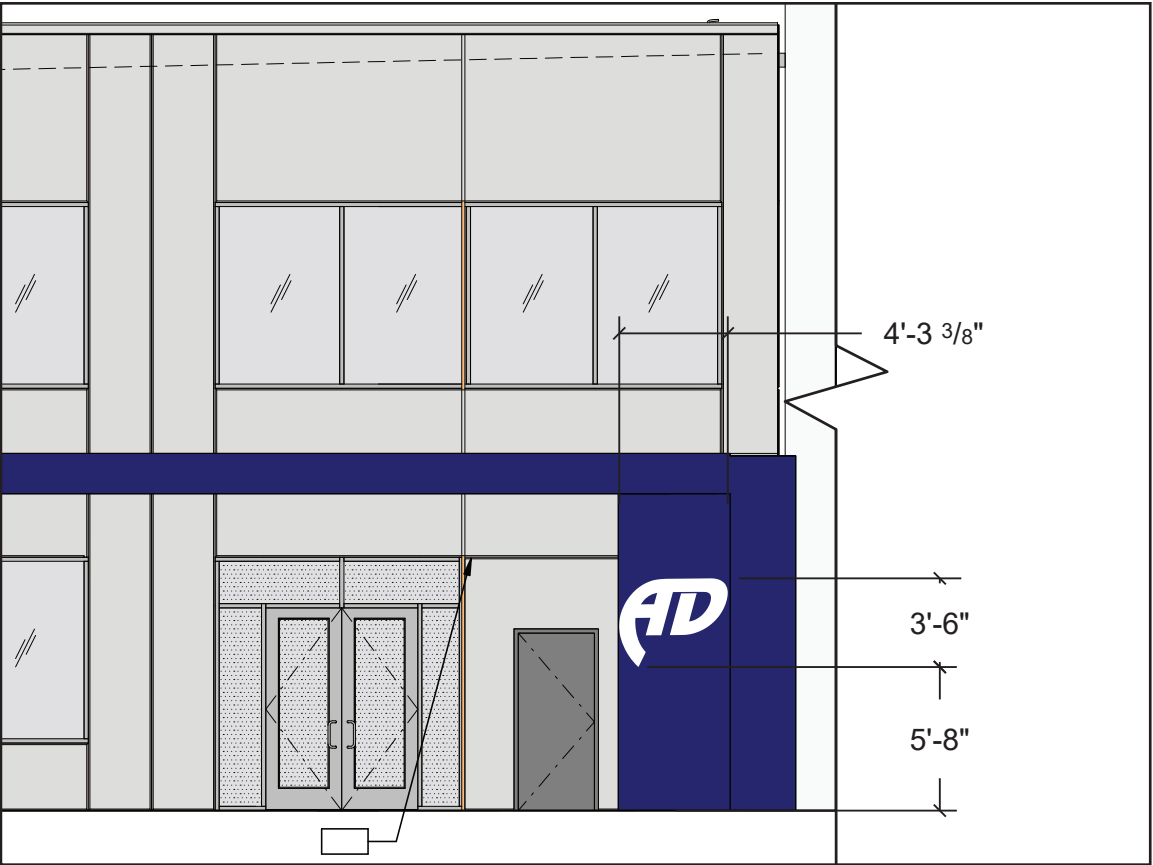
Face illuminated letterset. Faces to be 3/16" white acrylic w/ Jewelite trimcap.
Jewelite trimcaps & .090" aluminum returns painted to match PMS 280, satin finish.



N01 Elevation
Scale: 3/32" = 1'-0"



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

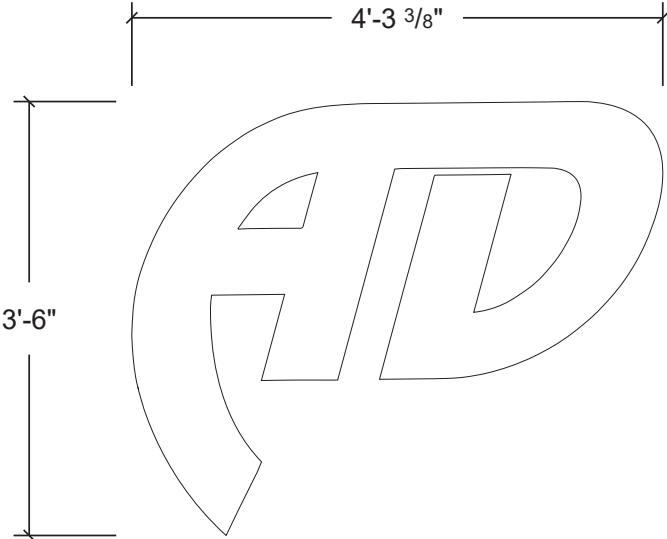
N02

Existing Signage:
No Existing Signage

SPECIAL CONDITIONS

Technical survey required prior to fabrication.

Electrician to run a shared, dedicated 120V 20A circuit for all illuminated building signage.

