



Board of Zoning Appeals Meeting Agenda

Thursday, February 20, 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 - 1-9-2025 meeting minutes
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 Montrae Osborne at 519 Gant St tax map 133N group A parcel 8.00. The applicant is seeking a variance for the 15-foot side setbacks to a 10-foot side set back and the front 30-foot set back to a 25-foot set back to construct a new single-family home. The property is zoned R-1 Low Density Residential.
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, January 09, 2025 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

Jaqueline Johnson led the Pledge of Allegiance and Chris Brooks said 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 agenda content and minutes from 11-7-24 and 12-3-24 and Billy Ring seconded, and motion carried.

A. Regular Session - 11-7-24 and 12-3-24

5. Completion / Review of Unfinished Business from prior meeting

A. Elect Officers

Jacqueline Johnson was nominated for Chairperson by Lisa Cole and Billy Ring seconded, all were in favor, motion carried.

John Hunter made a motion to nominate Lisa Cole for Vice Chairperson and Billy Ring seconded, all were in favor, motion carried.

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.)

No new business.

- 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.

John Hunter made a motion to approve a Conditional Use Permit and Terry Brewer seconded, and motion carried.

- 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.

Applicant Montrae Osborne could not attend the meeting tonight. John Hunter made a motion to defer until a later date, Billy Ring seconded and all were in favor.

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

No comments.

9. Board / Staff Comments / Adjournment

Terry Brewer made a motion to adjourn the meeting and Jacqueline Johnson seconded and motion carried.



City of Mount Pleasant
 "Experience Our History.....Explore Our Possibilities"
Department of Planning and Zoning



Appeal of Administrative Decision Permit # 2024145 Fee \$300.

Indicate the decision/interpretation under appeal, including the City Official with Title and Department, and the applicable section(s) of the Zoning Ordinance in question.

If this information is not listed, the item shall be rejected by staff as incomplete.

Appeal Of: Board of Zoning Appeals

Zoning Ordinance Section: R-1

City Official: _____

1. If requesting a Setback Variance, indicate below which yard the setback variance is located within and provide an exact measure of the distance of the new setback in feet.
2. If requesting a Sign Variance, indicate below which type of sign the variance is for and provide the permitted signage, in addition to the requested amount of signage.
3. If requesting a Variance of any other provision of the Zoning Ordinance, provide a detailed explanation below in "Other Variance Request."

If this information is not listed, the item shall be rejected by staff as incomplete

SETBACK VARIANCE <i>(Check Applicable Yard)</i>	<input type="checkbox"/> Front Yard	Requested Setback (ft): <u>10 ft on Left & Right Side Yard</u>
	<input checked="" type="checkbox"/> Side Yard	
	<input type="checkbox"/> Rear Yard	
SIGN VARIANCE <i>(Check Applicable Sign)</i>	<input type="checkbox"/> Freestanding	Permitted Signage (ft): _____
	<input type="checkbox"/> Wall Sign	
	<input type="checkbox"/> Other Sign	
Requested Signage (ft): _____		

Other Variance Request: _____

Zoning Ordinance Section: _____

Reason For Request: New Construction Single Family Home

Letter Of Request

Location: **519 Gant St, Mt Pleasant, Tn 38474**

Owner: **Property Solution Construction LLC**

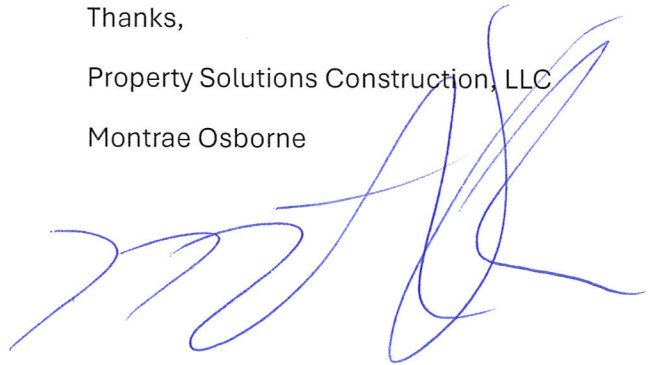
To The City of Mt. Pleasant Building, Planning and Codes Dept.

