



Board of Zoning Appeals Meeting Agenda

September 22, 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**
- 5. New Business**
 - a.** Johnathan 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)
- 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

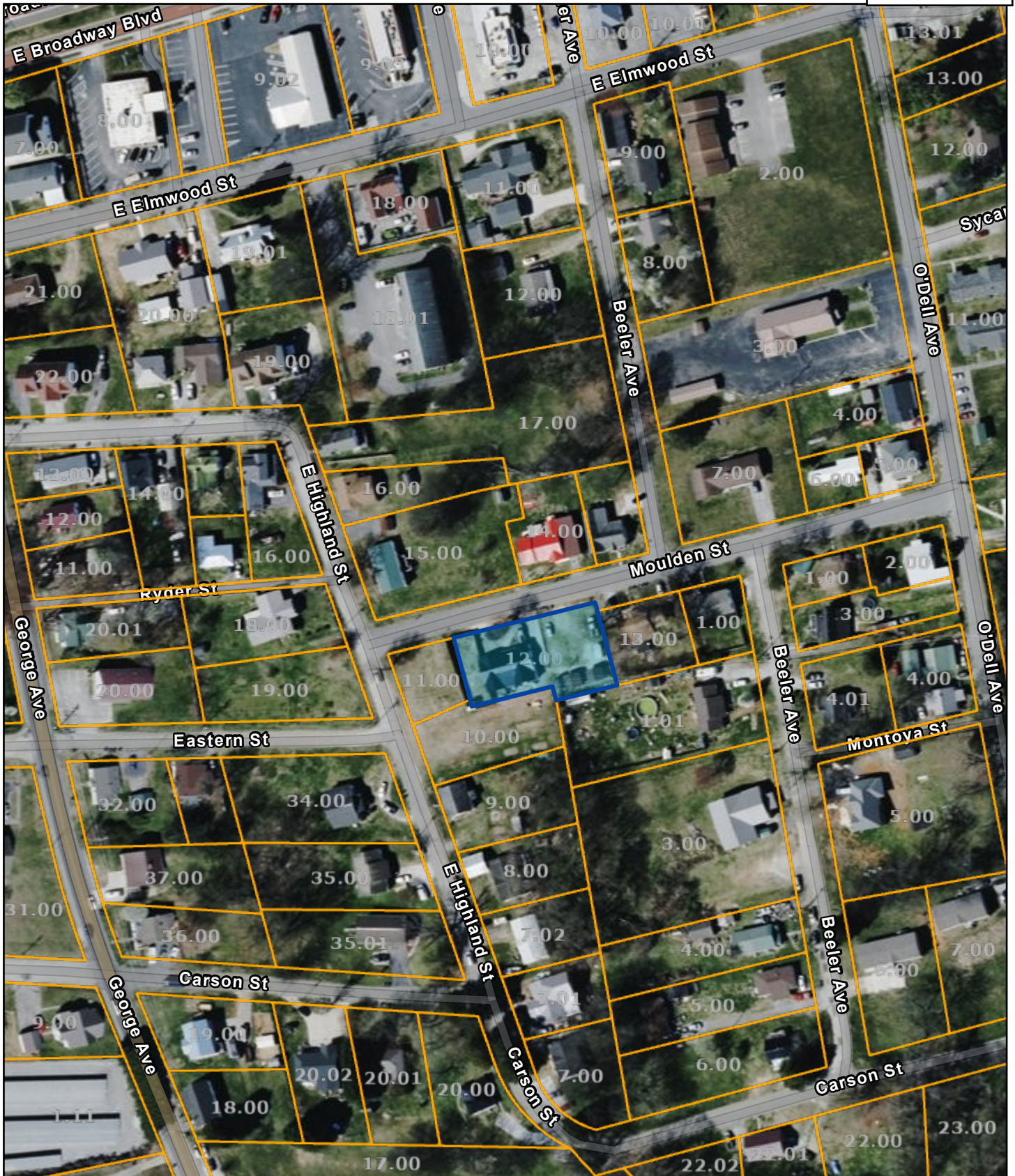
None.

Adjourn

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

Jefferson County - Parcel: 024H C 012.00

Section 5, Item a.