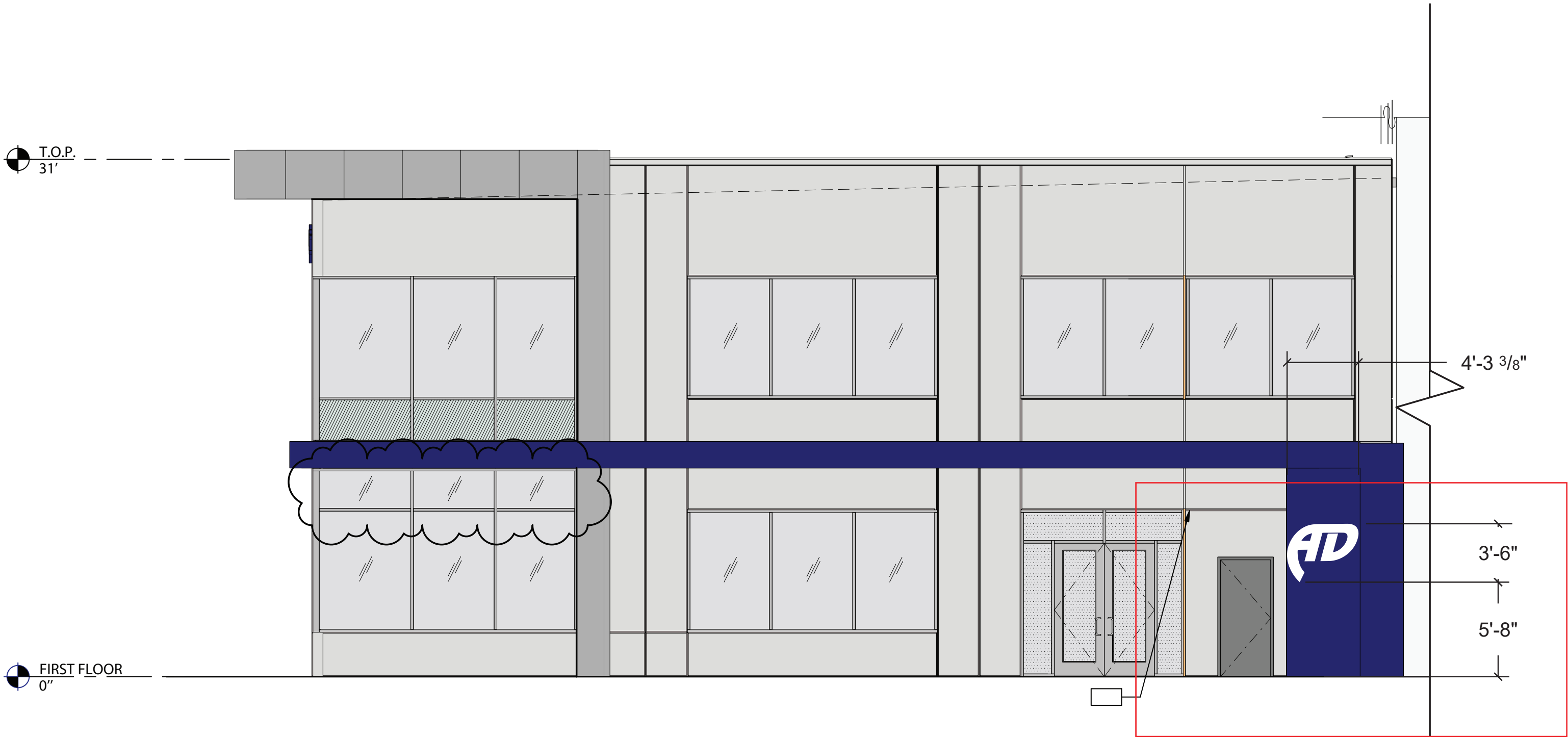


FRONT VIEW

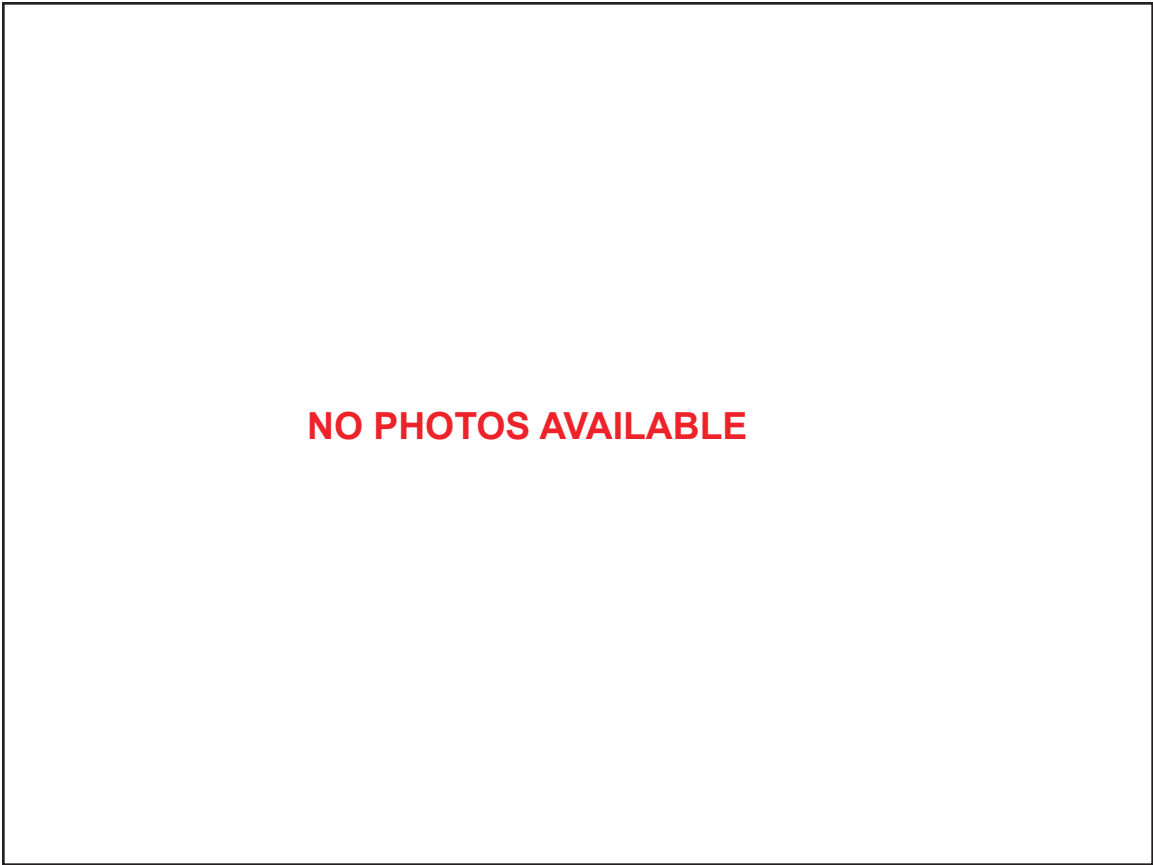


SIDE VIEW

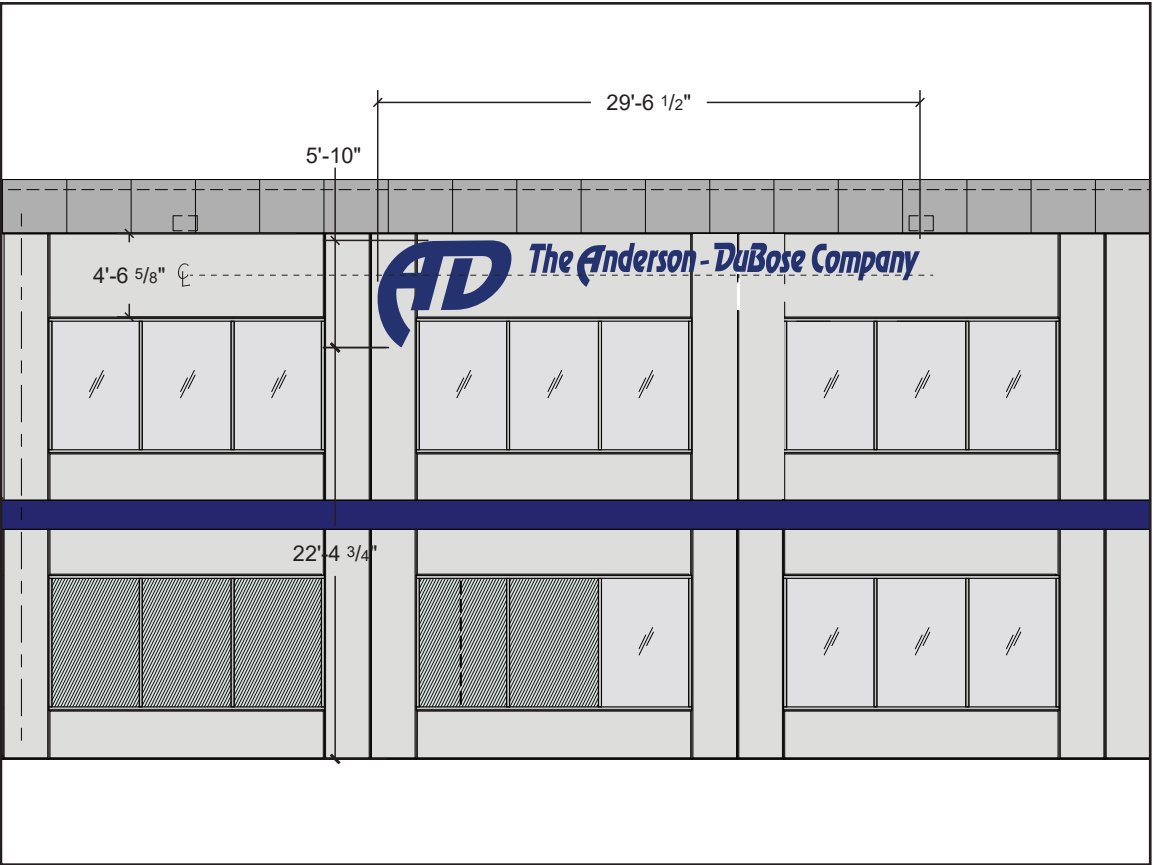
ADC-IL_CL_36 15 sq.ft.
Face illuminated letterset. Faces to be 3/16" white acrylic w/ Jewelite trimcap.
Jewelite trimcaps & .090" aluminum returns painted to match PMS 280, satin finish.



N02 Elevation
Scale: 3/32" = 1'-0"



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

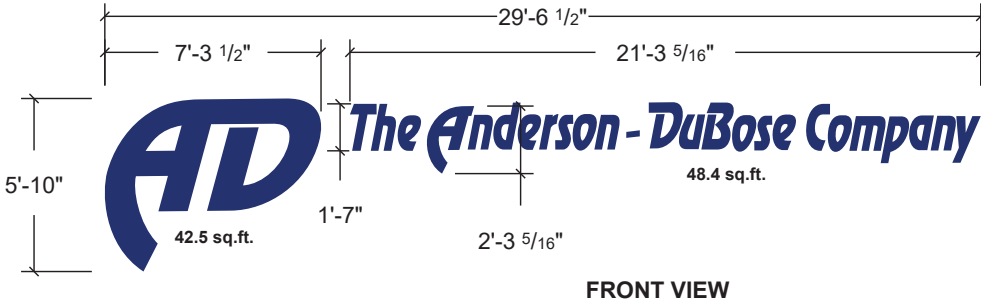
N03-A

Existing Signage:
No Existing Signage

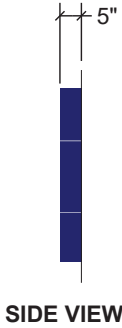
SPECIAL CONDITIONS

Technical survey required prior to fabrication.

Electrician to run a shared, dedicated 120V 20A circuit for all illuminated building signage.



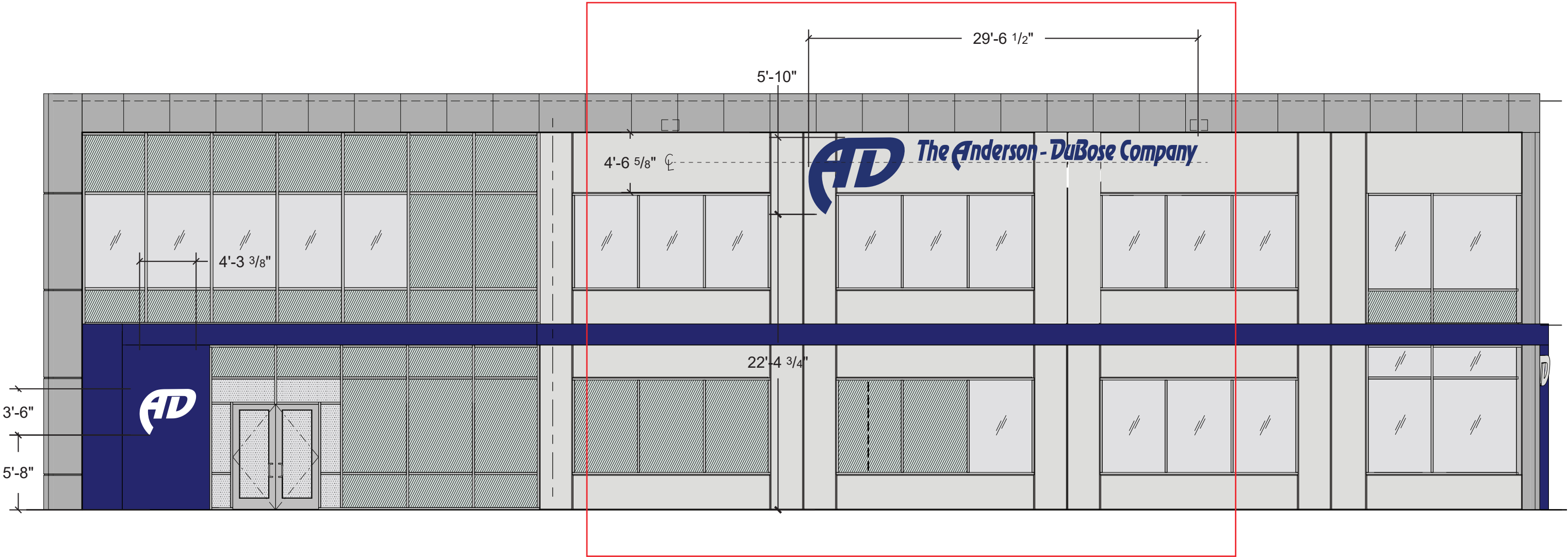
FRONT VIEW



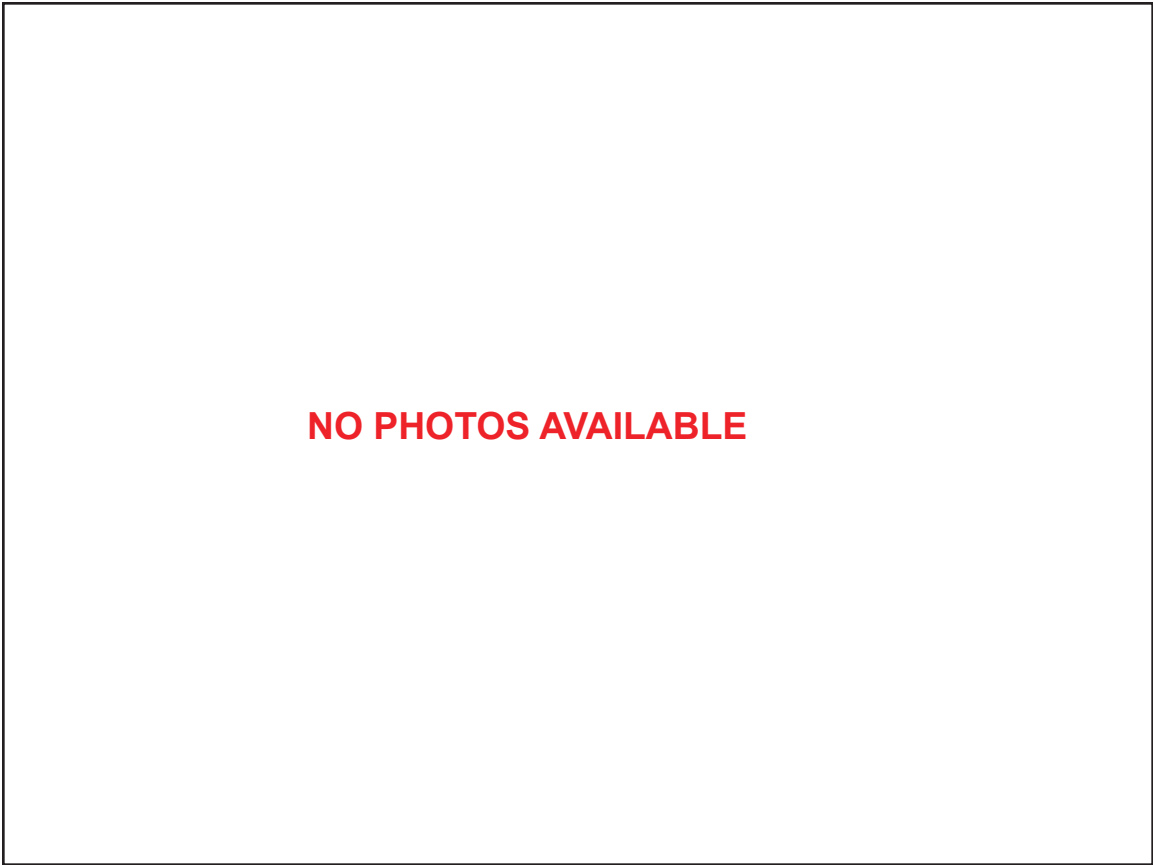
SIDE VIEW

ADC_CL_70 91 sq.ft.

