



# Board of Zoning Appeals Meeting Agenda

Thursday, May 28, 2026 at 5:00 PM

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

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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 4-30-26
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, Matt Zeiner on behalf of CBC Properties LLC is requesting a side and rear yard setback variance reduction from 50 feet to 20 feet. The property is located at 0000 N. Main St. (no fiscal address), property is further identified on Tax Map 127 Parcel 41.06; and legally recorded at Maury County Register of Deeds office in book R2716 page 1444. The purpose for this request will be to construct a 10,000 square foot one story structure.
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, April 30, 2026 at 5:00 PM

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

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## 1. Call to Order

Vice Chair Lisa Cole calls the meeting 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

PRESENT

Lisa Cole – Vice Chair

John Hunter - Member

Billy Ring - Member

Terry Brewer - Member

## 4. Approval / Correction of Minutes from Prior Meetings

A. Regular Session - March 10, 2026

Vice Chair Lisa Cole asked did anyone want to approve the Regular Meeting minutes for March 10, 2026. Member John Hunter makes a motion to approve the meeting minutes and Member Terry Brewer seconds the motion.

Motion carries.

## 5. Completion / Review of Unfinished Business from prior meeting

## 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, Variance Request** – 207 South Cross Bridges Road (Tax Map 133, Parcel 001.02) Applicant: Tractor Supply Company (TSC) request a ground sign variance from the permitted 6 foot in height and 40 square foot sign face area up to 8 feet in height and 75 square feet in sign face area. The property is zoned CH Highway Commercial.

Chris Brooks asked Will Hagar to speak on the Variance Request. Will goes into further detail.

Chris Brooks then reads the Public Hearing Variance Request.

Guy Dearman from Boom Signs speaks on the Variance Request.

Kori reads the different variances.

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

Voting No-

Vice Chair Lisa Cole

Member John Hunter

Member Billy Ring

Member Terry Brewer

Motion denied.

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

**9. Board / Staff Comments / Adjournment**

Lisa Cole makes a motion to adjourn.

Terry Brewer seconds the motion.



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



Section 7, Item A.

**BZA Appeals Application**

Prior to a request being placed on the BZA Agenda, the applicant must furnish the following information:

Property Owner: CBC Properties LLC

Address: P.O. Box 369 Mt. Pleasant, TN 38474

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant: Matt Zeiner, Mobile Kitchen Trailers Inc.

Mailing Address: 2509 Waldorf Lane, Thompson's Station, TN 37179

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Property Address: N. Main Street TAX MAP 127, PARCEL 41.06  
 DEED BOOK R2716, PAGE 1444  
 PLAT BOOK P6, PAGE 487B  
 R.O.M.C.

County Tax Map: 137 Group: \_\_\_\_\_ Parcel(s) 41.06

Current Zoning: IL Size: 0.80 acres City: \_\_\_\_\_

Case No. assigned: 2026439 Fee Paid:  Yes  No Date: 4-22-26

BZA action:  Tabled  Denied  Approved  Approved with Conditions

Submittals:

Comments from Staff Review:

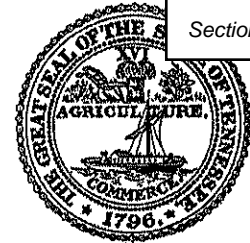
Existing Use:

Proposed Use:

Date of Action:



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



Section 7, Item A.

Appeal of Administrative Decision Permit # 2026439 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: Matt Zeiner ,Mobile Kitchen Trailers Inc.

Zoning Ordinance Section: Section 7.4 IL A

City Official: Chris Brooks

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, a survey of the property is required.
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>20'</u>
	<input checked="" type="checkbox"/> Side Yard	
	<input checked="" 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: To allow 10,000 SF building on site



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



Section 7, Item A.

Adjacent property owner(s) affected by request:

Property Owner: Berry & Terry C. Mitchell

Address: 1156 North Main Street, Mt. Pleasant, TN

Tax Map Parcel # 127 / 41.07 Zoning: LM

Property Owner: Maury County Regional Airport Authority

Address: \_\_\_\_\_

Tax Map Parcel # 127 / 41.03 Zoning: Listed as 08 Commercial

Property Owner: Fulton bsh Setn II LLC

Address: 1 Presidential Blvd Ste 201, Bala Cynwyd PA. 19004

Tax Map Parcel # \_\_\_\_\_ Zoning: 1007

Property Owner: MOCA LTD C/o The Sterling Group

Address: P.O. Box 610 Mishawaka IN. 46546

Tax Map Parcel # \_\_\_\_\_ Zoning: \_\_\_\_\_

Property Owner: Michael Warren

Address: 8281 Mount Joy Rd Mt. Pleasant 38474-3212

Tax Map Parcel # \_\_\_\_\_ Zoning: \_\_\_\_\_

Board of Zoning Appeals (BZA) Applications Special Exception  
 (Conditional Use) \$300.00  
 Variances \$300.00  
 Appeals \$250.00

