



Board of Zoning Appeals Meeting Agenda

March 23, 2026 at 5:30 PM

Jefferson City Municipal Building

1. **Call to Order**
2. **Approval of Minutes from Previous Meetings**
 - a. Minutes from 02 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. Lisa Walden (Bristol Sign Company) - Seeking Variance for an additional Ground Sign - Located at N. Hwy 92 and W. Broadway Blvd.
6. **Other Items for Discussion**
7. **Adjourn**

Minutes

Jefferson City Board of Zoning Appeals

February 23rd, 2026

5:30 P.M.

Members' Present

Spencer Gatlin, Chair

Mitch Cain, Mayor

Kevin Bunch, Vice Mayor

Scott McMinn

Jeff Chitwood, Secretary

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement

Sheila Purkey, Councilwoman

Ailene Combs, Councilwoman

Mark Brown, Standard Banner

Ekem Amonoo-Larsen, ETDD Planner

Brad McCoy

Chairman Gatlin called the meeting to order at 6:00 P.M. Motion by Mr. Bunch, second by Mr. McMinn to approve October 27th, 2025, BZA minutes (unanimous).

Citizens Comments

None.

Old Business

Bradley McCoy - Seeking two-and-a-half-foot variance for each side yard set back and a six foot variance for the rear yard set back Located in an R-1 Zone - Located off W. Mountcastle Street

Primary discussion was on the rear of the proposed residential structure and the requested six-foot variance request. The concern is how close the driveway entrance would be to the neighboring property. It was discussed that the previous residential structure on the property also utilized the proposed driveway entrance. The discussion shifted to the hardship created by the size of the lot and the previous structure. Mr. McCoy stated that the overall size of the proposed structure was not much greater than the previous and the addition of the garage and the length of the proposed structure is what gave the appearance of a much larger structure. It was agreed that the size of the lot does create some hardship and the neighboring properties also had similar issues with lot size based on the age of the neighborhood. A motion was made by Mr. Bunch to approve a two-and-a-foot variance on each side yard set back and a six-foot variance on the rear yard set back. Second by Mr. McMinn. Chairman Gatlin called for a roll call vote. Mr. Cain – Yes, Mr. Bunch – Yes, Mr. Chitwood – No, Mr. McMinn – Yes, Mr. Gatlin – Yes. The variance was granted on a vote of 4 – Yes, 1 – No.

Miscellaneous

None.

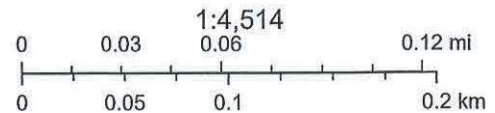
Adjourn

Having no further business, the meeting was adjourned at 6:10 P.M.

