



Board of Zoning Appeals Meeting Agenda

Thursday, August 28, 2025 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

1. **Call to Order**
2. **Pledge of Allegiance / Invocation**
3. **Roll Call**

A. Jacqueline Johnson – Chair

Lisa Cole – Vice *Chair*

John Hunter - *Member*

Billy Ring - *Member*

Terry Brewer - *Member*

4. **Approval / Correction of Minutes from Prior Meetings**

A. Regular Session - May 22, 2025

5. **Completion / Review of Unfinished Business from prior meeting**

6. **Special reports from other City Departments or Committees if applicable**

7. **New Business**

(Comments from citizens may or may not be included, dependent on the issues.)

- A. **Applicant/Owner** Kamethia Wilson **Variance Request for 106 E Merchant Street Tax Map:** 1330K | **Parcel:** 003.00

The applicant is requesting a variance to reduce the required front yard setback from 30 feet to 22 feet and the rear yard setback from 20 feet to 15 feet in order to construct a new single-family residence. The property is zoned R-1 (Low Density Residential), which requires a minimum lot size of 18,000 square feet. The subject lot is 4,780 square feet and is considered non-conforming.

- B. **Applicant/Owner** Kevin Ross **Conditional Use Permit for 613 Brookside Drive Tax Map:** 133F | **Parcel:** 028.00

The applicant is requesting a Conditional Use Permit to allow the placement of a 24' x 30' metal-clad accessory building in the side yard of the property.

- C. **Applicant/Owner** Fernando Carvalho **Variance Request for 408 Washington Avenue Tax Map:** 1331D | **Parcel:** 023.00

The applicant is seeking a variance to reduce the required side yard setback from 15 feet to 9 feet to construct a new single-family residence. The property is zoned R-1 (Low Density

8. **General comments from citizens (May be limited in time and/or number of comments.)**

9. **Board / Staff Comments / Adjournment**