



Board of Zoning Appeals Meeting Minutes

Tuesday, March 10, 2026 at 5:00 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

Member John Hunter 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 along with City Manager Phillip Grooms, Director Chris Brooks, City Attorney Kori Bledsoe Jones, and City Planning Consultant Will Hager.

4. Approval / Correction of Minutes from Prior Meetings

A. Regular Session - January 13, 2026

Vice Chair Lisa Cole made a motion to approve the minutes of the meeting on January 13th, 2026, and member Terry Brewer 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

A. Elect Officers for 2026

Vice Chair Lisa Cole made a motion to retain Jacqueline Johnson as Chair and member Terry Brewer seconded and motion carried.

Jacqueline Johnson made a motion that Lisa Cole stay on the board as Vice Chair. Terry Brewer seconded the motion and the motion carried.

7. New Business

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

A. **Public Hearing, Variance Request** – 208 Canaan Road (Tax Map 127, Parcel 016.00) Applicant: Sam Hinson on behalf of Billy & Pat Smith Request to place a principal structure on a lot with an existing accessory building. Property is zoned R-2 Medium Density Residential.

Chris Brooks read the agenda title.

Jacqueline Johnson asks for the person requesting this to come up and speak. Sam Hinson speaks of the future plans for building in more detail.

Billy King made a motion and all made a second. Motion carried.

(For more details, refer to the audio/visual recording attached to the agenda.)

- B. Public Hearing, Conditional Use Permit** – 603 1st Avenue (Tax Map 133H, Group G, Parcel 002.00) Applicant Haley Eastep request an existing dwelling be an accessory dwelling to allow the construction of a principal structure, property is zoned R-3 High Density Residential.

Chris Brooks read the agenda title.

Haley Estep steps forward to discuss in further detail and Chris Brooks describes the dwelling information.

Motion made by John Hunter and seconded by Lisa Cole. Motion carried.

(For more details, refer to the audio/visual recording attached to the agenda.)

- C. Public Hearing, Variance Request** –1260 1st Avenue (Tax Map 132, Parcel 007.00) Applicant Steve Wade on behalf of Allensville Baptist Church has requested a variance to total of 3 (three) accessory structure and to allow for the total accessory structure size to be 1,050 square feet over the allowed 2,500 square feet, property is zoned R-1 Low Density Residential.

Chris Brooks read the agenda title.

Chris Brooks gives a short description to approve the Fellowship Building. Steve Wade also comes up for a brief discussion on the fellowship hall the Church is trying to add and how it will benefit the community.

Terry Brewer makes a motion and Lisa Cole seconds. Motin carried.

(For more details, refer to the audio/visual recording attached to the agenda.)

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

Jacqueline Johnson asked for comments from citizens. There were no comments.

9. Board / Staff Comments / Adjournment

Jacqueline Johnson accepts a motion to dismiss.

Lisa Cole makes a motion to adjourn and Billy Ring seconds.