



Board of Zoning Appeals Meeting Agenda

Thursday, March 27, 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. Meeting minutes 2-20-25
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, Landowner Montgomery Turner is requesting a Conditional Use Permit to allow a 4 (four) foot black chain link fence in the front yard. The property is located at 1737 North Main St. also identified on Tax Map 111 Parcel 31.05
 - B. Applicant, Owner Wayne Vuncannon of Main St and Arrow Mines Rd. tax map 150B parcel 1330 K 011.00. The applicant is seeking a variance for the 30-foot front/side corner setbacks to a 15-foot front/side corner set back and the 15-foot side set back to a 7-foot side 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, February 20, 2025 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 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 present

4. Approval / Correction of Minutes from Prior Meetings

John Hunter made a motion to approve the last meetings minutes 1-9-25 without any changes and Lisa Cole seconded the motion.

A. Regular Session - 1-9-2025 meeting minutes

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. 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.

Terry Brewer made a motion to approve the variance request and Lisa Cole seconded. Motion carried.

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

9. Board / Staff Comments / Adjournment

Lisa Cole made a motion to adjourn the meeting and Jacqueline Johnson seconded the motion.

N 63°25'59" E 225.09'

Section 7, Item A.

4 foot black chain link fence

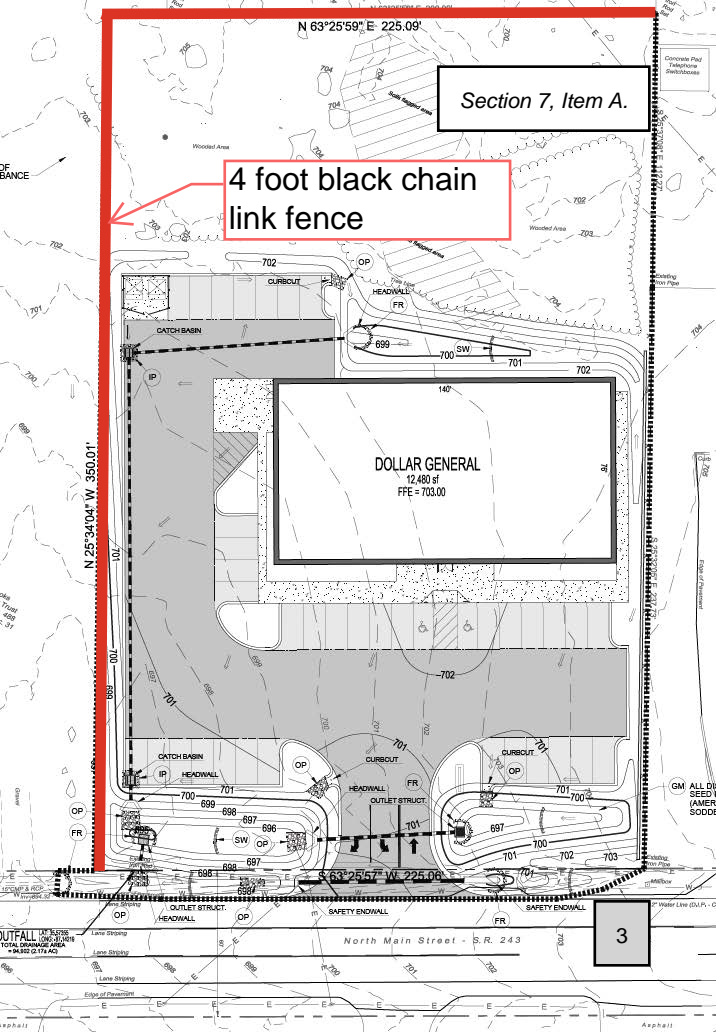
N 25°34'04" W 350.01'

DOLLAR GENERAL
12,480 sf
FFE = 703.00

S 63°25'57" W 225.06'

North Main Street - S.R. 243

3



Section 7, Item A.



Section 7, Item A.