Date: September 12, 2025

County: JEFFERSON

Owner: VILLARREAL JONATHAN ISRAEL TRIGOS & PEDRO MARICELA FELIPE

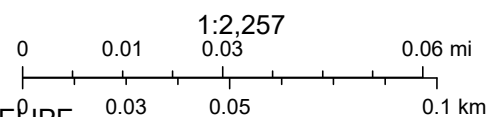
Address: MOULDEN ST 607

Parcel ID: 024H C 012.00

Deeded Acreage: 0

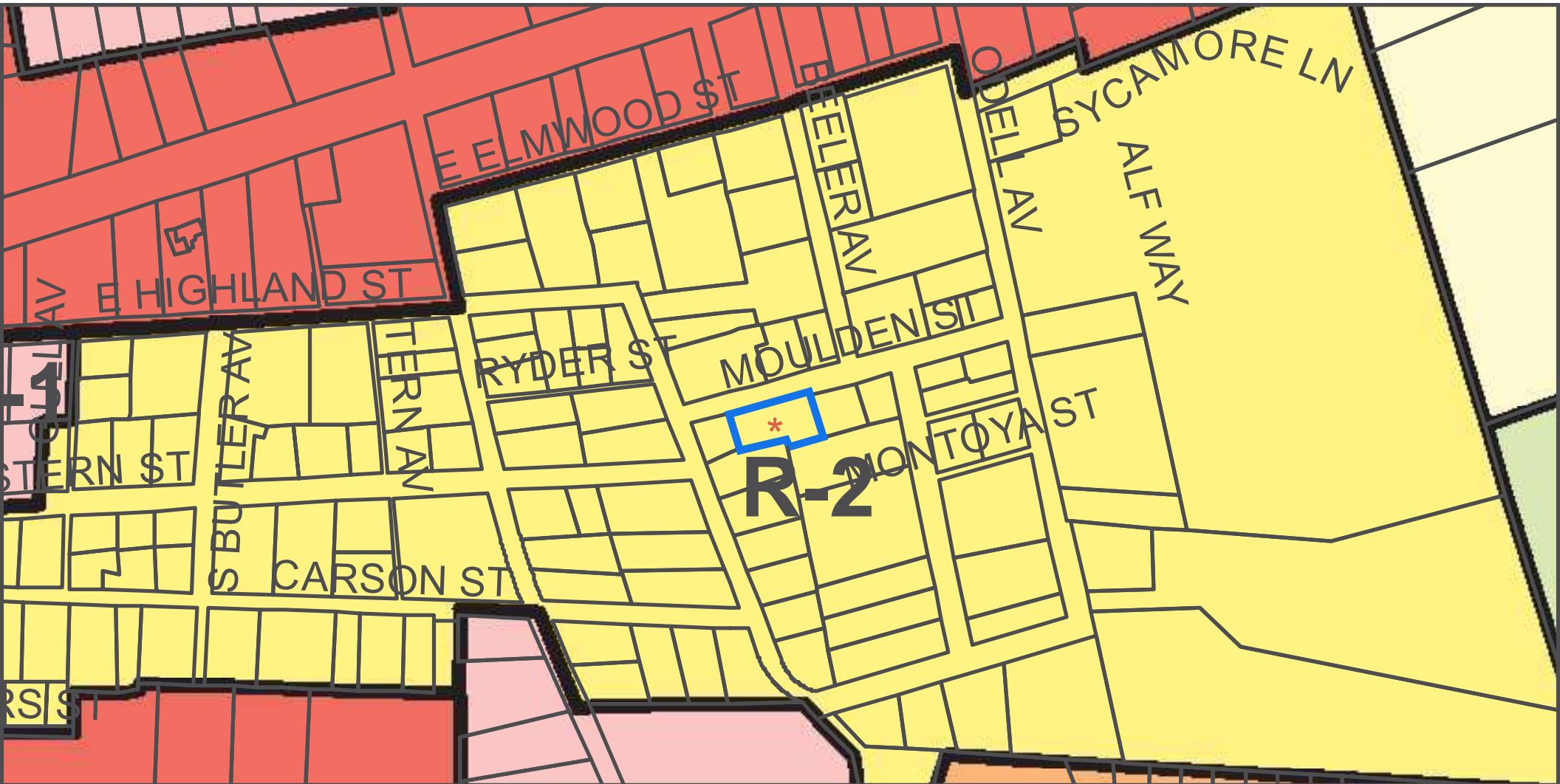
Calculated Acreage: 0

Vexcel Imagery Date: 2023



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