



Board of Zoning Appeals Meeting Minutes

Tuesday, January 13, 2026 at 6:30 PM

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

1. Call to Order

Chair Jacqueline Johnson called the meeting to order.

2. Pledge of Allegiance / Invocation

Vice chair Lisa Cole led the Pledge of Allegiance and member Billy Ring gave the invocation.

3. Roll Call

A. Jacqueline Johnson – Chair

Lisa Cole – Vice *Chair*

John Hunter - *Member*

Billy Ring - *Member*

Terry Brewer - Member

All members were present except for member Terry Brewer who was not able to make it.

4. Approval / Correction of Minutes from Prior Meetings

A. Regular Session - 8-28-2025

Vice Chair Lisa Cole made a motion to approve the minutes from the prior meeting on August 28, 2025, and member Billy Ring seconded and motion carried.

5. Completion / Review of Unfinished Business from prior meeting

None at this time.

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

None at this time.

7. New Business

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

A. Public Hearing

Chair Jacqueline Johnson opened up the public hearing. There were a few citizens that spoke and those comments will be available on audio and video on our city website.

B. Variance Request – New Lawrenceburg Hwy (Tax Map 154, Parcel 016.00) Applicant: Roy Dale on behalf of CB+D Ventures, LLC Request to reduce the required front lot width from 100 feet to 60 feet on one frontage and 50 feet on the second frontage to allow for potential future subdivision of property. Property is zoned Light Industrial.

Member John Hunter made a motion to approve the request to reduce the required front lot width from 100 feet to 60 feet on one frontage and 50 feet on the second frontage. Billy Ring seconded and motion carried.

C. Variance Request 2031 Trilogy Ln (Tax Map 126, Parcel 041.50)

Applicant Scott Hanson on behalf of Jack Smith request to Construct an 1,800-square-foot accessory structure on a vacant parcel, property is zoned R-1 Low Density Residential.

Vice Chair Lisa Cole made a motion to defer this request for no less than 45 days for more research on this item and member John Hunter seconded and motion carried.

D. Conditional Use Permit – 2031 Trilogy Ln (Tax Map 126, Parcel 041.50)

Applicant Scott Hanson on behalf of Jack Smith request to construct an 1,800-square-foot accessory structure with metal-clad siding and roofing, property is zoned R-1 Low Density Residential.

Vice Chair Lisa Cole made a motion to defer the Conditional Use Permit for no less the 45 days awaiting approval of the variance request and member John Hunter seconded and motion carried.

E. Variance Request – 2041 Trilogy Ln (Tax Map 126, Parcel 041.51)

Applicant Scott Hanson on behalf of Jack Smith request to construct a 4,200-square-foot accessory structure exceeding the 2,500-square-foot limit under Section 10.6.B.4 of the Zoning Ordinance, property is zoned R-1 Low Density Residential.

Vice Chair Lisa Cole made a motion to approve the request to construct a 4,200 square foot accessory building exceeding the 2,500 square foot limit and member Billy Ring seconded and motion carried.

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

Citizens did speak and to view the comments go to our city website where they are available to view by audio and video.

9. Board / Staff Comments / Adjournment

Member Billy Ring made a motion to adjourn the meeting and Vice Chair Lisa Cole seconded and motion carried.