This letter is an additional request when reviewing the latest submittal for the potential new construction development project on 519 Gant St. I am asking the board to also consider a front yard setback, in addition to the original request of side yard setbacks that have been applied for. The Front yard set back will need to be reduced to 25' feet set back from the road to the structure, to better suit the needs of the building. Please review this request and let me know if any additional info needs to be determined. As always thanks for taking the time to consider and let's continue beautify the community of Mt. Pleasant together.

Thanks,

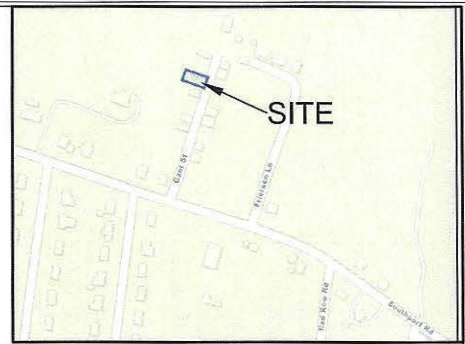
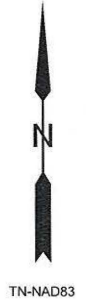
Property Solutions Construction, LLC

Montrae Osborne

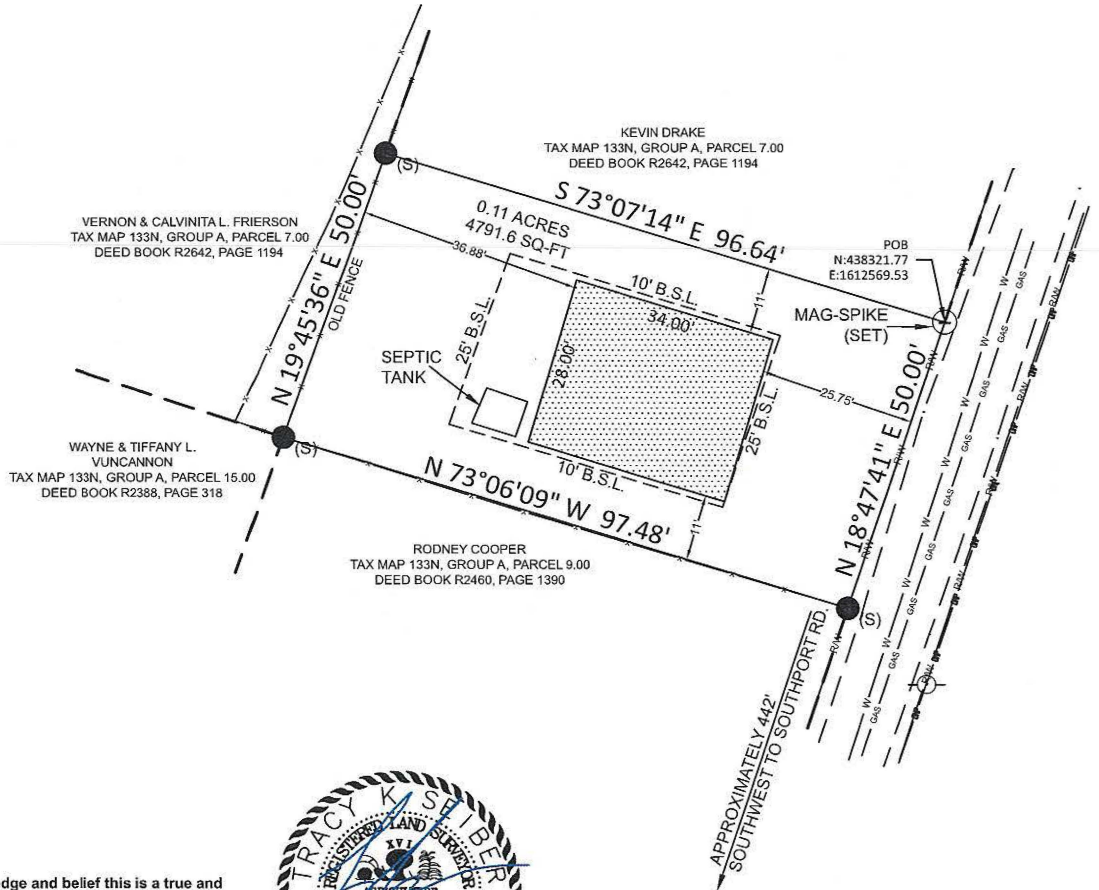


- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO REQUEST ZONING CHANGE TO CONFORM TO EXISTING NEIGHBORHOOD NOT ALLOWED IN CURRENT ZONING. THIS SITE PLAN IS PROVIDED TO PROPERTY SOLUTIONS CONSTRUCTION LLC. (OWNER)
 - I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM A CATEGORY IV GPS SURVEY AND 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
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 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 CEMENTERY 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.

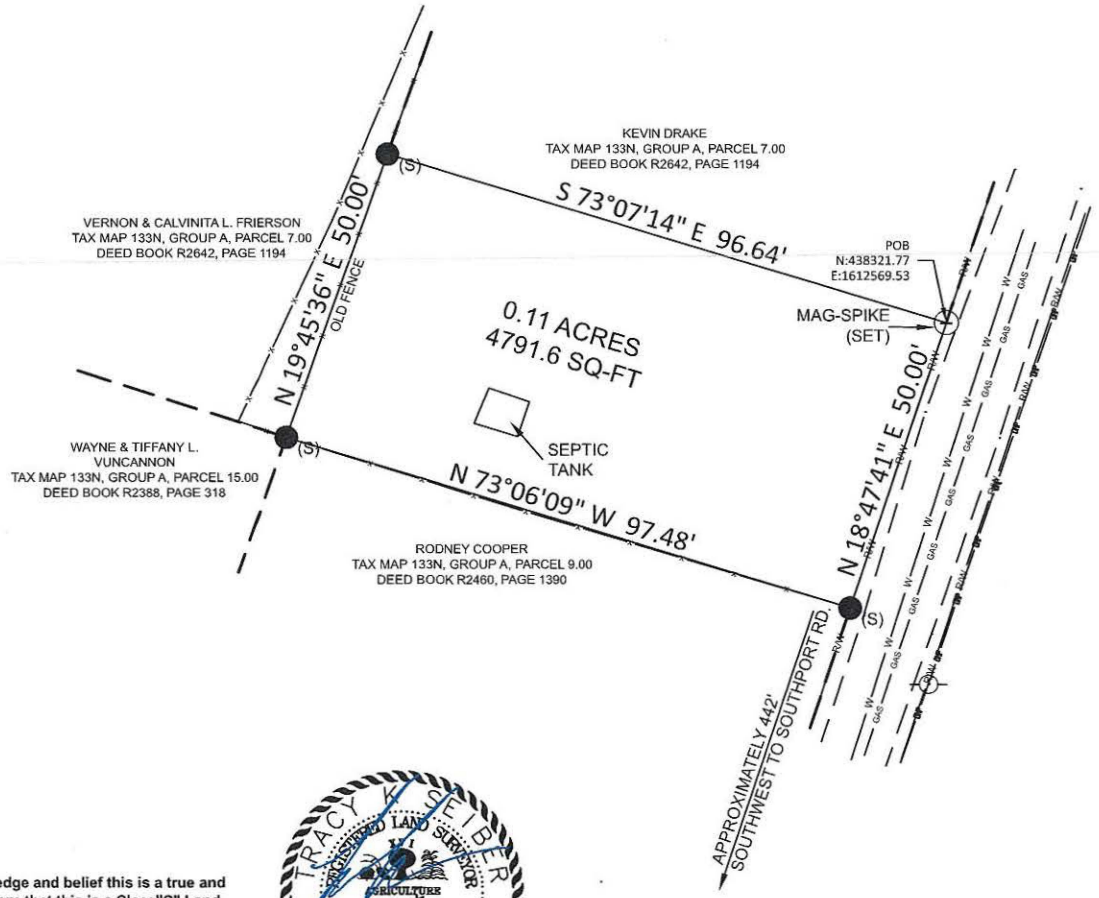
9. CITY OF MT PLEASANT UTILITIES
 COLUMBIA POWER AND WATER
 123 N. MAIN STREET
 MOUNT PLEASANT, TN 38474