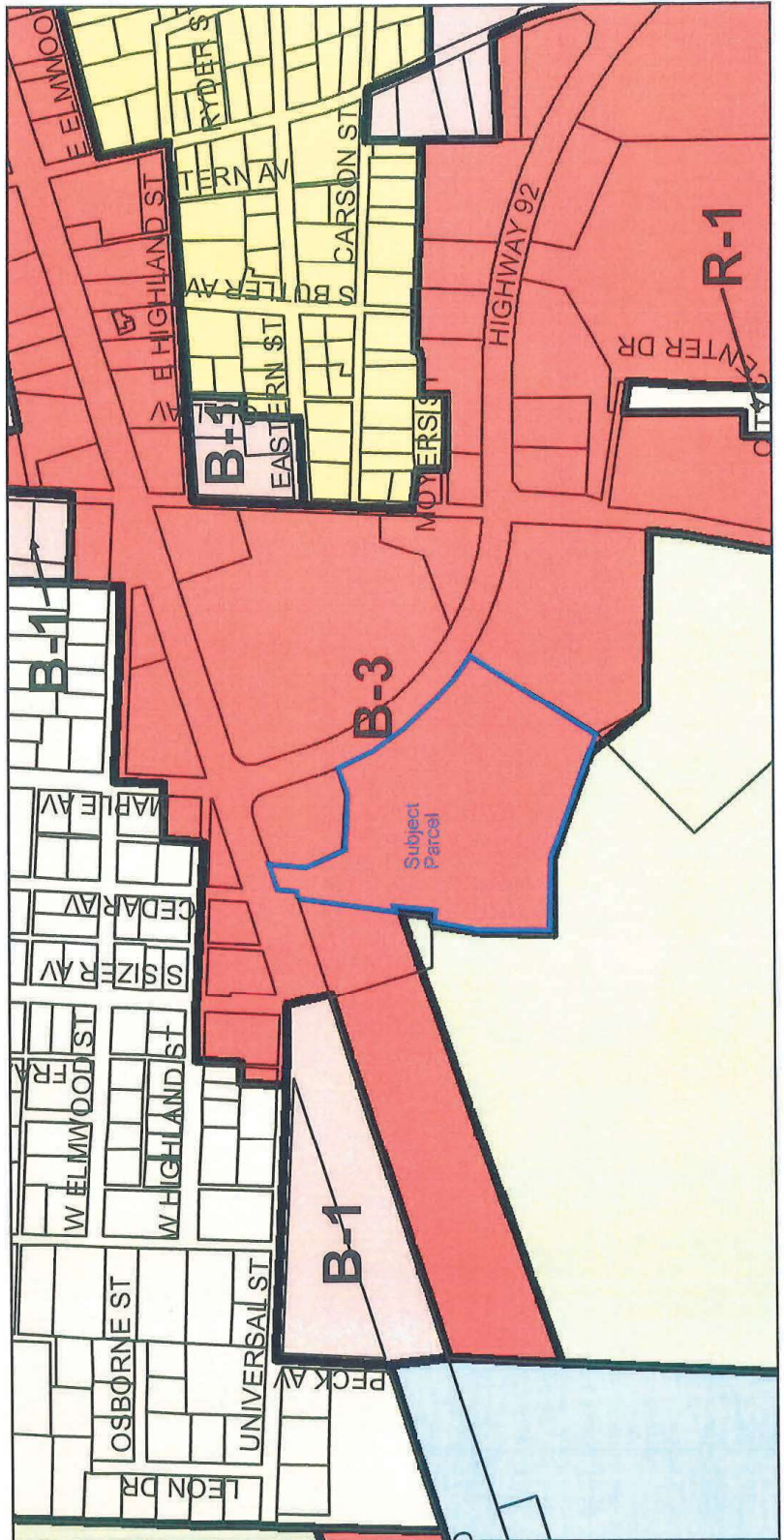


Date: July 16, 2024

County: Jefferson
 Owner: MARATHON REALTY CORP
 Address: HWY 92 N
 Parcel Number: 023 040.00
 Deeded Acreage: 10.9
 Calculated Acreage: 0



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Jefferson City Tennessee

Application to Appear - Planning Commission /

Board of Zoning Appeals / Historic Planning Commission

Application to Appear – Meeting Date 3-23-26

Date of Application 2-26-26

Name & Phone Number Bristol Sign Co. Walden, LLC 276 669 0811 (Lisa Walden)

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 :

We would like to request the attached building signage for Food City, 2 pylon signs 25' for each main road and the Gas N Go signage.

