



Board of Zoning Appeals Meeting Agenda

Thursday, January 09, 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. Lisa Cole - *Chair*
John Hunter - *Member*
Jacqueline Johnson - *Member*
Billy Ring - *Member*
Terry Brewer - *Member*
4. **Approval / Correction of Minutes from Prior Meetings**
 - A. Regular Session - 11-7-24 and 12-3-24
5. **Completion / Review of Unfinished Business from prior meeting**
 - A. Elect Officers
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, Rick Sykes located at 611 Brookside Dr. tax map 133B group F parcel 027.00 The applicant is requesting a Conditional Use Permit for a 24 x 30 metal clad building to be located in the side yard.
 - B. Applicant, Owner Montrae Osborne at 519 Gant St tax map 133N group A parcel 8.00. The applicant is requesting a variance for the 15-foot side setbacks in Zone R-1 Low Density Residential to a 10 feet side set back to construct a new single-family home.
8. **General comments from citizens (May be limited in time and/or number of comments.)**
9. **Board / Staff Comments / Adjournment**



Board of Zoning Appeals Meeting Minutes

Thursday, November 07, 2024 at 6:00 PM

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

1. Call to Order

Lisa Cole called the meeting to order

2. Pledge of Allegiance / Invocation

John Hunter led the Pledge of Allegiance and Billy Ring gave the invocation.

3. Roll Call

A. Lisa Cole - *Chair*

John Hunter - *Member*

Jacqueline Johnson - *Member*

Billy Ring - *Member*

Terry Brewer - *Member*

All members present.

4. Approval / Correction of Minutes from Prior Meetings

John Hunter made a motion to approve the minutes and agenda from last meeting on August 15, 2024 and Billy Ring seconded the motion.

A. 8-15-24 BZA meeting minutes

5. Completion / Review of Unfinished Business from prior meeting

No unfinished business.

A. None

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

None at this time.

A. None at his time.

7. New Business

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

- A. Applicant, Owner, Jamie Roan located at 500 Mockingbird Dr. tax map 133B group B parcel 012.00 The applicant is requesting a Conditional Use Permit for a 30 x 40 metal clad building to be located in the rear yard.

Jacqueline Johnson made a motion to approve the Conditional Use Permit and John Hunter seconded and motion carried.

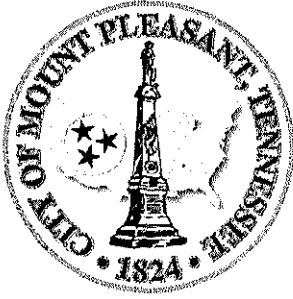
- B. Applicant, Owner, R & M Equipment Rentals LLC located at 1393 North Main St. is requesting a Conditional Use Permit to allow a 6 (six) foot black chain link fence in the front yard.

John Hunter made a motion to defer this item until Applicant can be present Billy Ring seconded, and motion carried to defer.

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

9. Board / Staff Comments / Adjournment

John Hunter made a motion to adjourn the meeting and Billy Ring seconded, and motion carried.



Board of Zoning Appeals Meeting Minutes

Tuesday, December 03, 2024 at 6:00 PM

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

1. Call to Order

Jacqueline Johnson called the meeting to order.

2. Pledge of Allegiance / Invocation

John Hunter led the Pledge of Allegiance and Chris Brooks said the invocation.

3. Roll Call

Lisa Cole and Billy Ring were unable to attend the meeting.

A. Lisa Cole - *Chair*

John Hunter - *Member*

Jacqueline Johnson - *Member*

Billy Ring - *Member*

Terry Brewer - *Member*

4. Approval / Correction of Minutes from Prior Meetings

Approval of the last meeting's agenda and minutes will be deferred to the next meeting. The minutes that were in this packet were incorrect.

A. Regular Session - November 7, 2024

5. Completion / Review of Unfinished Business from prior meeting

No unfinished business at this time.

A. Not any at this time

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

Not any at this time.

A. Not any at this time

7. New Business

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

A. Applicant, Owner, R & M Equipment Rentals LLC located at 1393 North Main St. is requesting a Conditional Use Permit to allow a 6 (six) foot black chain link fence in the front yard.