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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
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- UTILITY POLE
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- OP — OP — OP — OP — OP OVERHAED POWER
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12/11/2024
 Date

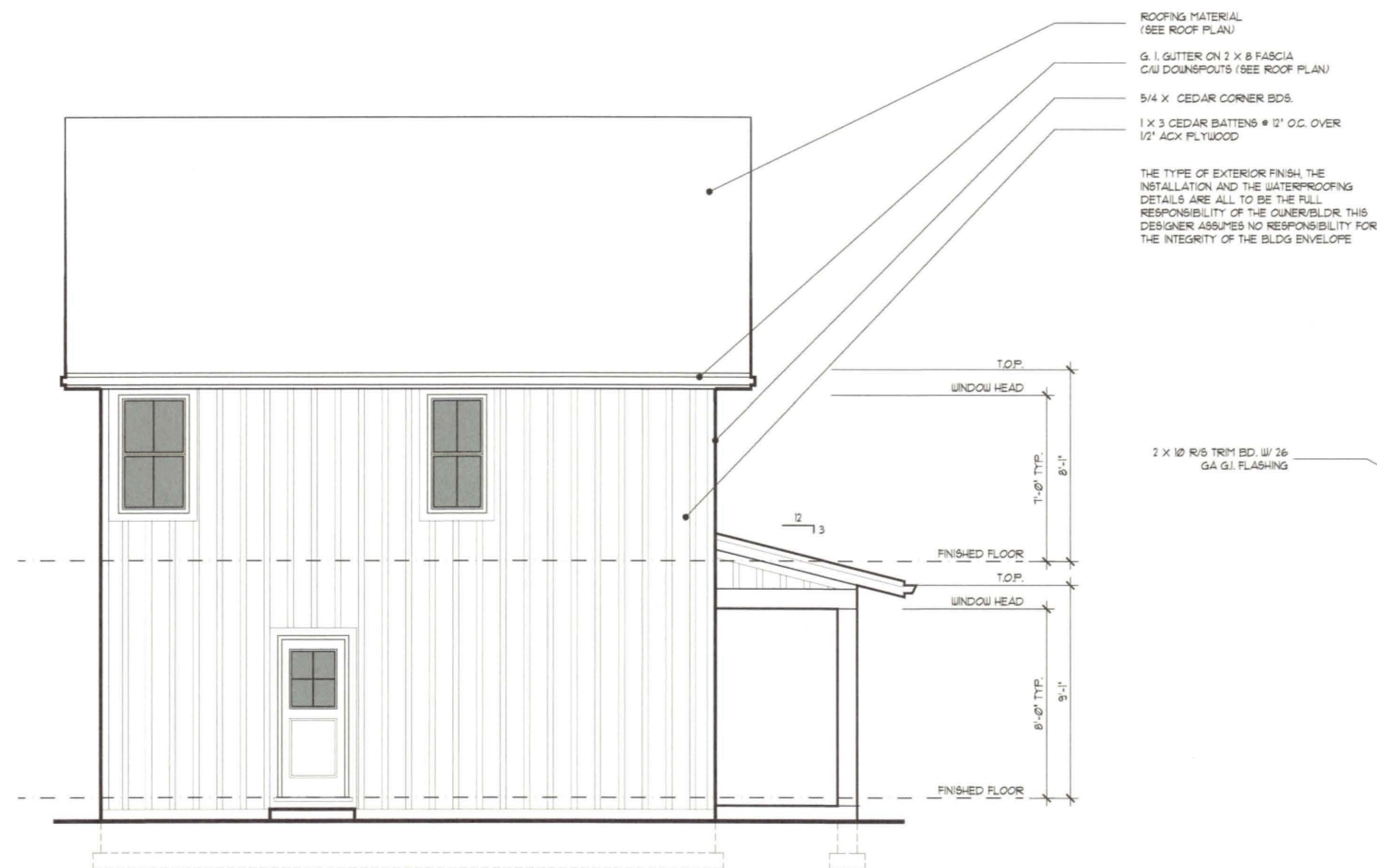
Tracy Seiber
 TRACY SEIBER, RLS #2397



TRACY SEIBER

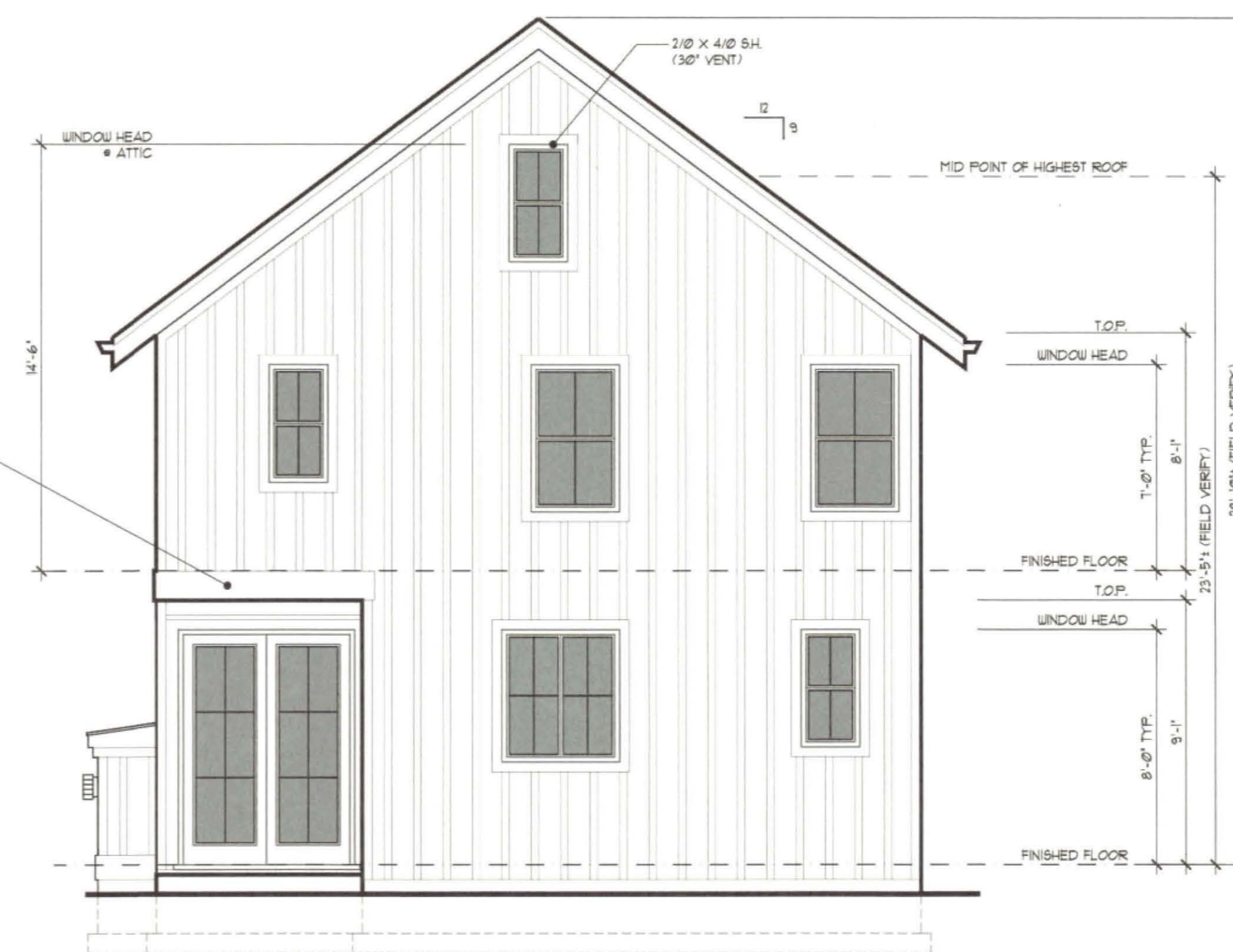
102 AVALON DRIVE
 COLUMBIA, TN 38401
 SEIBERSURVEYING@GMAIL.COM (931)446-6677