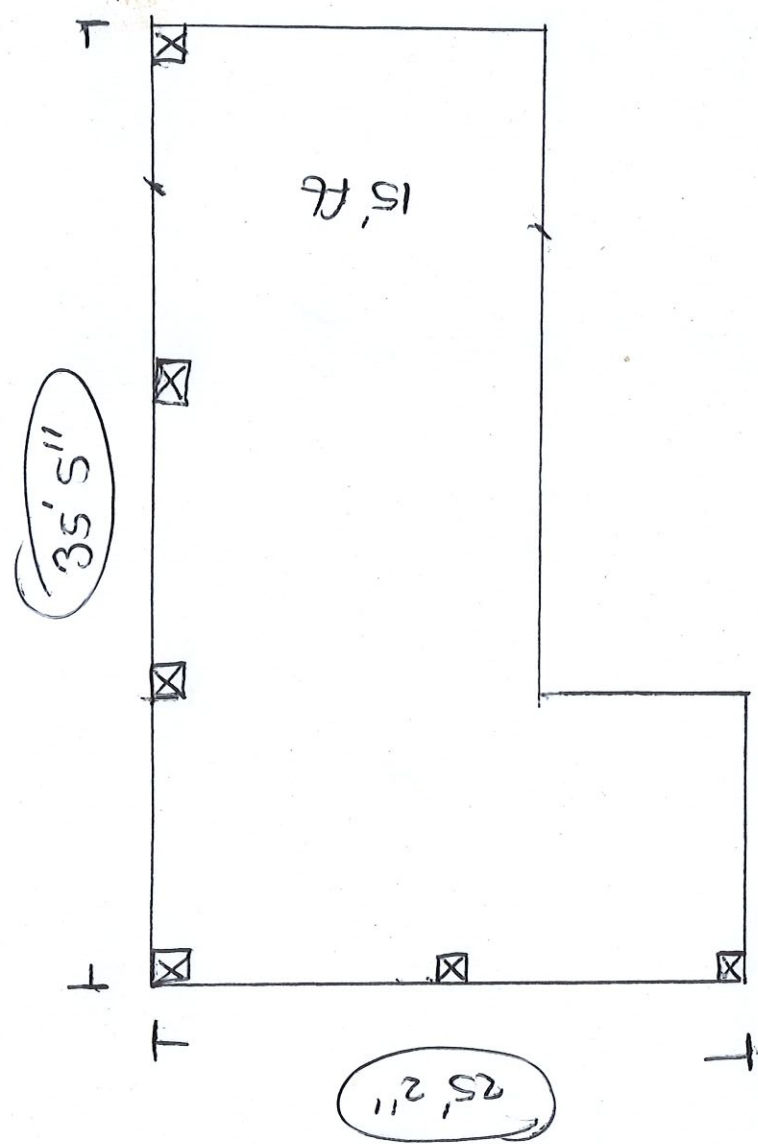
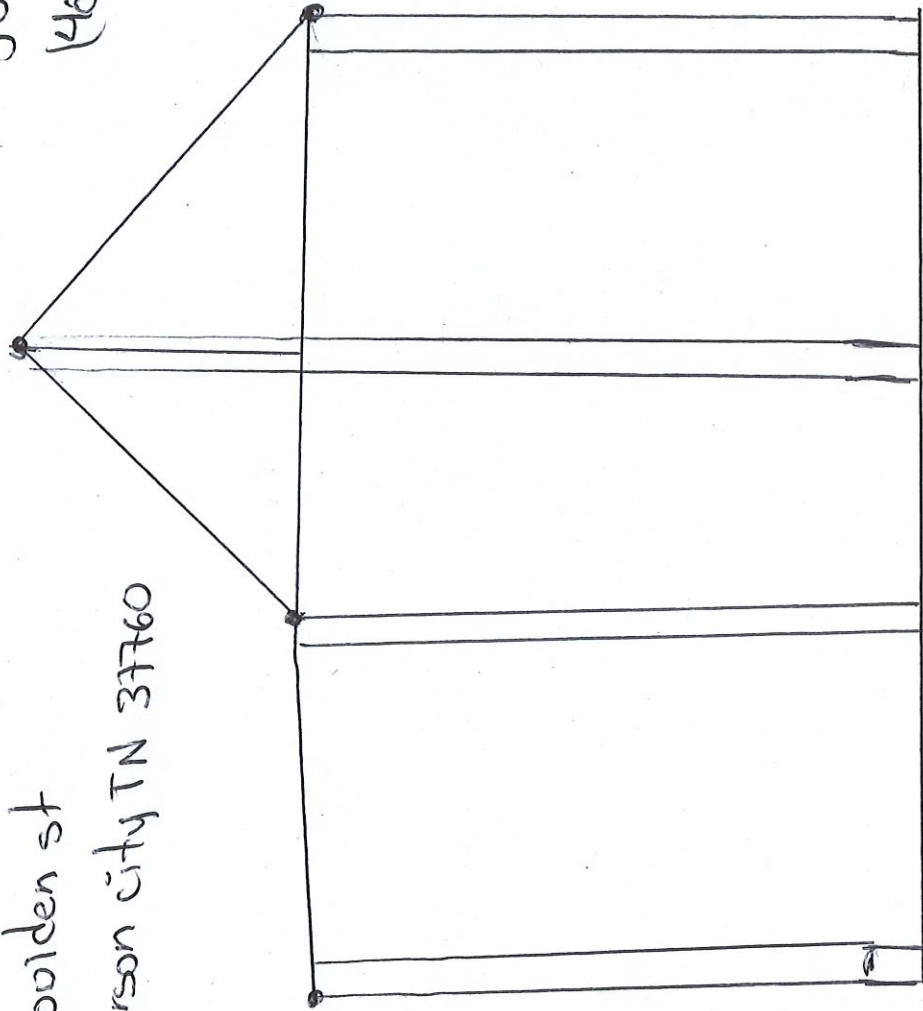
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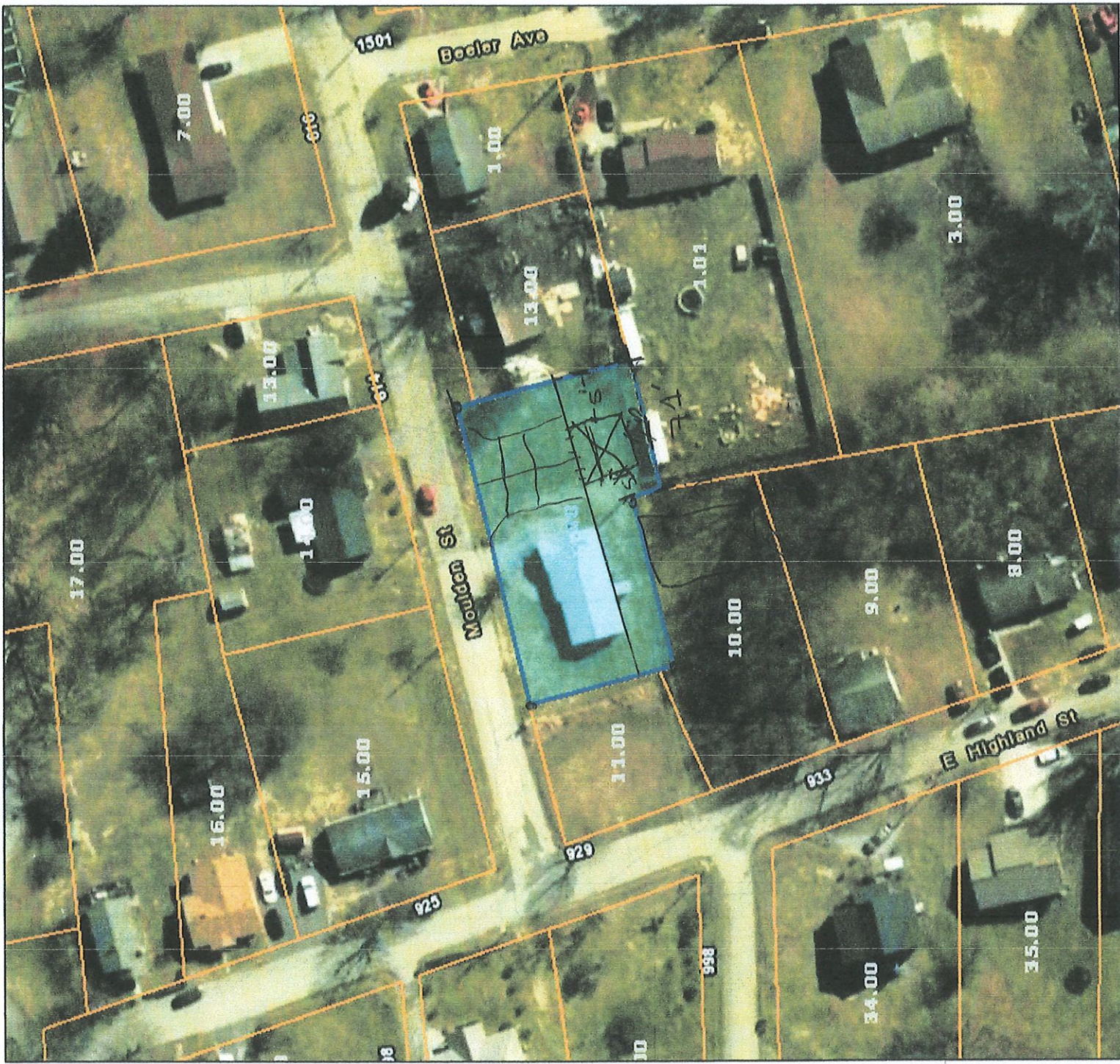
PORCH. BEHIND THE HOUSE