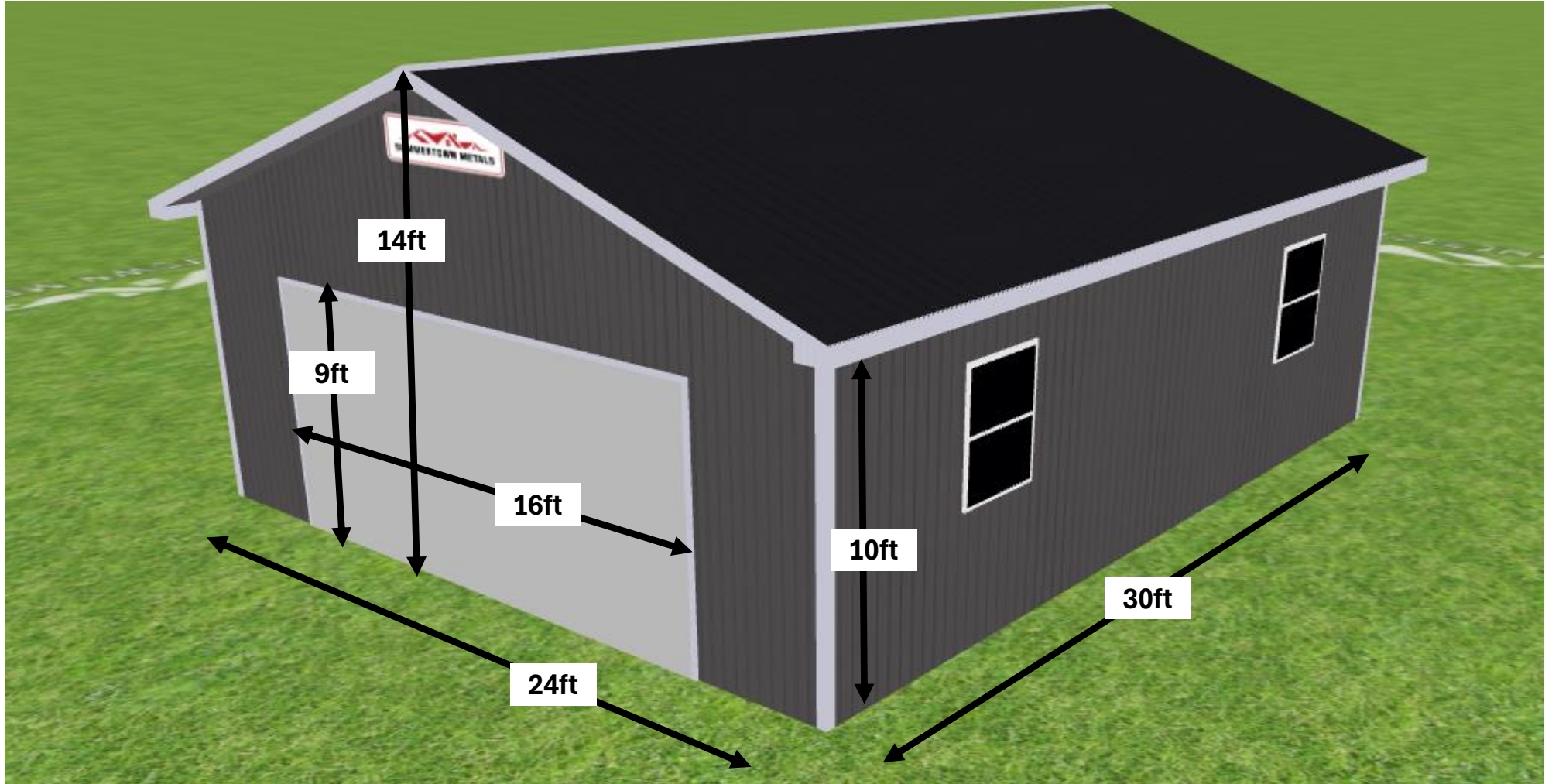
John Hunter made a motion to approve the Conditional Use Permit with 2 conditions. The first being that emergency vehicles will be able to enter and the second being that it needs to be 90ft off the main road. Terry Brewer seconded, and the motion carried.