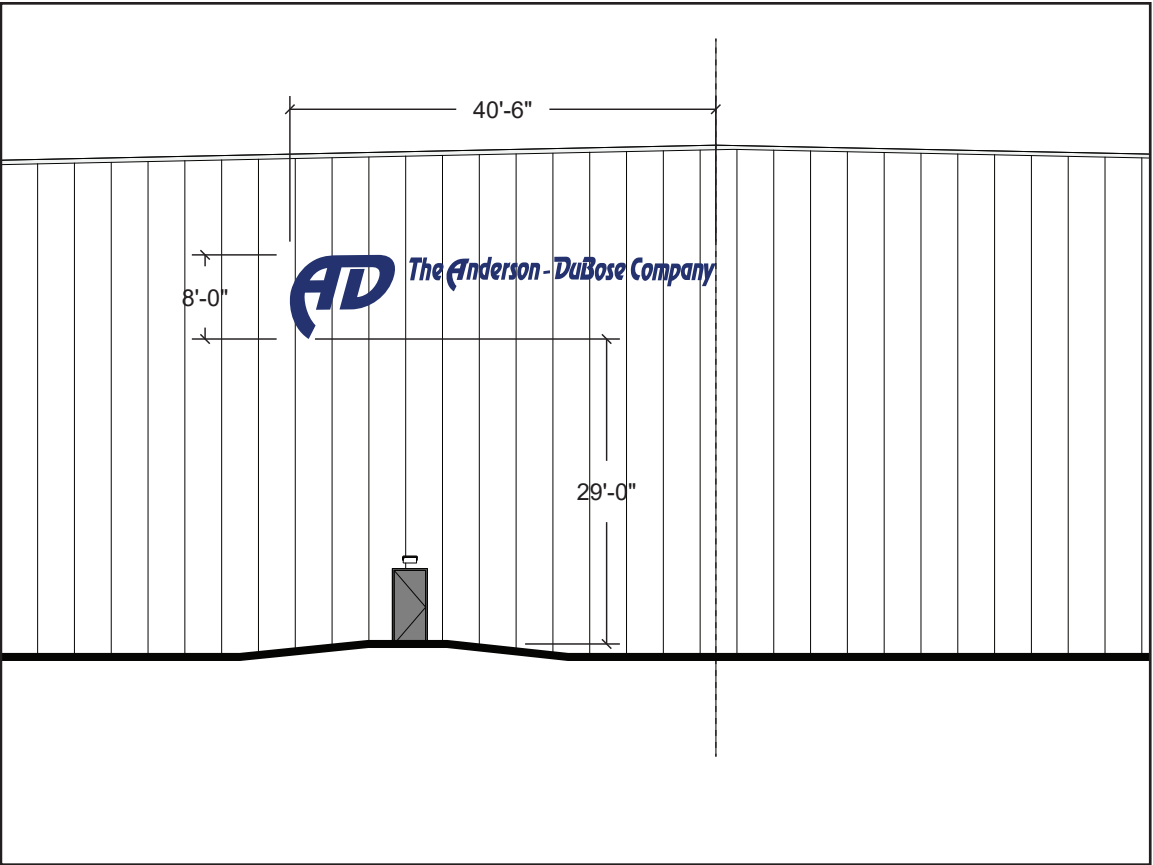
Face illuminated letterset. Faces to be 3/16" white acrylic w/ Jewelite trimcap.
Jewelite trimcaps & .090" aluminum returns painted to match PMS 280, satin finish.
3M 3630-36 "Blue" translucent vinyl applied to the first surface of the faces.



N03-A Elevation
Scale: 3/32" = 1'-0"



ORIGINAL PHOTOGRAPH



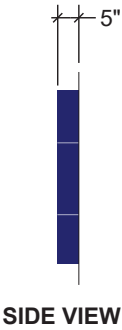
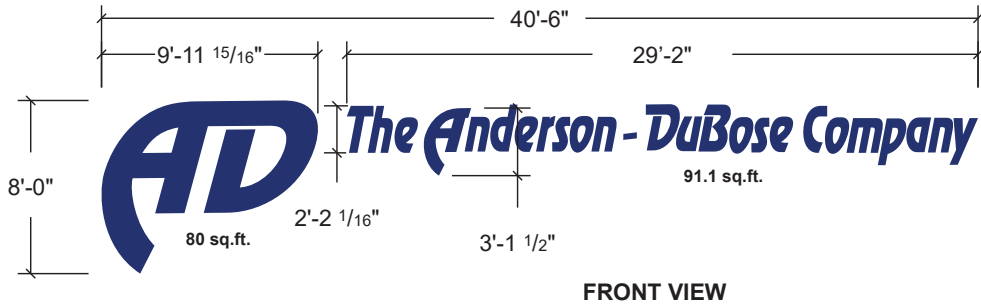
COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

N03-B

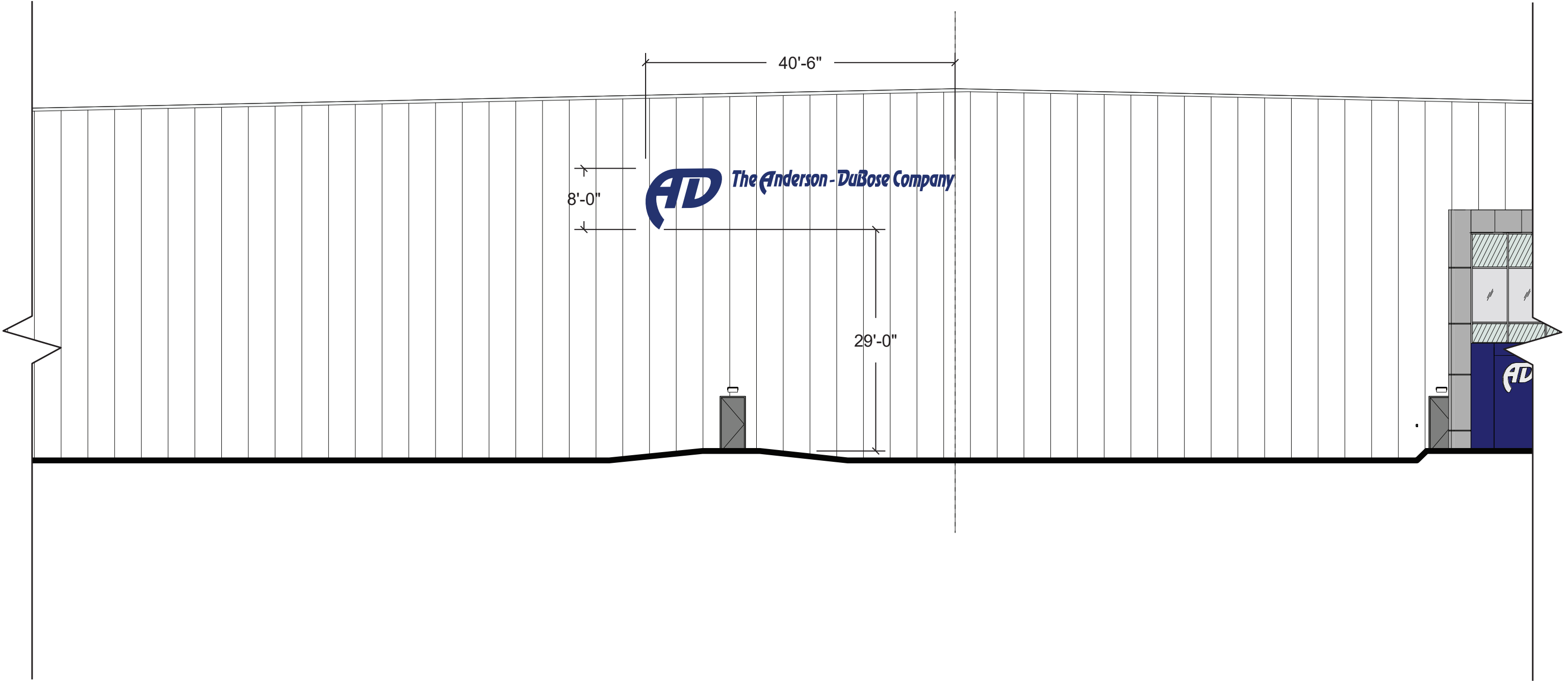
Existing Signage:
No Existing Signage

SPECIAL CONDITIONS

Technical survey required prior to fabrication.



ADC_NI-CL_96 171 sq.ft.
Non-illuminated reverse channel letterset. Faces and returns to be .125" aluminum. Painted to match PMS 280C, sastin finish, and flush mounted to the wall. Silicone all penetrations through the wall.



N03-B Elevation
Scale: 3/32" = 20'-0"

N04

Existing Signage:
No Existing Signage

SPECIAL CONDITIONS

Technical survey required prior to fabrication.

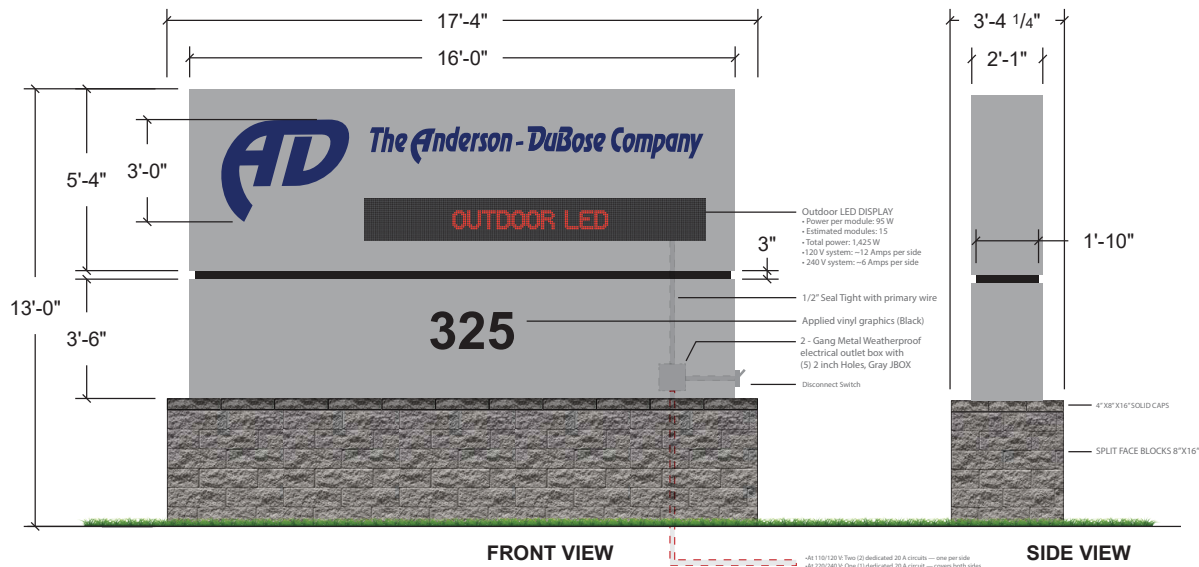
Electrician required to run new 120V 20A primary circuit to signage location.

NO PHOTOS AVAILABLE

ORIGINAL PHOTOGRAPH

COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

OPTION 1



ADC-MON_144

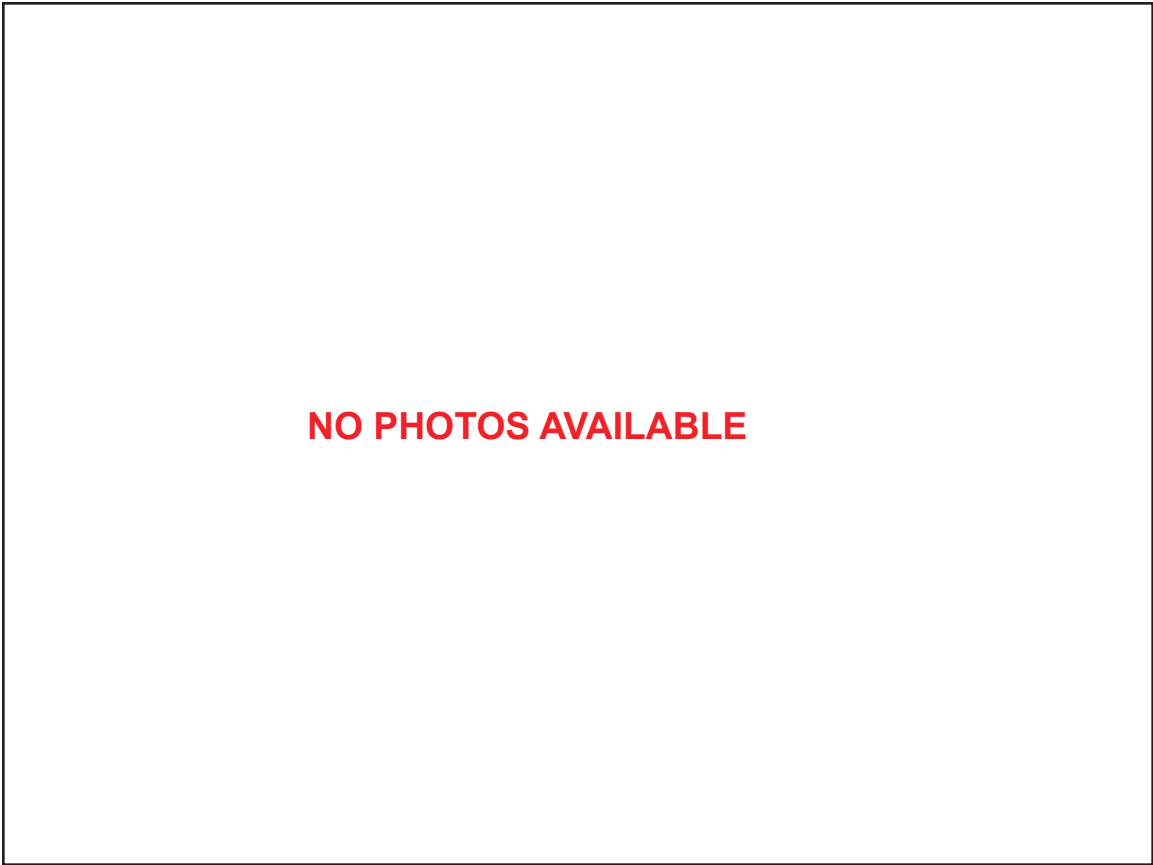
144 sq.ft.