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

Fee = \$25.00

Lisa R Walden

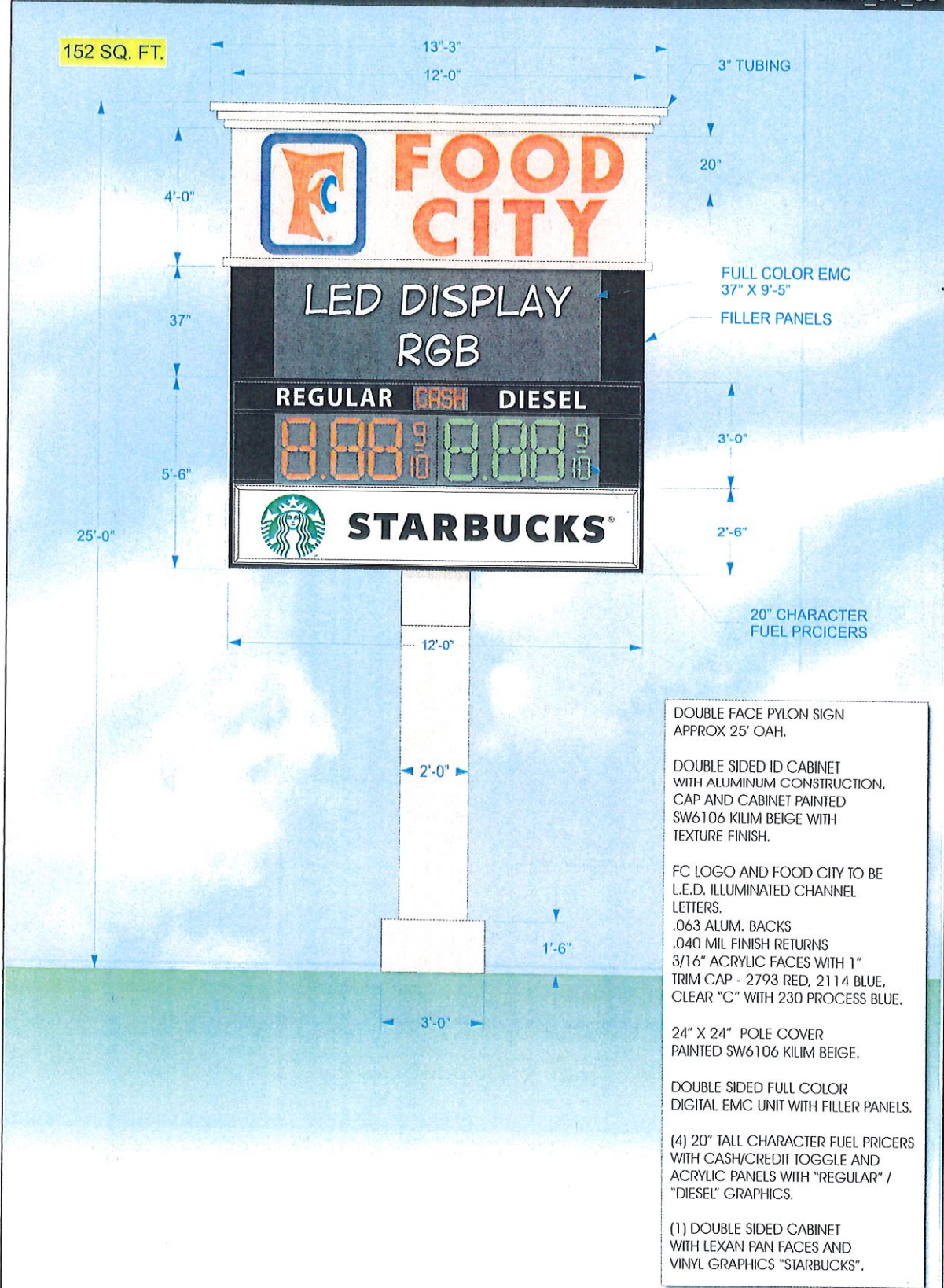
Payment Date: _____

Payment Method: _____

Applicant Signature

KVAT - FOOD CITY - JEFFERSON CITY, TN

PYLON SIGN_01_03



They would like one sign like this on US-Hwy 11E and on N Hwy 92.

- DOUBLE FACE PYLON SIGN APPROX 25' OAH.
- DOUBLE SIDED ID CABINET WITH ALUMINUM CONSTRUCTION. CAP AND CABINET PAINTED SW6106 KILIM BEIGE WITH TEXTURE FINISH.
- FC LOGO AND FOOD CITY TO BE L.E.D. ILLUMINATED CHANNEL LETTERS.
.063 ALUM. BACKS
.040 MIL FINISH RETURNS
3/16" ACRYLIC FACES WITH 1" TRIM CAP - 2793 RED, 2114 BLUE, CLEAR "C" WITH 230 PROCESS BLUE.
- 24" X 24" POLE COVER PAINTED SW6106 KILIM BEIGE.
- DOUBLE SIDED FULL COLOR DIGITAL EMC UNIT WITH FILLER PANELS.
- (4) 20" TALL CHARACTER FUEL PRICERS WITH CASH/CREDIT TOGGLE AND ACRYLIC PANELS WITH "REGULAR" / "DIESEL" GRAPHICS.
- (1) DOUBLE SIDED CABINET WITH LEXAN PAN FACES AND VINYL GRAPHICS "STARBUCKS".

Sketch Number: 01_03 Drawn By: RTF Scale: N/A Date: 2-24-2026

PO Box 16938 - Bristol, VA - 24209 - 276.669.0811 - office@BristolSign.com - www.BristolSign.com



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