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

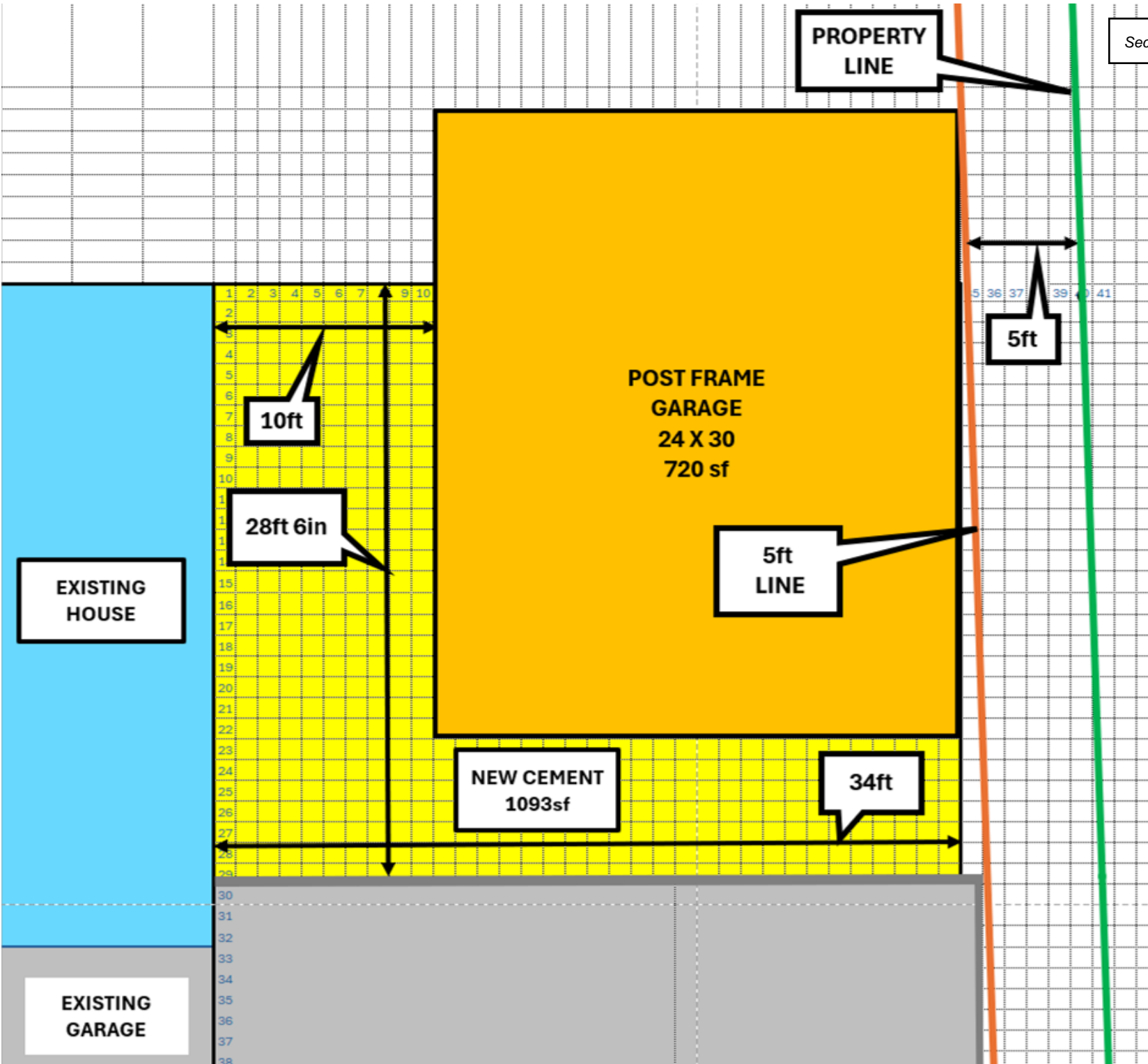
No comments from citizens or staff.