D/F Fabricated aluminum monument w/ .125" aluminum faces, paint color Cool Gray 8C. Brand to be routed and backed up w/ translucent acrylic w/ translucent vinyl to match PMS 280 applied to the first surface. The top cabinet to have an electronic LED display on both faces. Exact display dimensions TBD. Address numbers to be black vinyl graphics applied to the surface of the monument.

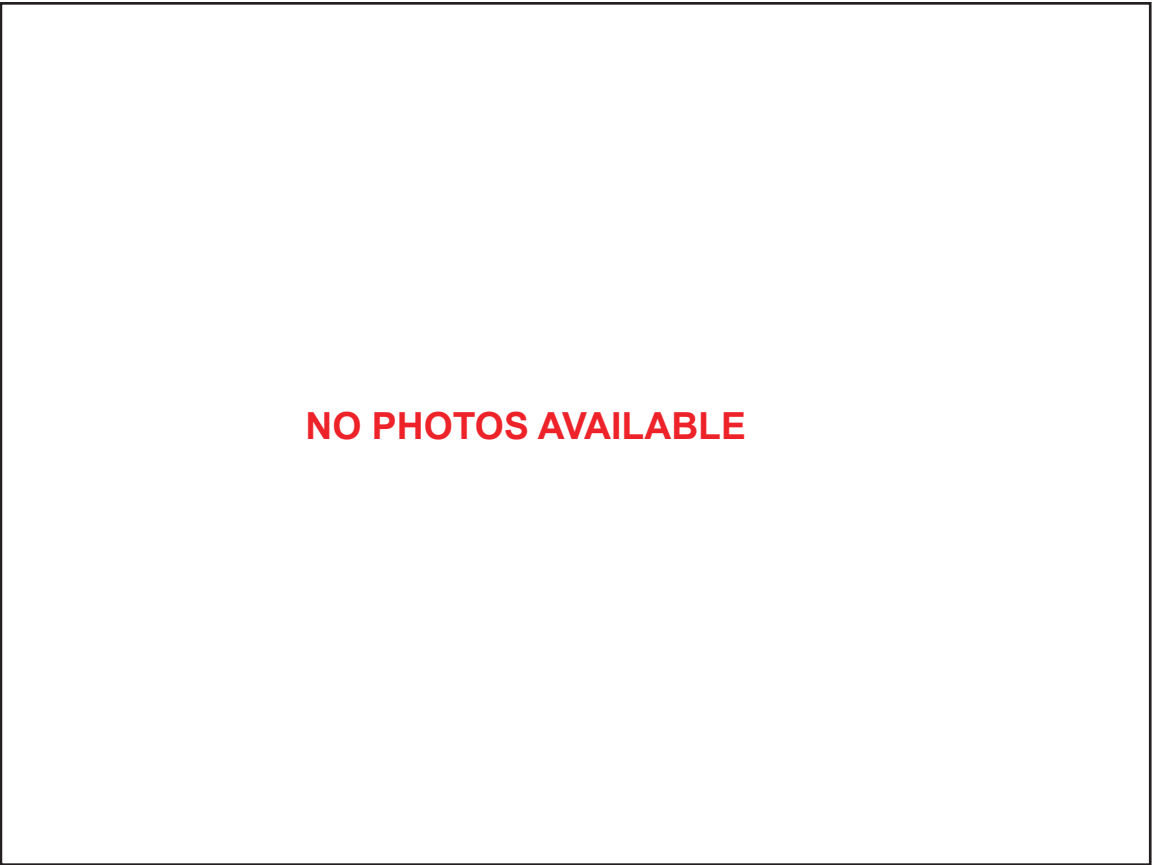


ALTERNATE PLACEMENT - No Masonry

OPTION 2



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

N05

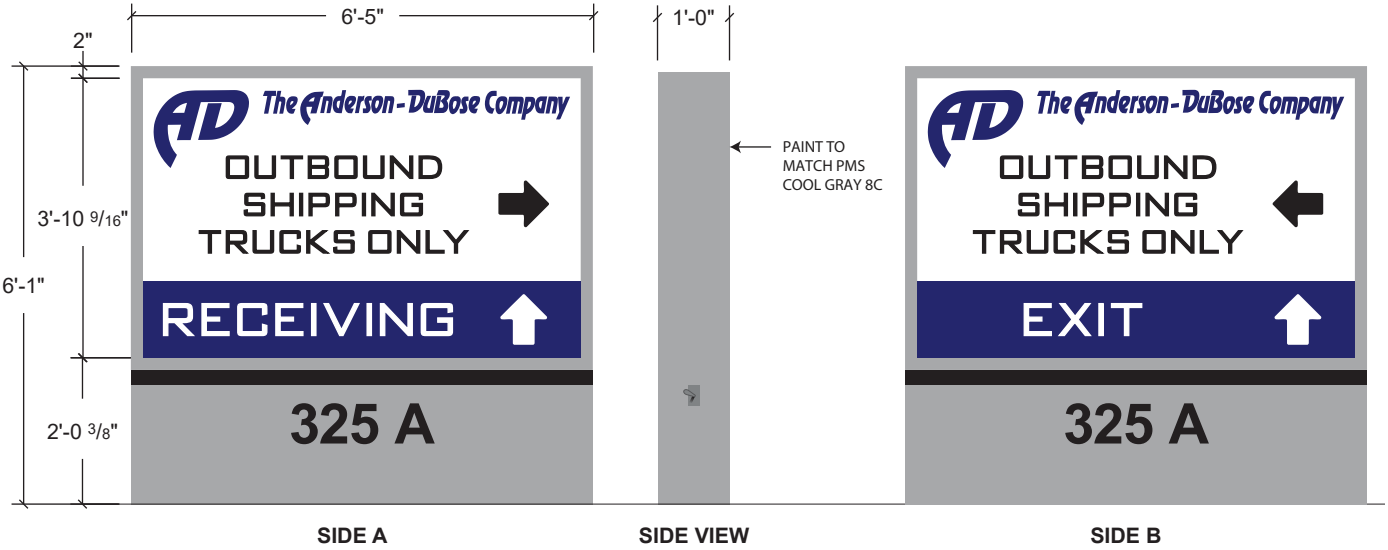
Existing Signage:
No Existing Signage

SPECIAL CONDITIONS

Technical survey required prior to fabrication.

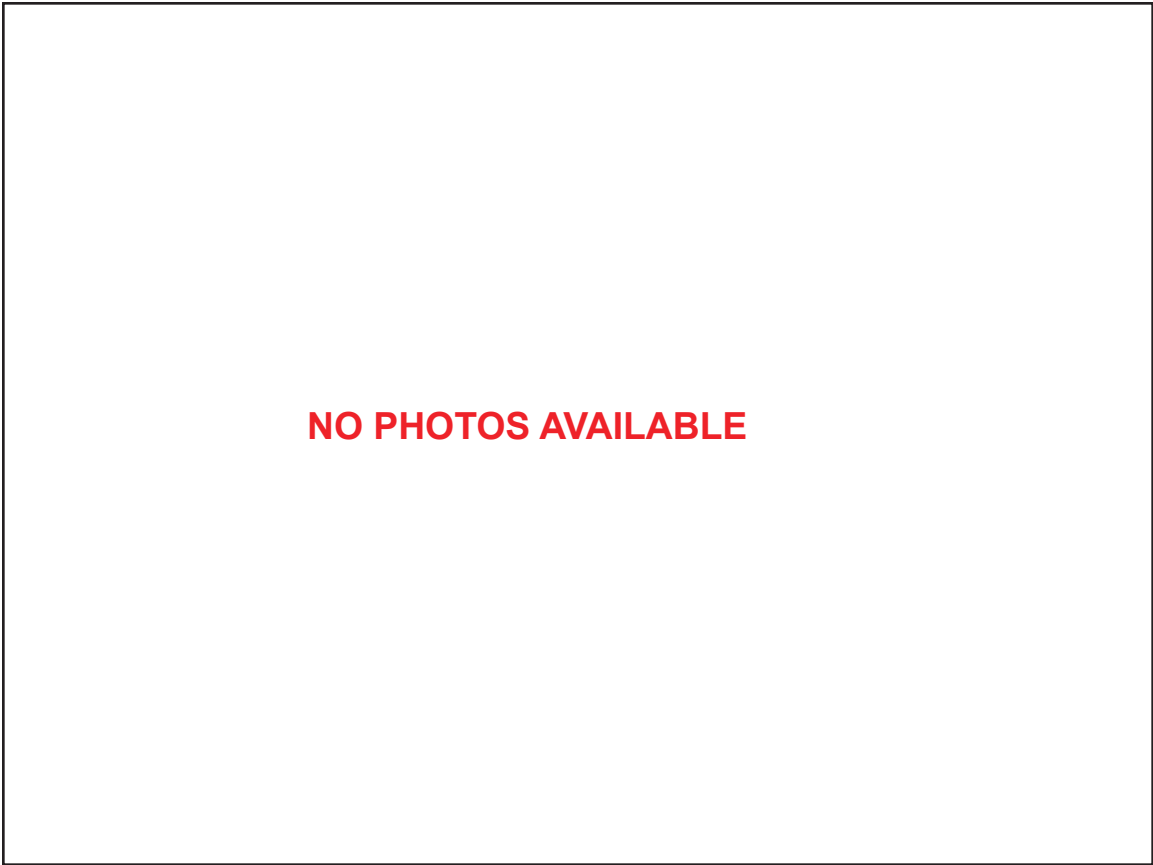
Electrician required to run new shared 120V 20A primary circuit to signage location dedicated to the directionals.