Matt Zeiner

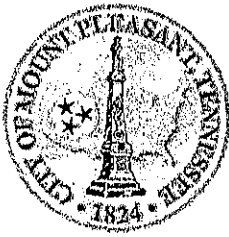
Print Name of Applicant

Matt Zeiner

Signature of Applicant

4/17/26

Date



# City of Mount Pleasant

"Experience Our History.....Explore Our Possibilities"

## Department of Planning and Zoning



Adjacent property owner(s) affected by request:

Property Owner: CBC Properties, LLC  
Address: P.O. Box 369 Mt. Pleasant TN 38474  
Tax Map Parcel # \_\_\_\_\_ Zoning: \_\_\_\_\_

Property Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tax Map Parcel # \_\_\_\_\_ Zoning: \_\_\_\_\_

Property Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tax Map Parcel # \_\_\_\_\_ Zoning: \_\_\_\_\_

Property Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tax Map Parcel # \_\_\_\_\_ Zoning: \_\_\_\_\_

Property Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tax Map Parcel # \_\_\_\_\_ Zoning: \_\_\_\_\_

Board of Zoning Appeals (BZA) Applications Special Exception  
(Conditional Use) \$300.00  
Variances \$300.00  
Appeals \$250.00

Matt Zeiner

Print Name of Applicant

Signature of Applicant

4/17/26

Date



C. F. Starck & Associates, LLC  
 2101 Callaway Park Place  
 Thompson's Station, TN 37179  
 678.575.6260  
 charles@starckarchitecture.com  
 www.starckarchitecture.com

Do not scale the drawings, verify all dimensions before commencing any work. The drawing and design herein shall remain the property of the Designer and is not to be copied or reproduced without written permission.