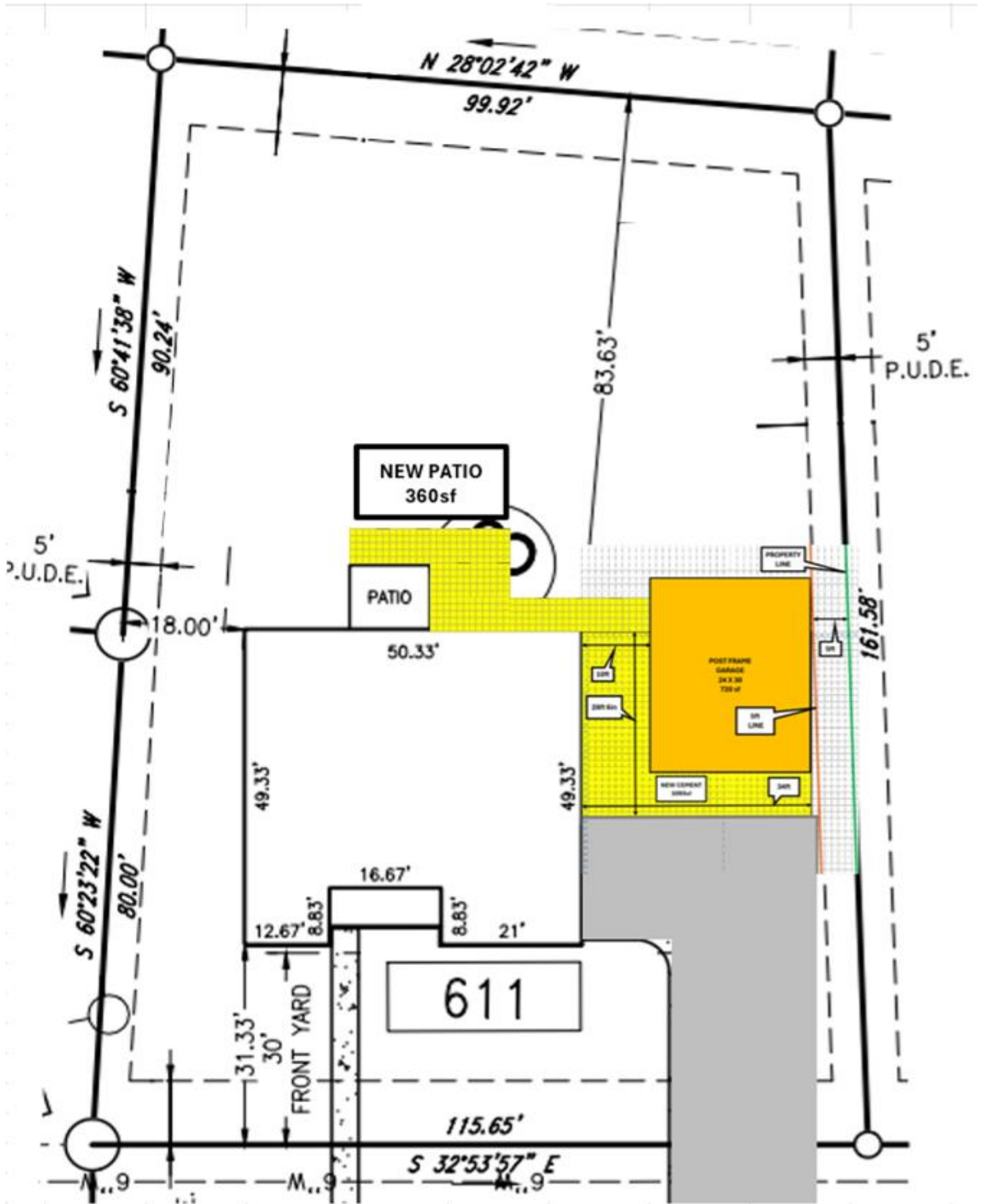
9. Board / Staff Comments / Adjournment

John Hunter made a motion to adjourn the meeting and Terry Brewer seconded and motion carried.