Jonathan I Trigos
(403) 839-3439.

607 Mowden st
Jefferson city TN 37760



Jefferson County - Parcel: 024H C 012.00

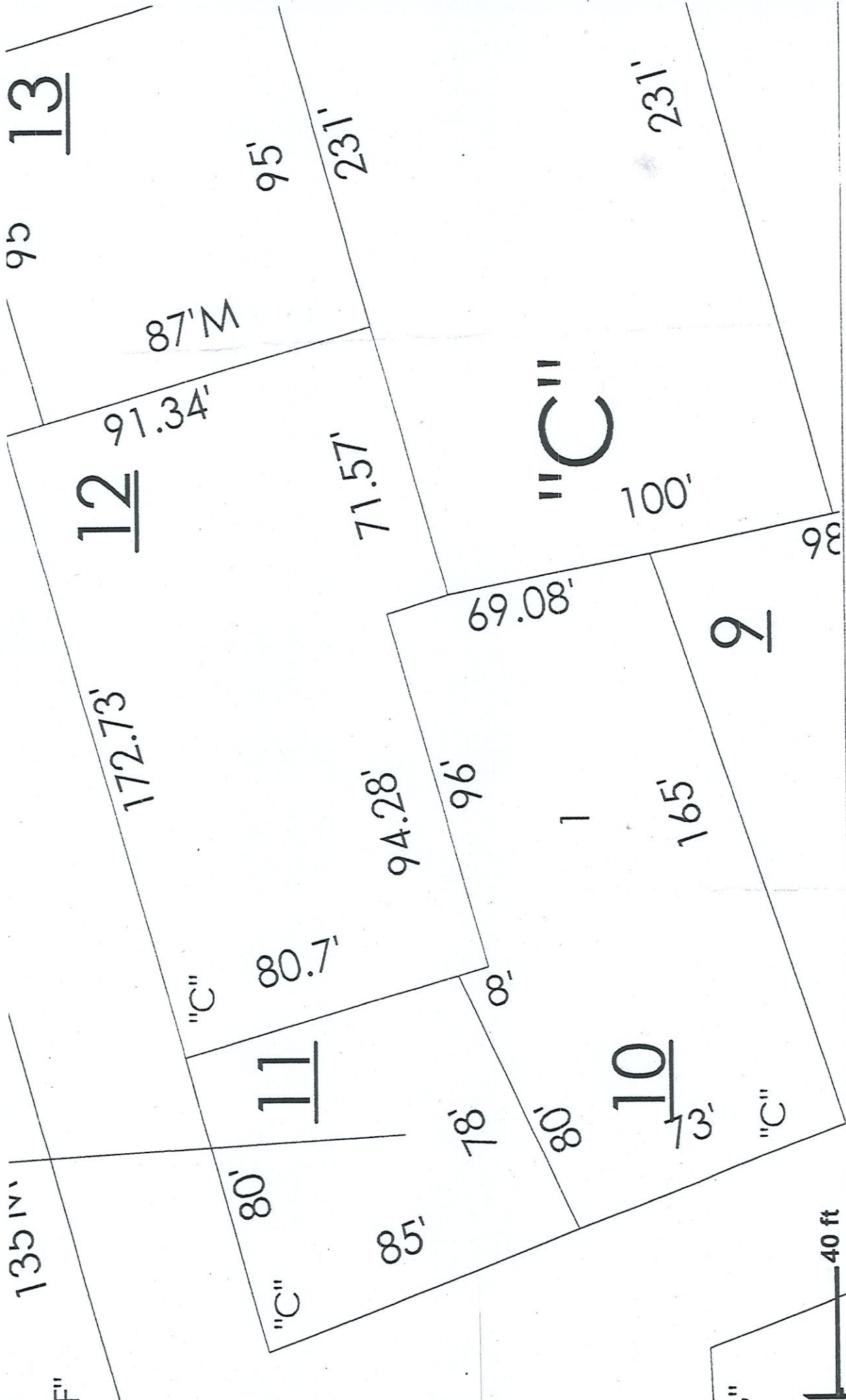


Date: December 9, 2019
County: Jefferson
Owner: VILLARREAL JONATHAN ISRAEL TRIGOS &
Address: MOULDEN ST 607
Parcel Number: 024H C 012.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

Section 5, Item a.

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TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

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JEFFERSON COUNTY, TENNESSEE

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