NOTE:
BOTH SIDES TO HAVE
PAN-FORMED FACES

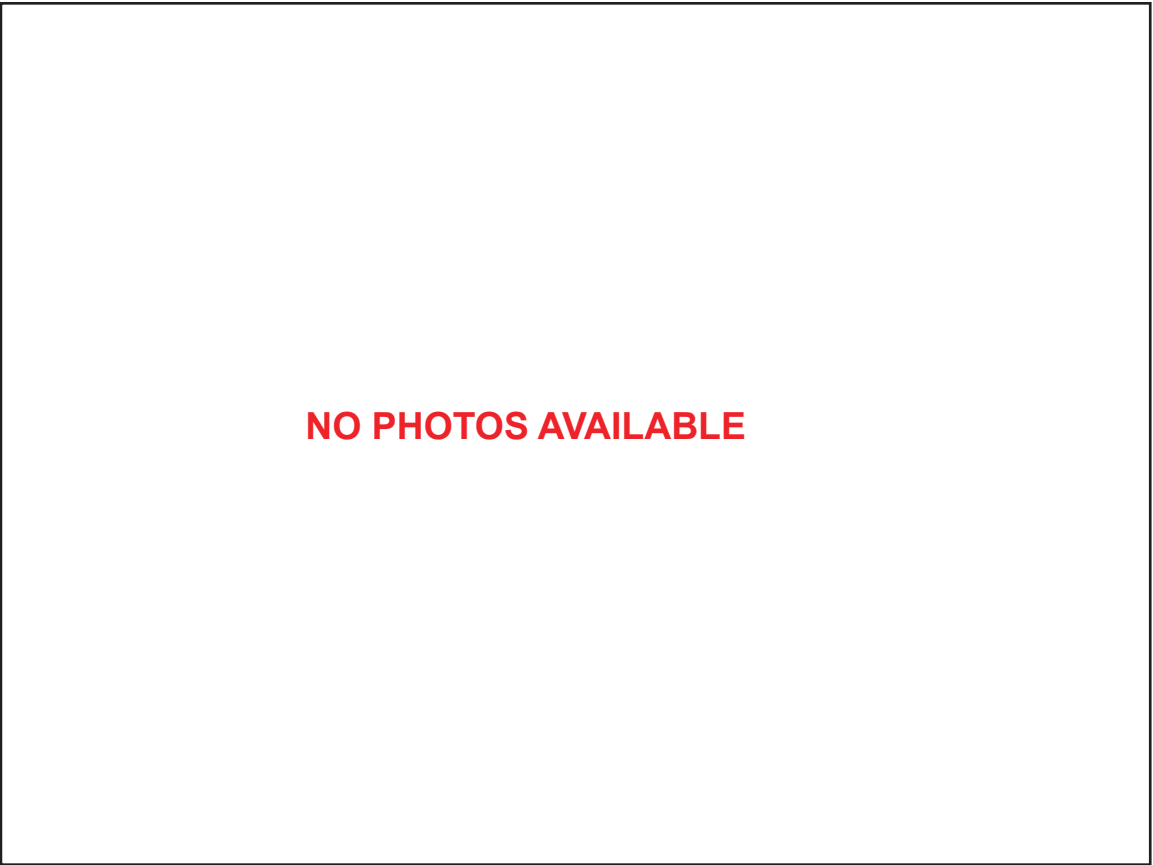


ADC-DIR_39 39 sq.ft.

D/F LED illuminated directional, painted with a satin finish. Faces to be .177" white acrylic with vinyl graphics applied to the first surface.
Address to be black vinyl graphics applied to the first surface of the painted aluminum cabinet. "Reveal" line to be vinyl graphics.



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

N06

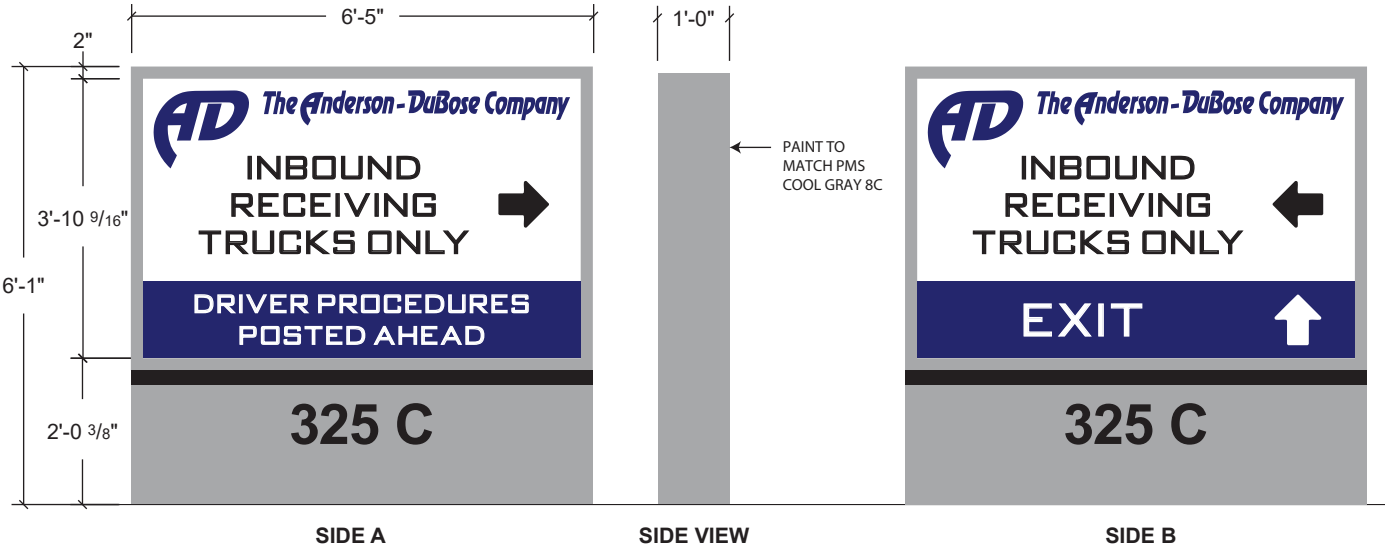
Existing Signage:
No Existing Signage

SPECIAL CONDITIONS

Technical survey required prior to fabrication.

Electrician required to run new shared 120V 20A primary circuit to signage location dedicated to the directionals.

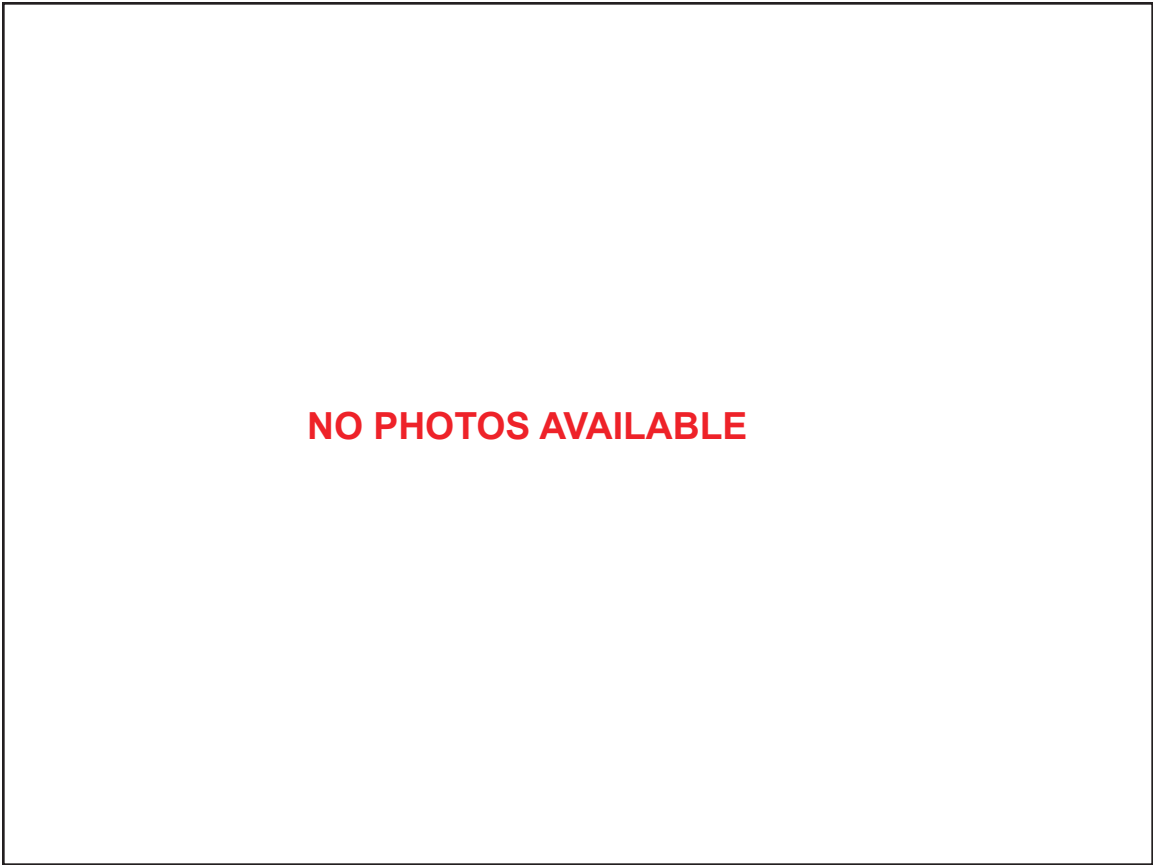
NOTE:
BOTH SIDES TO HAVE
PAN-FORMED FACES



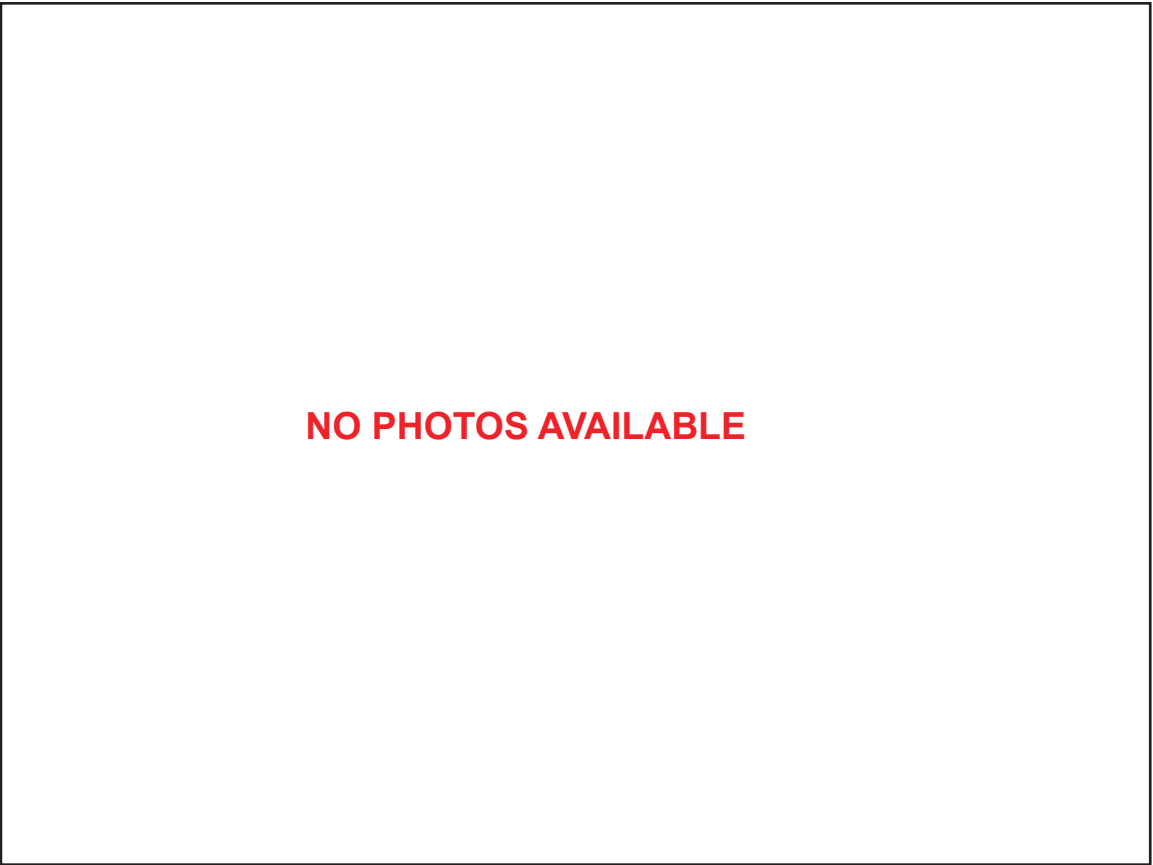
ADC-DIR_39

39 sq.ft.