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



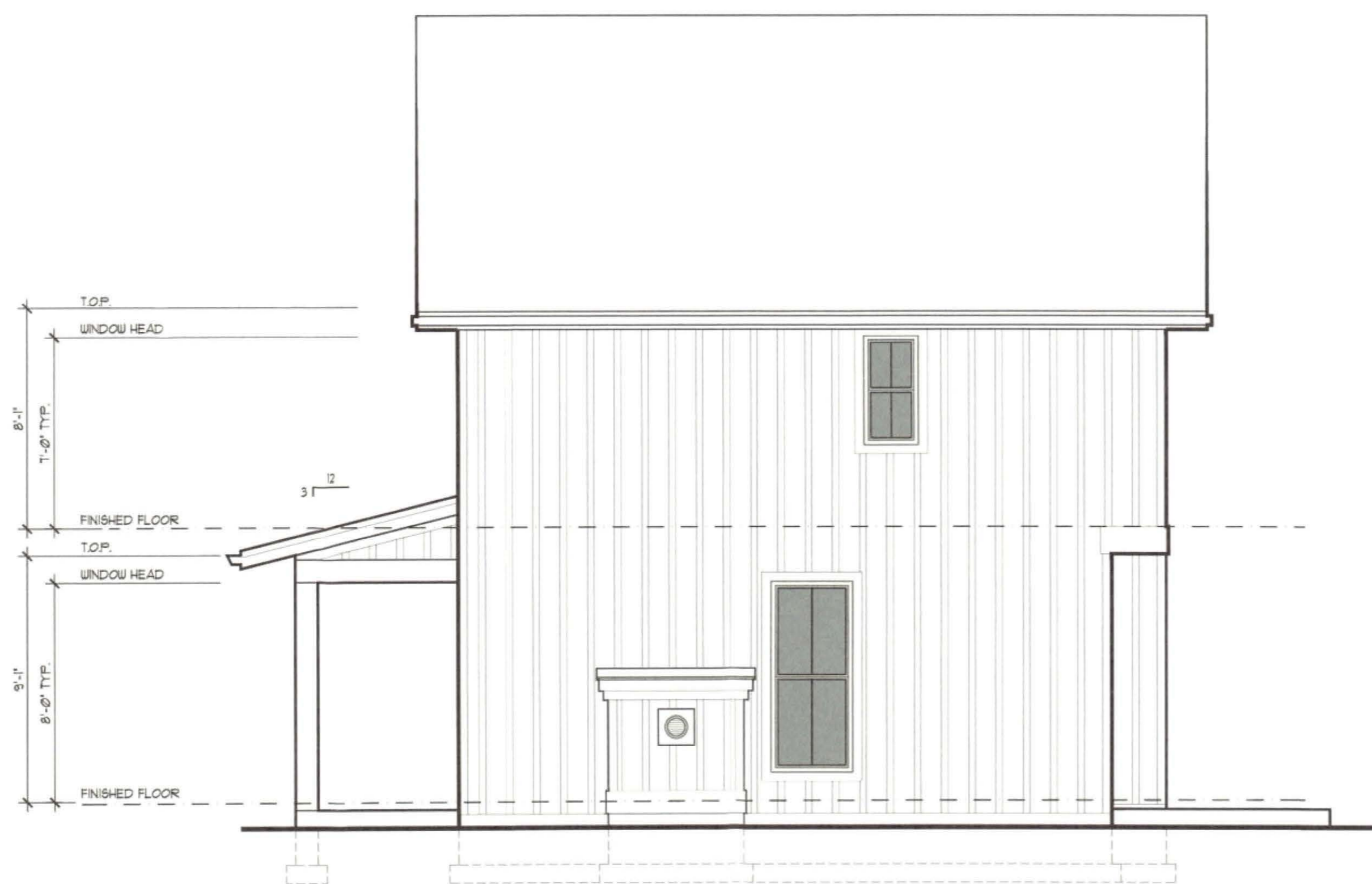
LEFT SIDE ELEVATION

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 97209
 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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