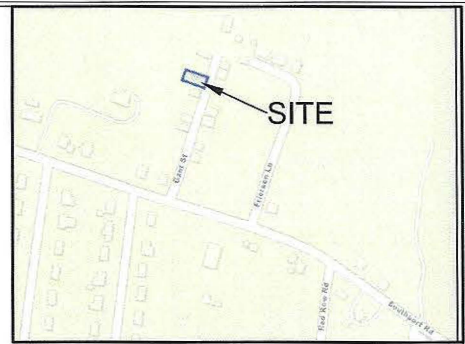




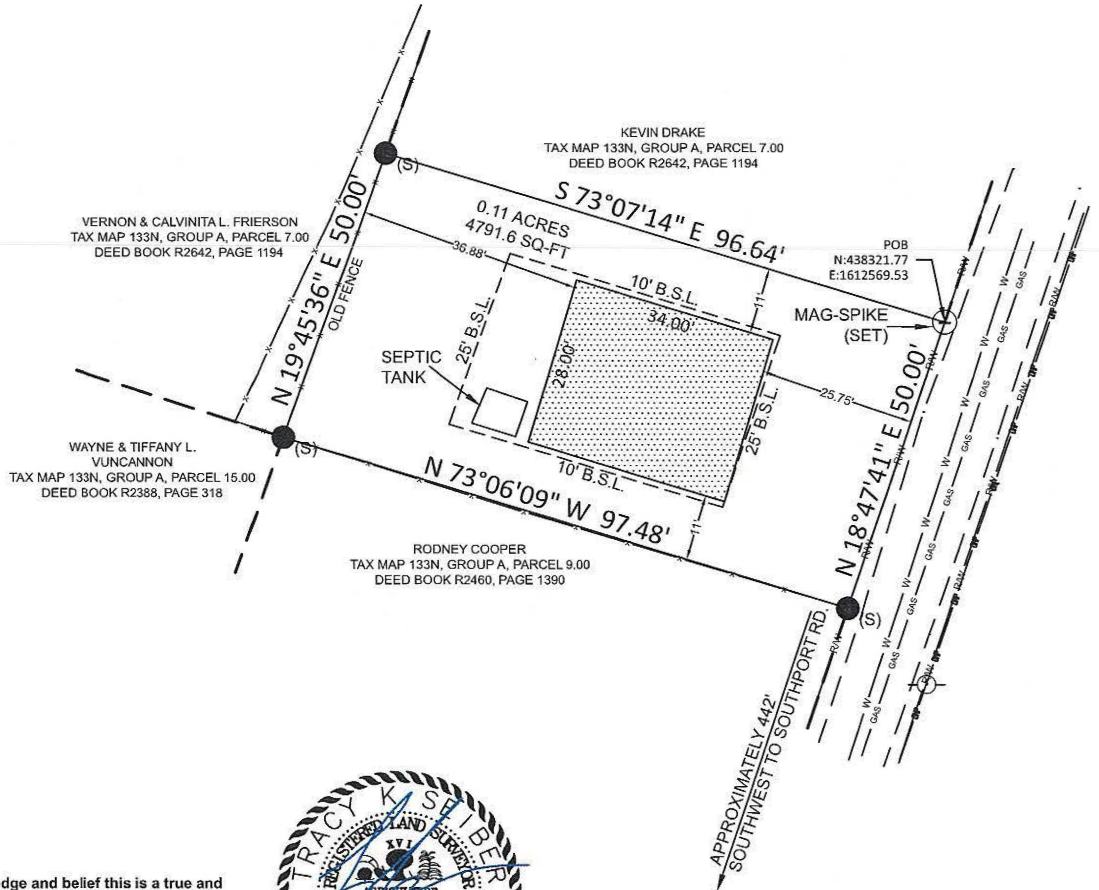


- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO REQUEST ZONING CHANGE TO CONFORM TO EXISTING NEIGHBORHOOD NOT ALLOWED IN CURRENT ZONING. THIS SITE PLAN IS PROVIDED TO PROPERTY SOLUTIONS CONSTRUCTION LLC. (OWNER)
 - I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM A CATEGORY IV GPS SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 - TYPE OF SURVEY: RTK
 - POSITIONAL ACCURACY: 0.05'
 - PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
 - GEOID MODEL: GEOID 18
 - DATUM/EPOCH: NAD83(2011)
 - SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0265E DATED 4/16/2007.
 - PROPERTY IS ZONED R-1 CITY OF MT. PLEASANT ZONING ORDINANCE.
BUILDING SETBACKS:
FRONT 30'
REAR 20'
SIDE 15'
 - REQUESTING ZONING SETBACKS
FRONT 25'
REAR 20'
SIDE 10'
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.
 - PROPERTY ADDRESS:
519 GANT STREET
MT PLEASANT TN 38474
 - OWNER NAME AND ADDRESS
PROPERTY SOLUTIONS CONSTRUCTION LLC
405 CEMENTERY AVE
COLUMBIA, TN 38401
 - ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.
 - CITY OF MT PLEASANT UTILITIES
COLUMBIA POWER AND WATER
123 N. MAIN STREET
MOUNT PLEASANT, TN 38474
 - THIS SURVEY IS BASED ON FIELD EVIDENCE AND CURRENT DEEDS OF RECORD. A TITLE SEARCH WAS NOT PROVIDED AT TIME OF SURVEY. THE CERTIFICATION PROVIDED ON THIS SURVEY IS A STATEMENT OF PROFESSIONAL OPINION BASED ON FIELD EVIDENCE, EXPERIENCE, AND DOCUMENTS OF RECORD AT THE COUNTY REGISTER OF DEEDS OFFICE.

SITE PLAN
7TH CIVIL DISTRICT OF MAURY COUNTY
TAX MAP 133N, GROUP A, PARCEL 8.00
DEED BOOK R3031, PAGE 108
R.O.M.C.



VICINITY MAP
(NOT TO SCALE)



LEGEND

- (S) IRON PIN SET
- POINT AS DESCRIBED
- UTILITY POLE
- FENCE
- DP — DP — DP — DP — OVERHAED POWER
- GAS — GAS — GAS — GAS — GAS LINE
- W — W — W — W — W — WATER LINE
- RW — RW — RW — RW — RW — RIGHT-OF-WAY



CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "C" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: 10,000.

12/07/2024
Date

Tracy Seiber
TRACY SEIBER, RLS #2397



TRACY SEIBER

102 AVALON DRIVE
COLUMBIA, TN 38401
SEIBERSURVEYING@GMAIL.COM (931)446-6677

DRAWING BY: T. SEIBER DATE: 12/07/2024
SCALE: 1"=20' JOB NO.: 108-2024
RO

NOTES:
 1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE DEED BOOK R3031, PAGE 108 WITH IMPROVEMENTS. THIS SURVEY IS PROVIDED TO PROPERTY SOLUTIONS CONSTRUCTION LLC. (OWNER)
 2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM A CATEGORY IV GPS SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 A. TYPE OF SURVEY: RTK
 B. POSITIONAL ACCURACY: 0.05'
 C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
 D. GEOID MODEL: GEOID 18
 E. DATUM/EPOCH: NAD83(2011)
 3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0265E DATED 4/16/2007.

4. PROPERTY IS ZONED R-1 CITY OF MT. PLEASANT ZONING ORDINANCE. BUILDING SETBACKS:
 FRONT 30'
 REAR 20'
 SIDE 15'
 5. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.

6. PROPERTY ADDRESS:
 519 GANT STREET
 MT PLEASANT TN 38474

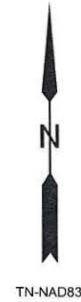
7. OWNER NAME AND ADDRESS
 PROPERTY SOLUTIONS CONSTRUCTION LLC
 405 CEMETERY AVE
 COLUMBIA, TN 38401

8. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

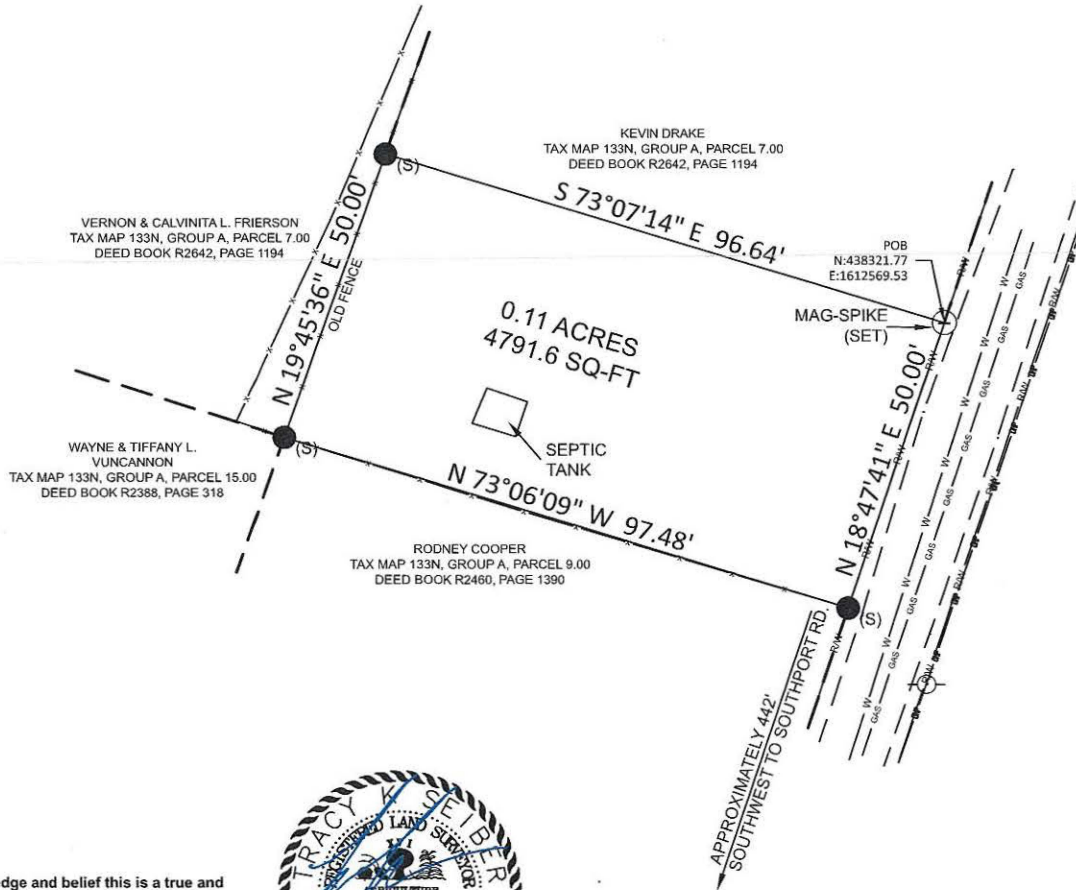
9. CITY OF MT PLEASANT UTILITIES
 COLUMBIA POWER AND WATER
 123 N. MAIN STREET
 MOUNT PLEASANT, TN 38474

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SURVEY PLAT
 7TH CIVIL DISTRICT OF MAURY COUNTY
 TAX MAP 133N, GROUP A, PARCEL 8.00
 DEED BOOK R3031, PAGE 108
 R.O.M.C.



VICINITY MAP
 (NOT TO SCALE)



LEGEND

- (S) IRON PIN SET
- POINT AS DESCRIBED
- UTILITY POLE
- FENCE
- OP — OP — OP — OP — OVERHAED POWER
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- RW — RW — RW — RW — RW — RIGHT-OF-WAY

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "C" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: 10,000.

12/11/2024
 Date

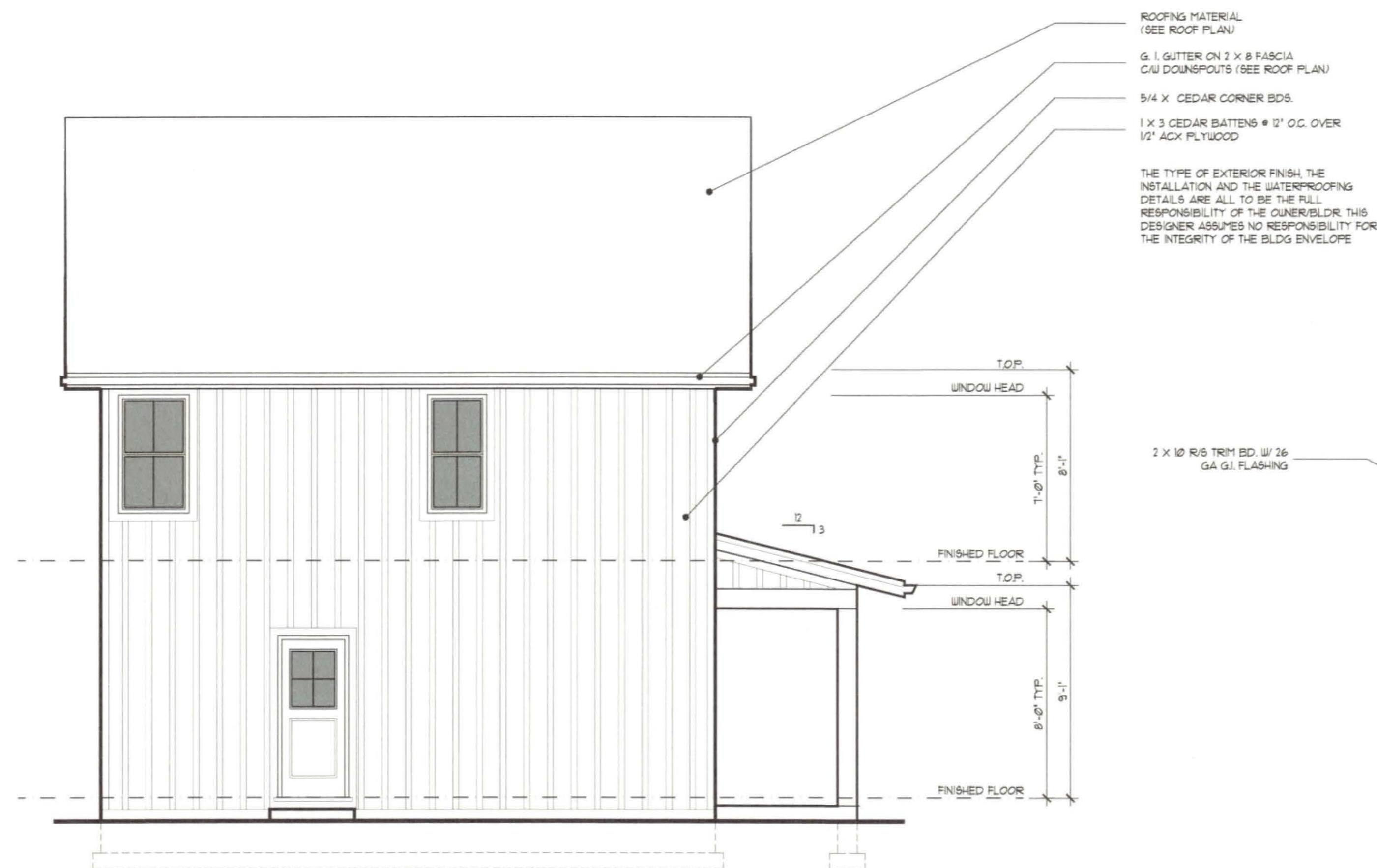
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TRACY SEIBER