D/F LED illuminated directional, painted with a satin finish. Faces to be .177" white acrylic with vinyl graphics applied to the first surface. Address to be black vinyl graphics applied to the first surface of the painted aluminum cabinet. "Reveal" line to be vinyl graphics.



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

N09

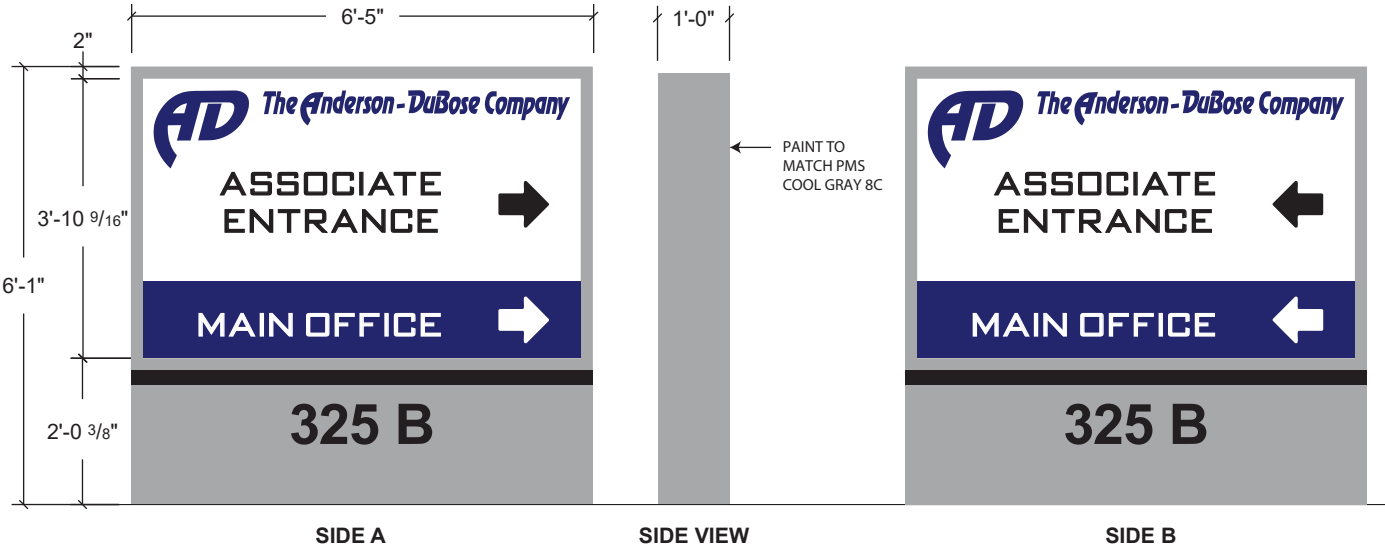
Existing Signage:
No Existing Signage

SPECIAL CONDITIONS

Technical survey required prior to fabrication.

Electrician required to run new shared 120V 20A primary circuit to signage location dedicated to the directionals.

NOTE:
BOTH SIDES TO HAVE
PAN-FORMED FACES



ADC-DIR_39

39 sq.ft.

D/F LED illuminated directional, painted with a satin finish. Faces to be .177" white acrylic with vinyl graphics applied to the first surface. Address to be black vinyl graphics applied to the first surface of the painted aluminum cabinet. "Reveal" line to be vinyl graphics.

N07

Existing Signage:
No Existing Signage

SPECIAL CONDITIONS

Technical survey required prior to fabrication.

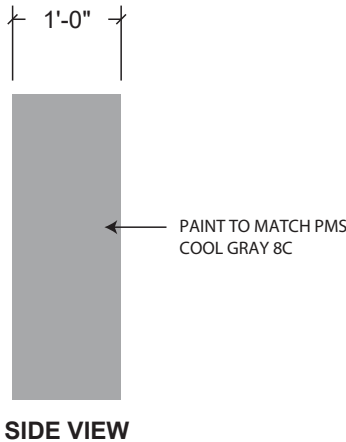
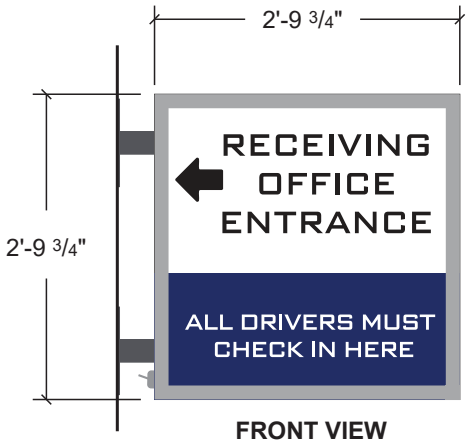
Electrician required to run new 120V 20A primary circuit to signage location.

NO PHOTOS AVAILABLE

ORIGINAL PHOTOGRAPH

COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

NOTE:
BOTH SIDES TO HAVE
PAN-FORMED FACES



ADC-FL_8 8 sq.ft.

D/F Flag mounted, LED illuminated cabinet, painted to match PMS Cool Gray 8c w/ a satin finish.
Faces to be .177" white acrylic with vinyl graphics applied to the first surface.
mounted to the wall using 2.5" aluminum tube.

N08

Existing Signage:
No Existing Signage

SPECIAL CONDITIONS

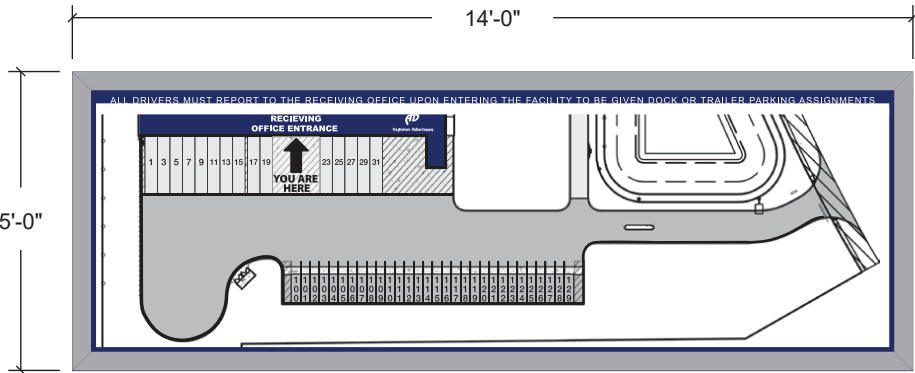
Technical survey required prior to fabrication.

Electrician required to run new 120V 20A primary circuit to signage location.

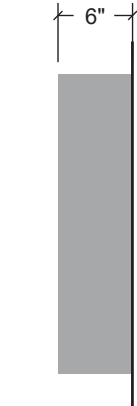
NO PHOTOS AVAILABLE

ORIGINAL PHOTOGRAPH

COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE



FRONT VIEW



SIDE VIEW

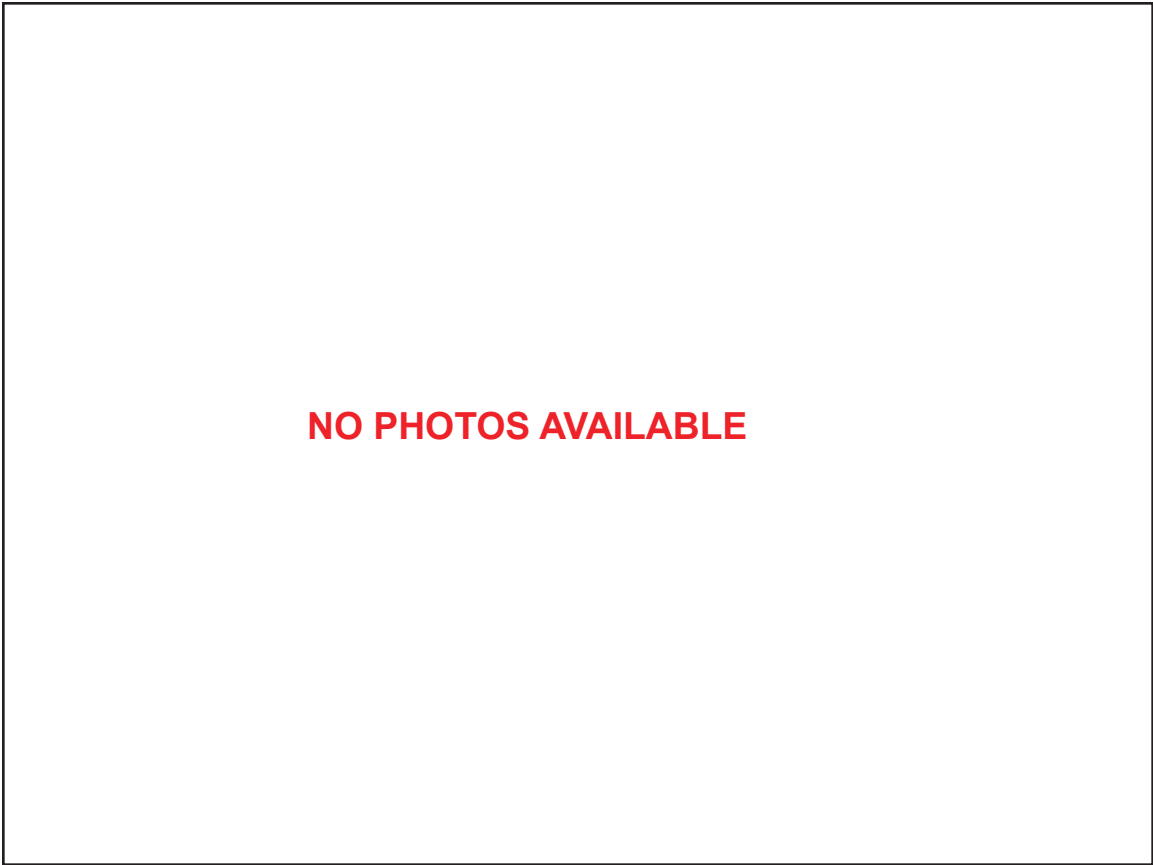
NOTE:
WALLSIGN TO HAVE
PAN-FORMED FACE

ADC-WS_70 70 sq.ft.