**PUBLIC
NOTICE**
FOR VARIANCE



**BOARD OF ZONING APPEALS
UPCOMING MEETING**

3/27/25

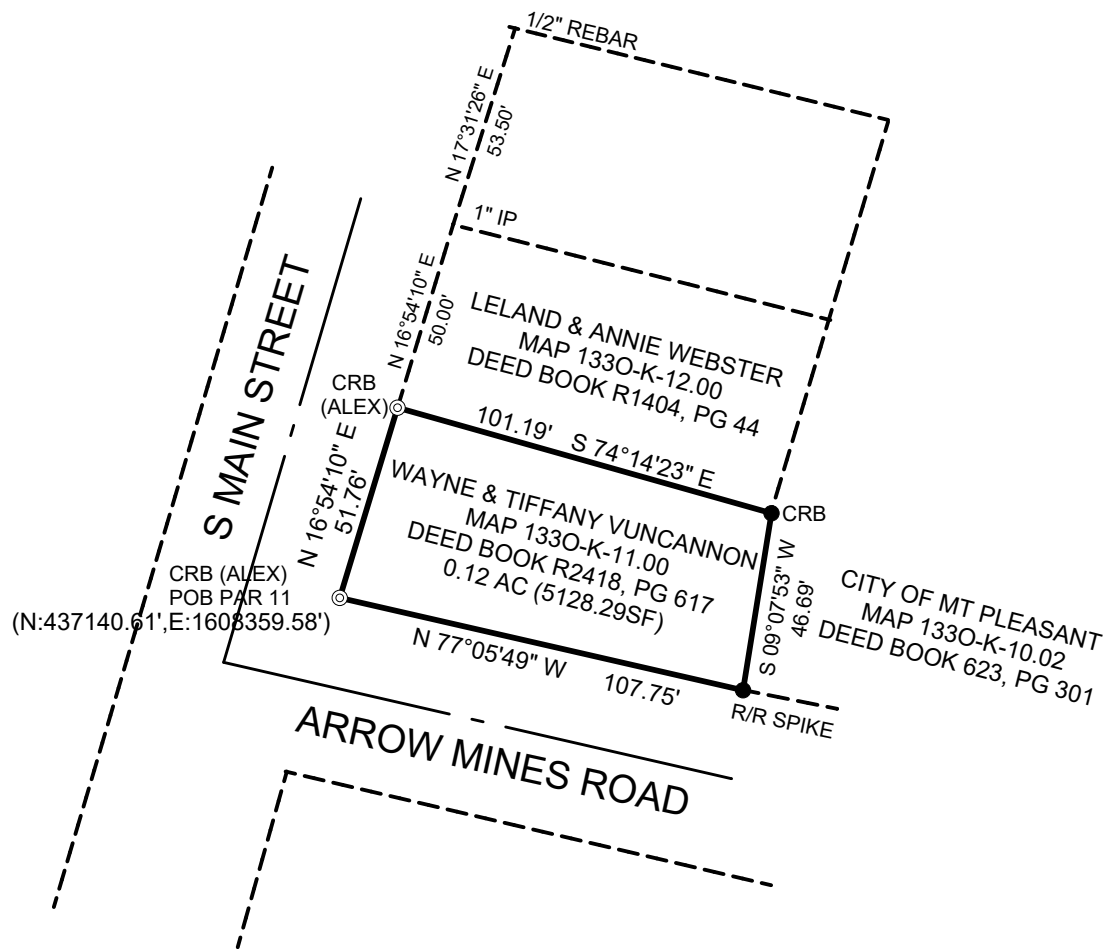
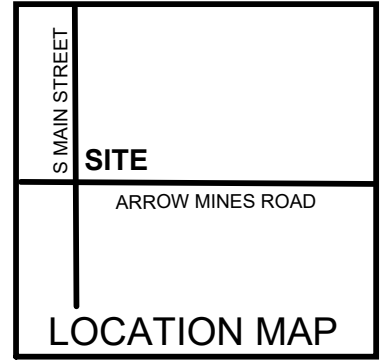
**CALL CITY HALL FOR
MORE INFORMATION**

931.379.7717
EXT. 181

PLAT OF SURVEY



GRID NORTH
GPS--TSPC



OWNERS:

WAYNE VUNCANNON
TIFFANY VUNCANNON
S MAIN ST & ARROW MINES RD
MT PLEASANT, TN 38474
TAX MAP 1330, K, PARCEL 11.00
DEED BOOK R2418, PAGE 617
7TH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

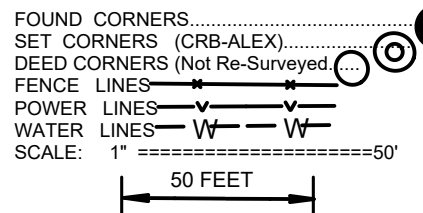
SURVEYOR:

GLEN W. ALEXANDER
Registered Land Surveyor, TN # 2035
2481 Mooresville PK, Culleoka, TN 38451
PHONE: Office: 931-698-2338
EMAIL: glenwood@bellsouth.net

SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category "1" Survey having an unadjusted ratio of precision of 1:10,000' and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

Date Glen W. Alexander, TN RLS #2035



DESCRIPTION OF SURVEY
PARCEL 11.00
(0.12 ACRES)

Being a survey of PARCEL 11.00 (0.12 Acres) of the property of Wayne and Tiffany Vuncannon, Mt. Pleasant, TN 38474. Being Parcel 11.00, Group K, on Tax Map 133O. Recorded in Deed Book R2418, Page 617 in the Registers Office of Maury County, TN. Located on the Northeast corner intersection of S Main Street and Arrow Mines Road and in the 7TH Civil District of Maury County, Tennessee. More accurately described as follows:

Beginning at a CRB (Alexander) set on the Northeast right of way margin intersection of S Main Street and Arrow Mines Road having TSPC coordinates of (N:437140.61', E:1608369.58') and marking the Southwest corner and the POINT OF BEGINNING for survey of PARCEL 11.00 (0.12 Acres); thence run North 16 degrees 54 minutes 10 seconds East 51.76 feet, along the East right of way margin of S Main Street, to a CRB (Alexander) set, marking the Northwest corner of this PARCEL 11.00 (0.12 Acres); thence leaving said right of way margin run South 74 degrees 14 minutes 23 seconds East 101.19 feet, along the South line of Leland and Annie Webster per Deed Book R1404, Page 44 (R.O.M.C.T.), to a CRB found, marking the Northeast corner of this PARCEL 11.00 (0.12 Acres); thence run South 09 degrees 07 minutes 53 seconds West 46.69 feet, along the West line of the City of Mt Pleasant per Deed Book 623, Page 301 (R.O.M.C.T.) to a R/R Spike found on the North right of way margin of Arrow Mines Road, marking the Southeast corner of this PARCEL 11.00 (0.12 Acres); thence run North 77 degrees 05 minutes 49 seconds West 107.75 feet, along the North right of way margin of Arrow Mines Road, back to the POINT OF BEGINNING. Containing 0.12 acres (5138.29SF) per survey by Glen W. Alexander, RLS TN# 2035, 2481 Mooresville Pike, Culleoka, TN 38451, (931-698-2338), glenwood@bellsouth.net March 7, 2025.

This PARCEL 11.00 (0.12 Acres) subject to any, and all rights of way and easements recorded and/or unrecorded, that may exist.

Bill Of Survey

March 7, 2025

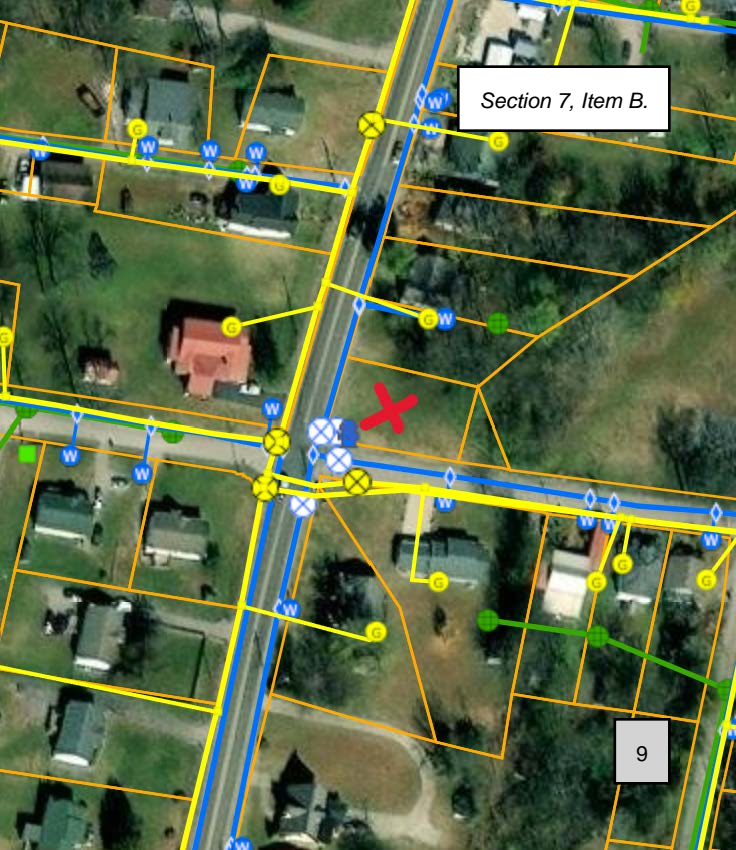
Surveyed PARCEL 11.00 (0.12 Acres) of the property of Wayne and Tiffany Vuncannon, Mt. Pleasant, TN 38474. Being Parcel 11.00, Group K, on Tax Map 133O. Recorded in Deed Book R2418, Page 617 in the Registers Office of Maury County, TN. Located on the Northeast corner intersection of S Main Street and Arrow Mines Road and in the 7TH Civil District of Maury County, Tennessee.

Amount Due.....\$1000

Thank You,

Glen Alexander, R.L.S. #2035,
2481 Mooresville Pike, Culleoka, TN 38451,
(931) 698-2338
glenwood@bellsouth.net

Section 7, Item B.



Section 7, Item B.