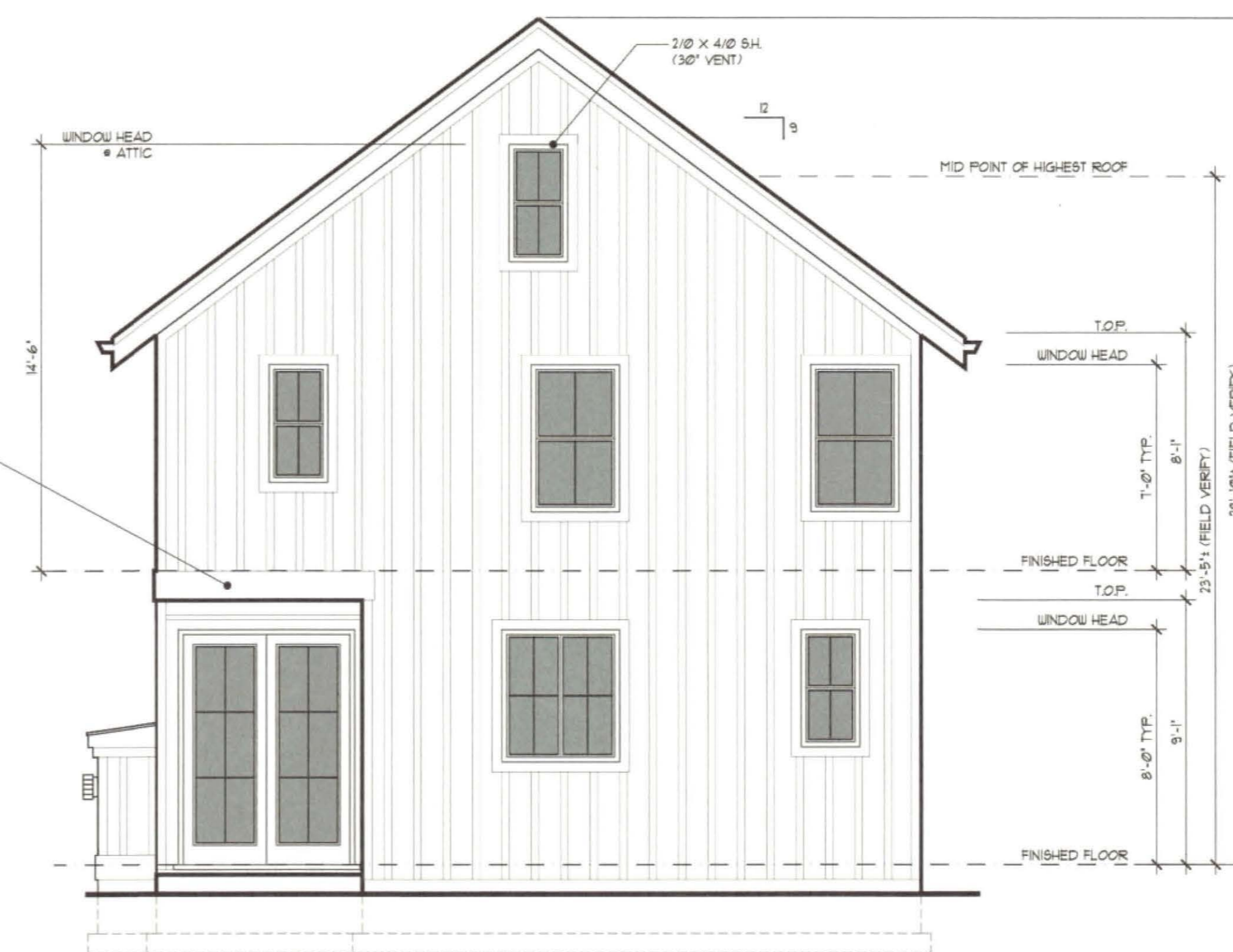
102 AVALON DRIVE
 COLUMBIA, TN 38401
 SEIBERSURVEYING@GMAIL.COM (931)446-6677

DRAWING BY: T. SEIBER DATE: 12/07/2024
 SCALE: 1"=20' JOB NO.: 108-2024
 R0



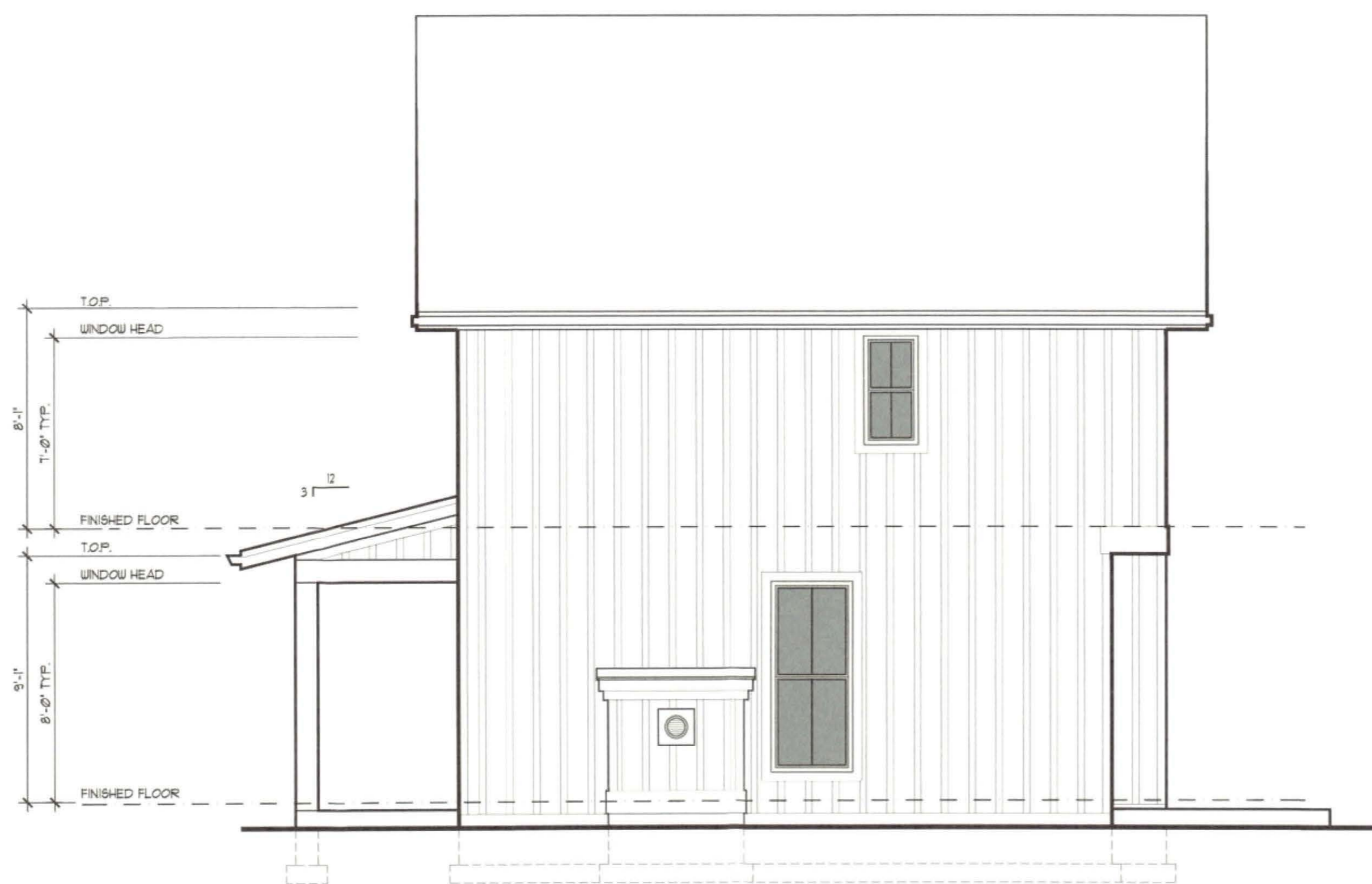
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Mascord
 COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC.
 203 NW RED ST. SUITE 100 PORTLAND, OR 97208
 TEL: 503.225.5181 FAX: 503.491.0101

PROJECT MANAGER: JRE
 DRAWN: 08/06/19
 PJB

25# SNOW LOAD

UPPER FLOOR	680 SQ. FT.
MAIN FLOOR	714 SQ. FT.
TOTAL AREA	1394 SQ. FT.

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 Digital Millennium Copyright Act
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THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.

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