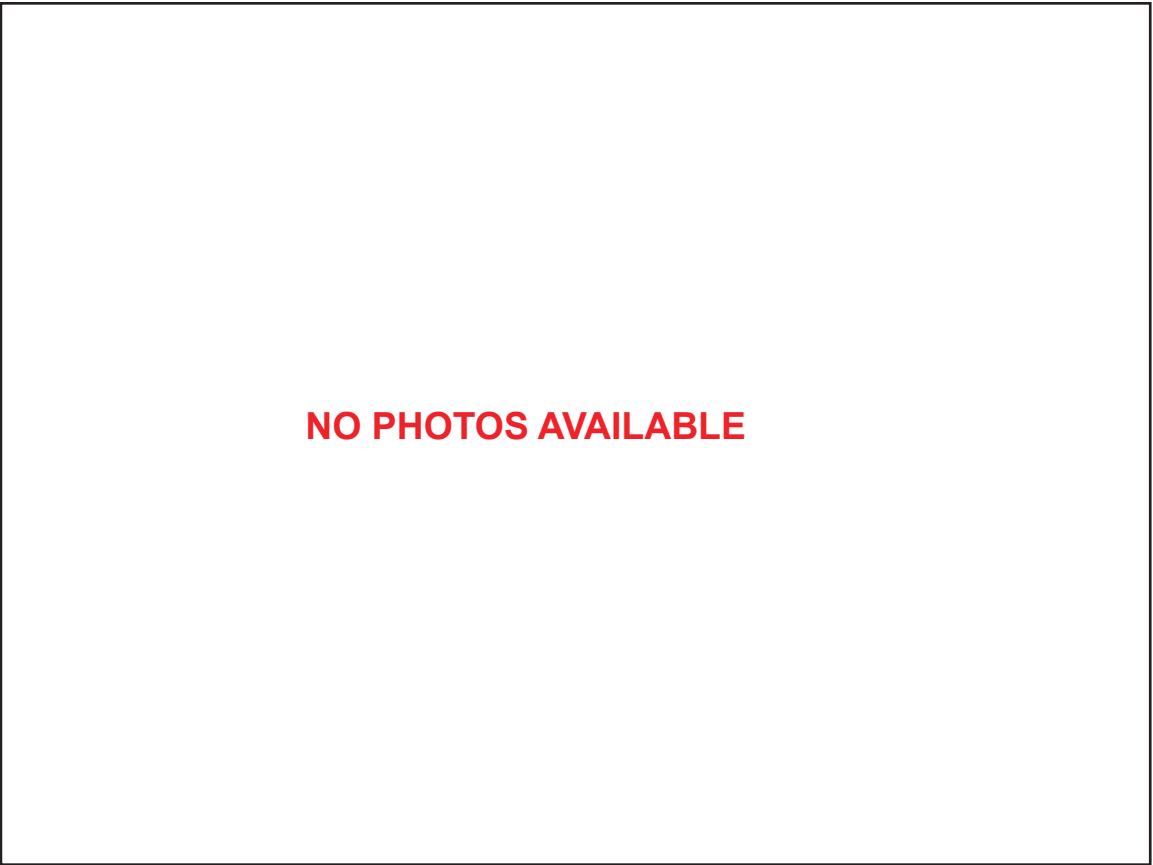
LED illuminated cabinet, painted Matthews "Brushed Aluminum".
Faces to be .177" white acrylic with vinyl graphics applied to the first surface.



N07-N08 Elevation
Scale: 3/32" = 1'-0"



ORIGINAL PHOTOGRAPH



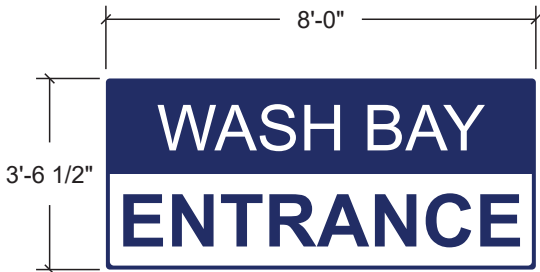
COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

N14

Existing Signage:
No Existing Signage

SPECIAL CONDITIONS

Technical survey required prior to fabrication.



N14-A

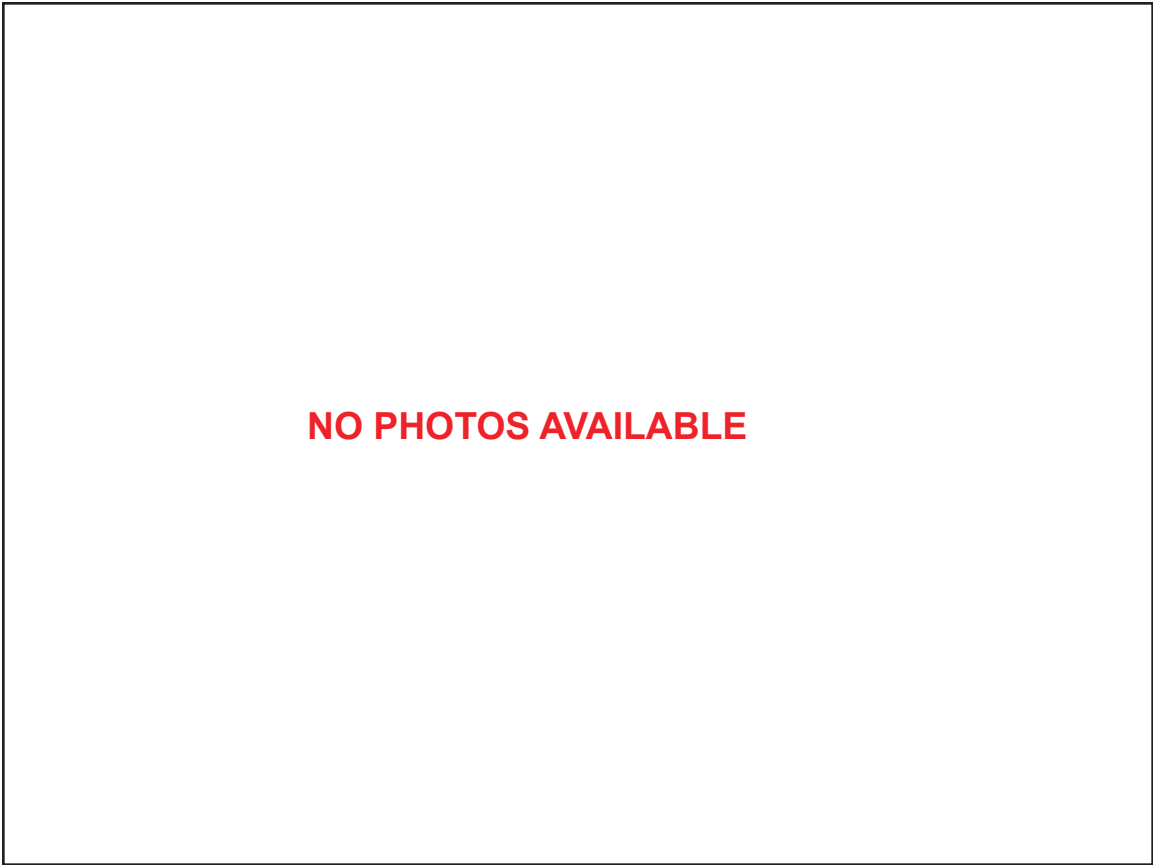


N14-B

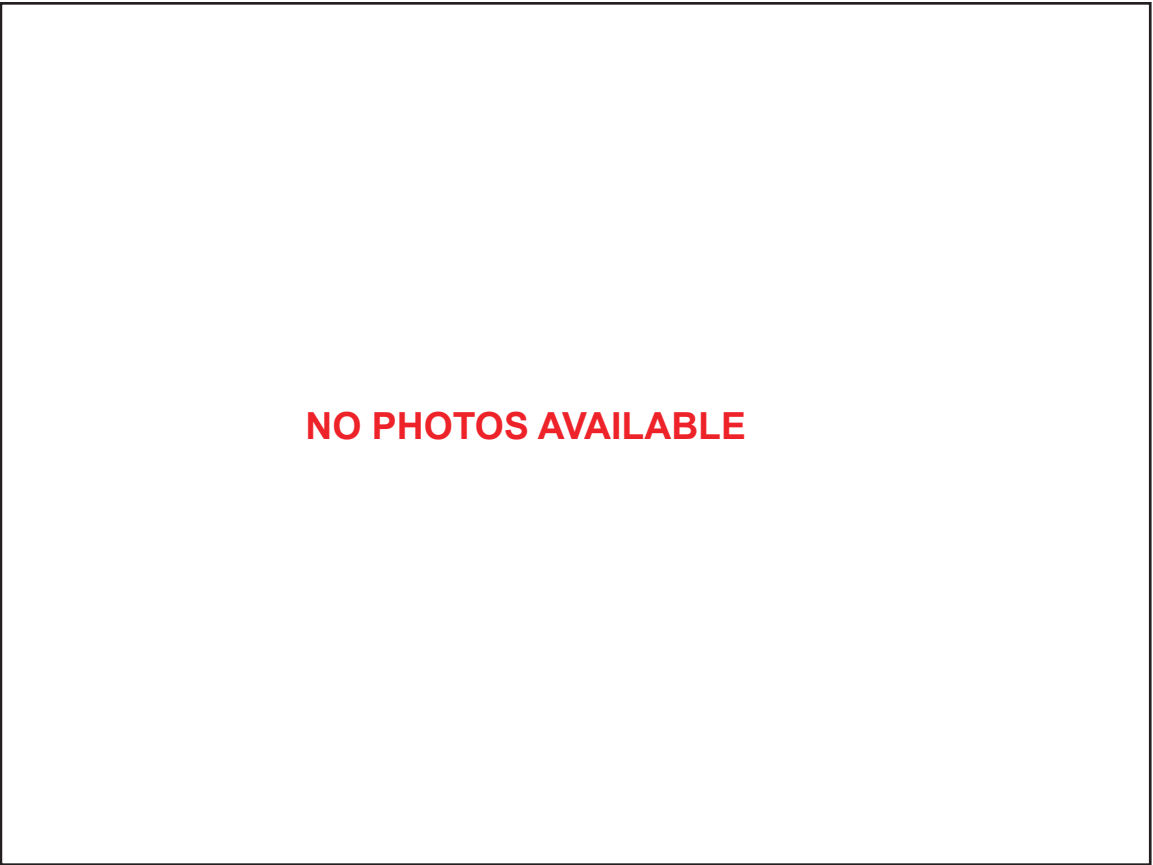
ADC-BS_36

28.3 sq.ft.

.125" aluminum blade sign painted white w/ a satin finish.
Vinyl graphics to match PMS 280 and be applied to the first surface.



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

N15

Existing Signage:
No Existing Signage

SPECIAL CONDITIONS

Technical survey required prior to fabrication.



N15-A

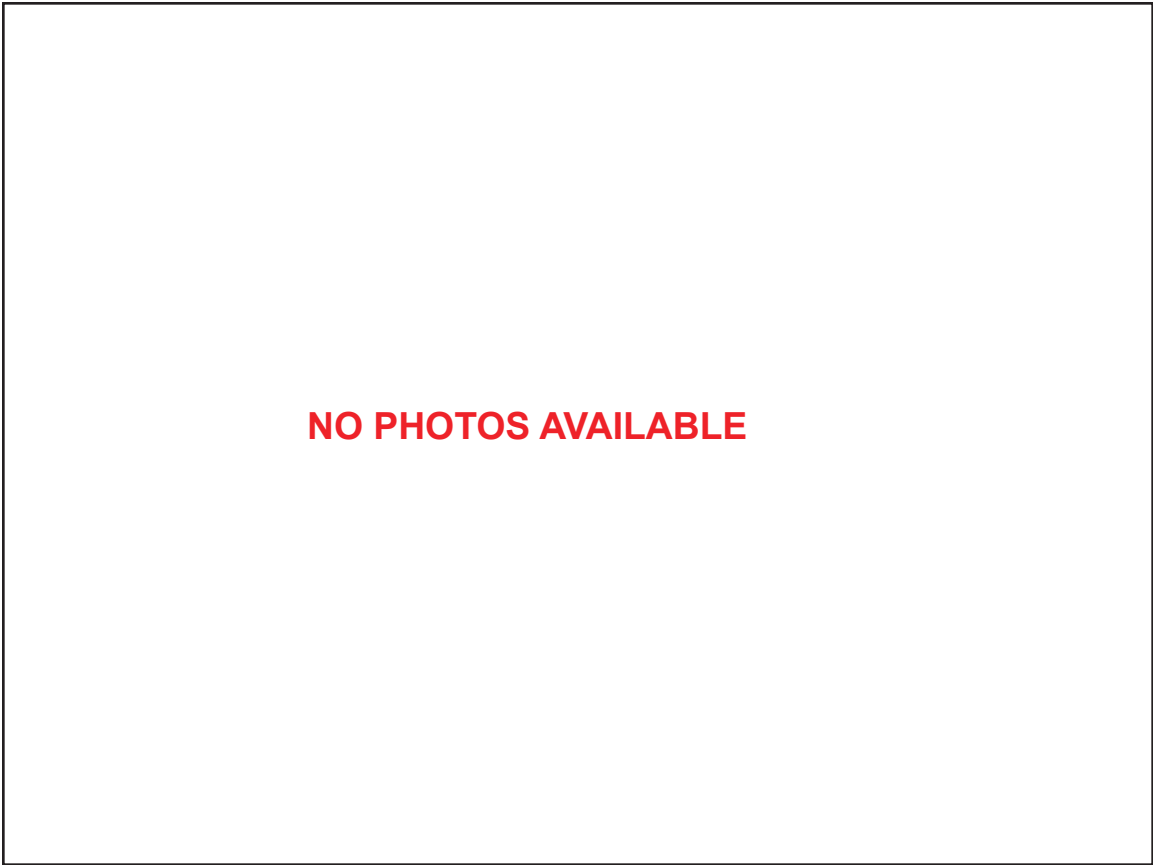


N15-B

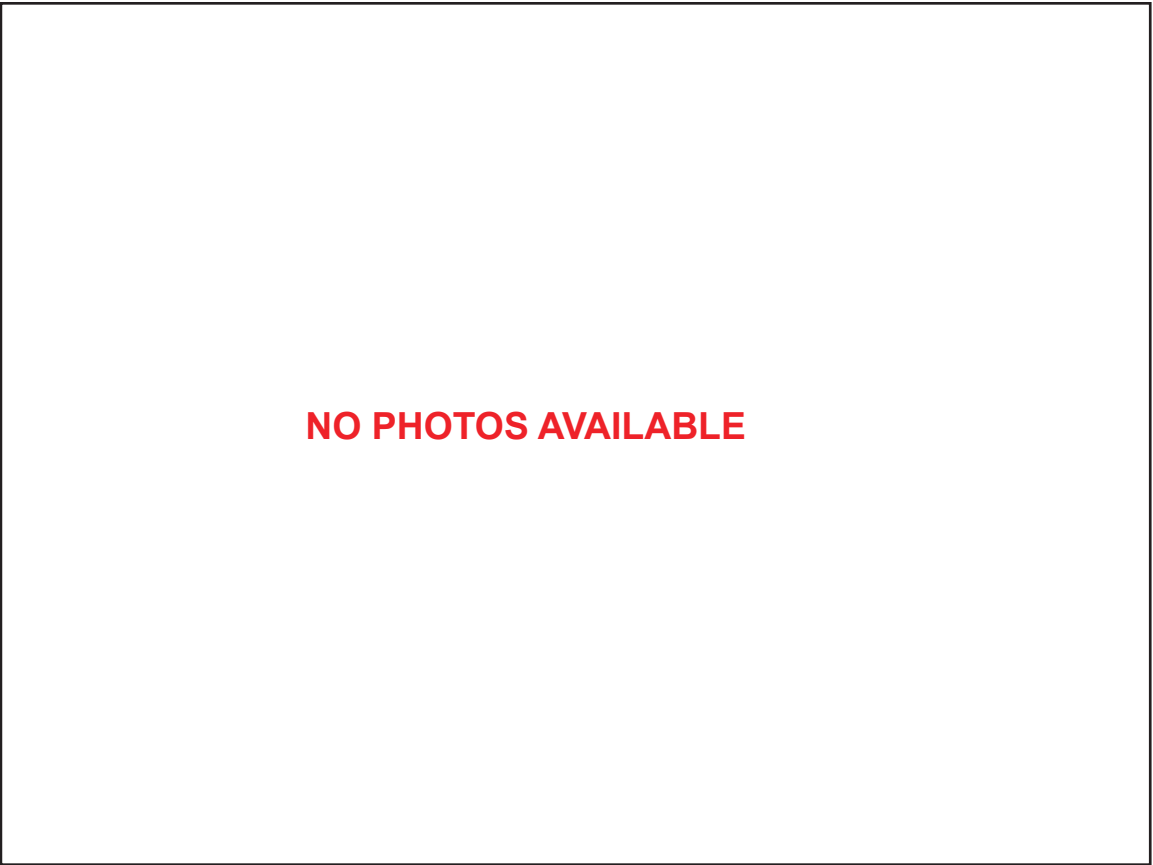
ADC-BS_36

28.3 sq.ft.

.125" aluminum blade sign painted white w/ a satin finish.
Vinyl graphics to match PMS 280 and be applied to the first surface.



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

N16

Existing Signage:
No Existing Signage

SPECIAL CONDITIONS

Technical survey required prior to fabrication.



N16-A

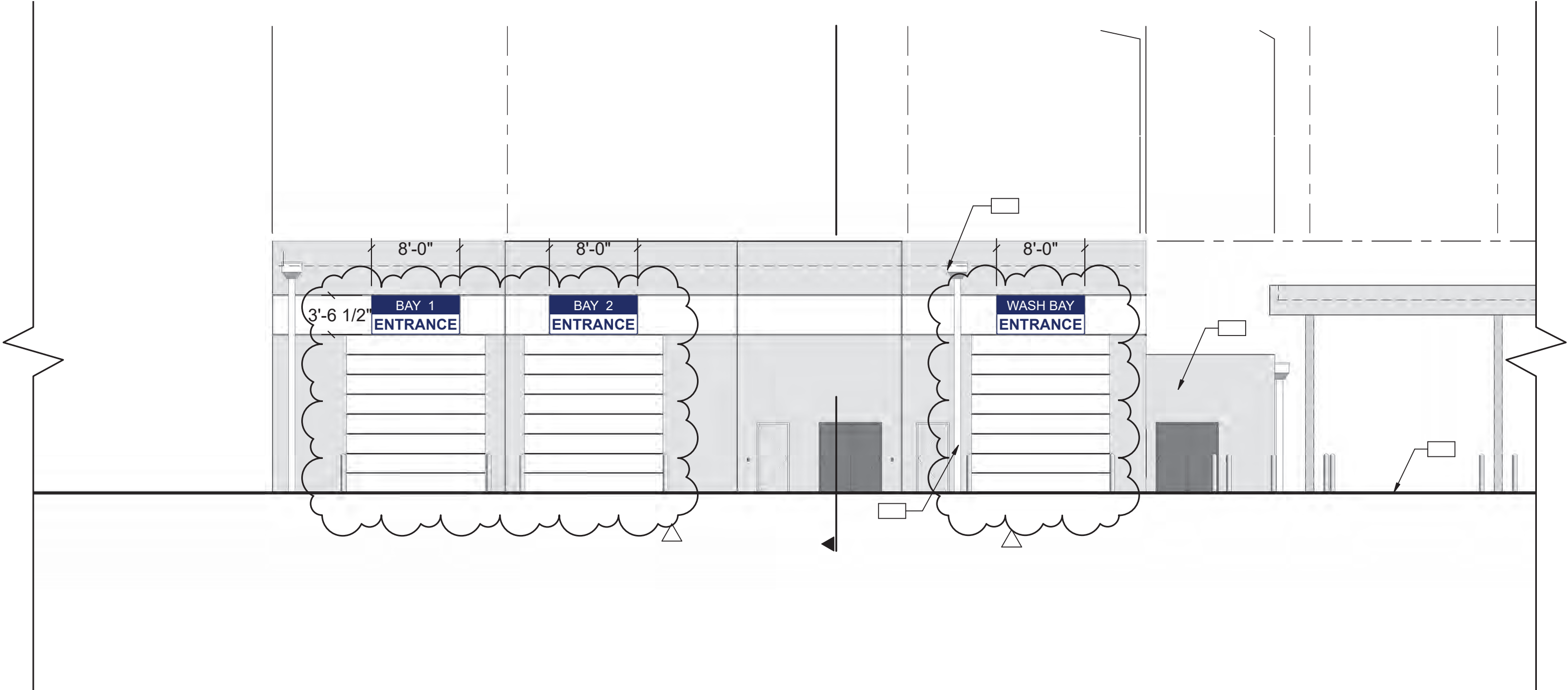


N16-B

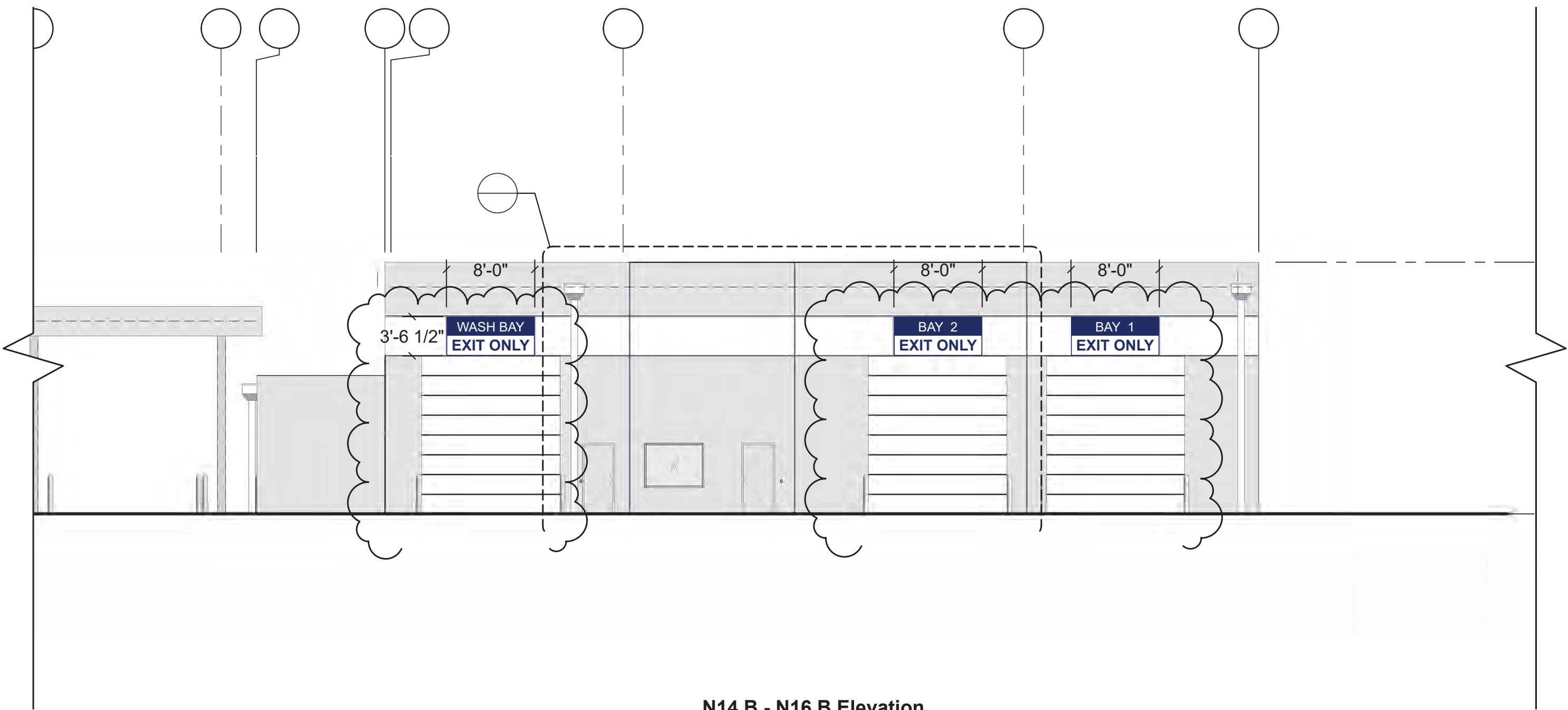
ADC-BS_36

28.3 sq.ft.

.125" aluminum blade sign painted white w/ a satin finish.
Vinyl graphics to match PMS 280 and be applied to the first surface.



N14 A - N16 A Elevation
Scale: 1/16" = 1'-0"



N14 B - N16 B Elevation
Scale: 1/16" = 1'-0"