Revision	Description	Date
1	OWNER REVIEW	4-7-2025
2	Owner review	4-13-2025

Client:  
Matt Zainer

Project Description:  
Workshop  
N. Main Street  
Mt. Pleasant, TN 38474

Drawing Description:  
Site Plan

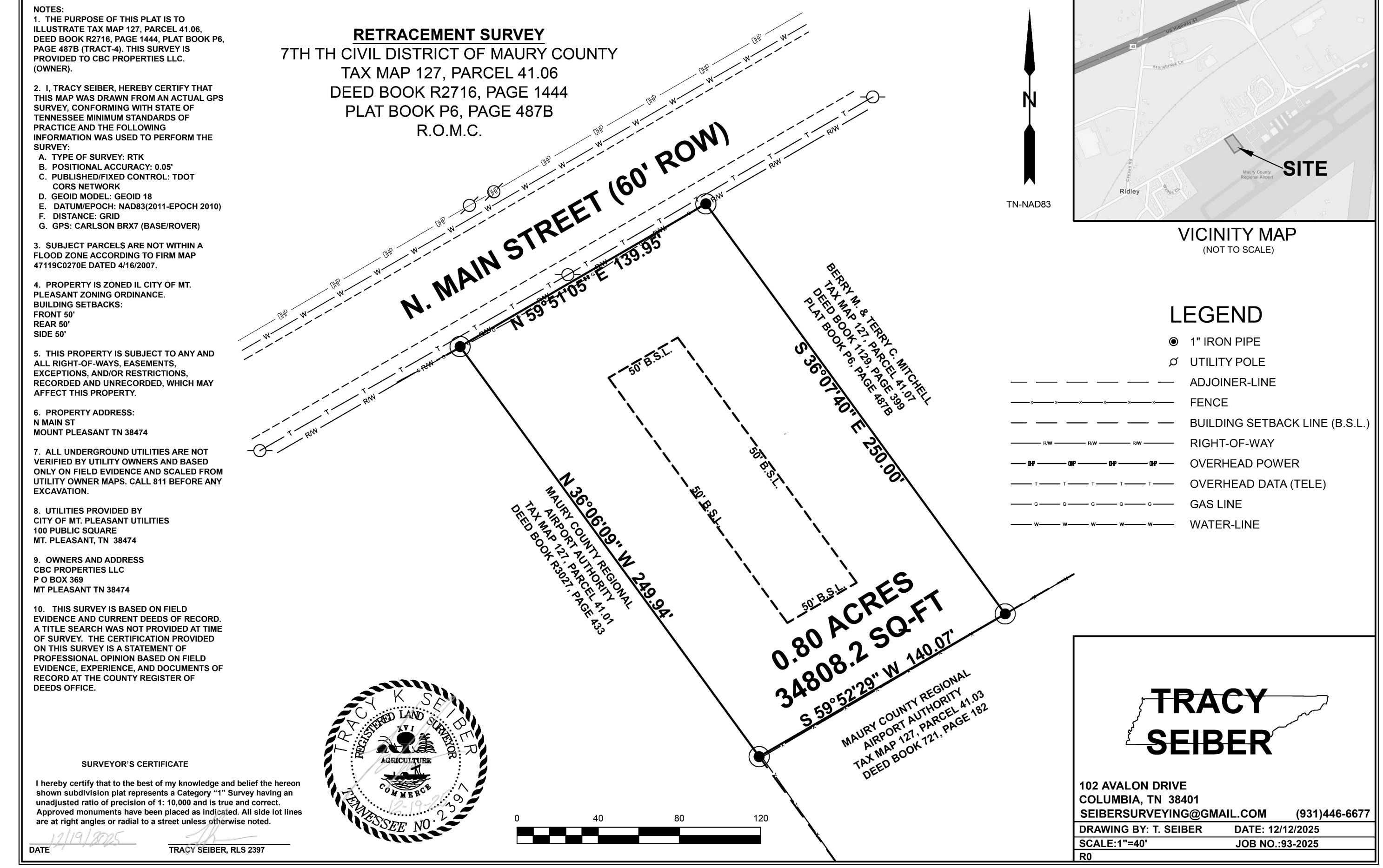
Project Number: 26035  
Date: 4/12/2025

Drawn By: CFS  
Checked By: CFS

Drawing No. C1

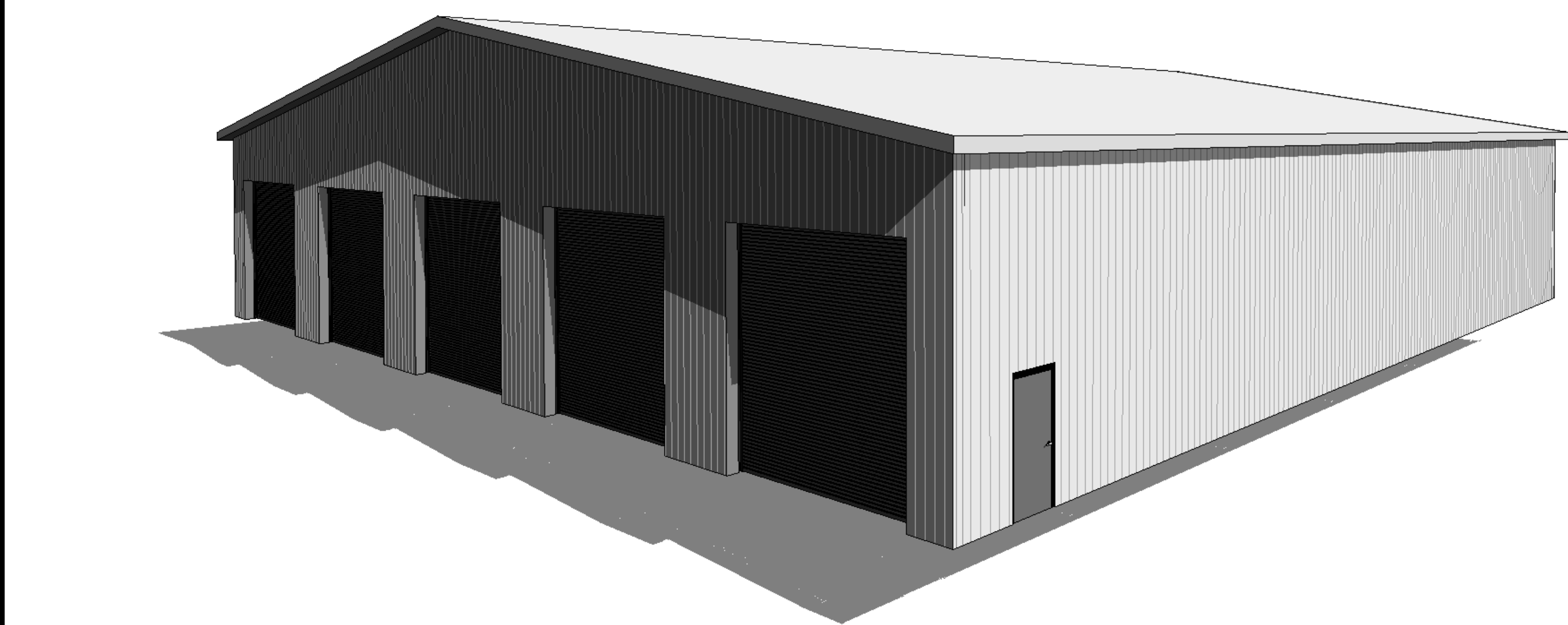
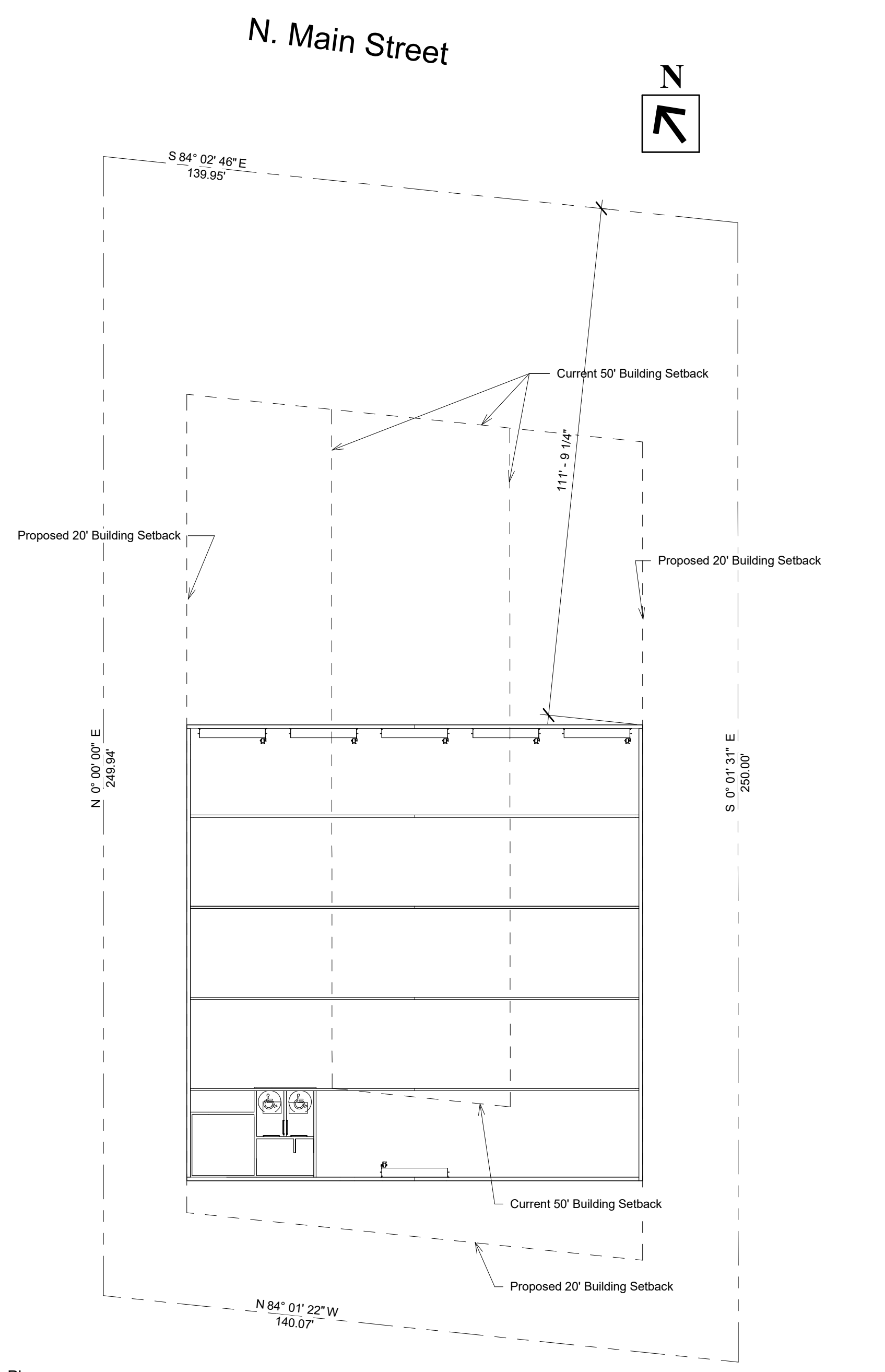
Scale at ARCH Standard D As indicated

PRELIMINARY NOT FOR CONSTRUCTION



2 Site Survey  
1" = 40'-0"

1 Site Plan  
1" = 20'-0"



3 Front Elevation  
1/16" = 1'-0"

NOTES:  
 1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE TAX MAP 127, PARCEL 41.06, DEED BOOK R2716, PAGE 1444, PLAT BOOK P6, PAGE 487B (TRACT-4). THIS SURVEY IS PROVIDED TO CBC PROPERTIES LLC. (OWNER).

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL GPS SURVEY, CONFORMING WITH STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE 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-EPOCH 2010)
- F. DISTANCE: GRID
- G. GPS: CARLSON BRX7 (BASE/ROVER)

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0270E DATED 4/16/2007.

4. PROPERTY IS ZONED IL CITY OF MT. PLEASANT ZONING ORDINANCE.  
 BUILDING SETBACKS:  
 FRONT 50'  
 REAR 50'  
 SIDE 50'

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:  
 N MAIN ST  
 MOUNT PLEASANT TN 38474

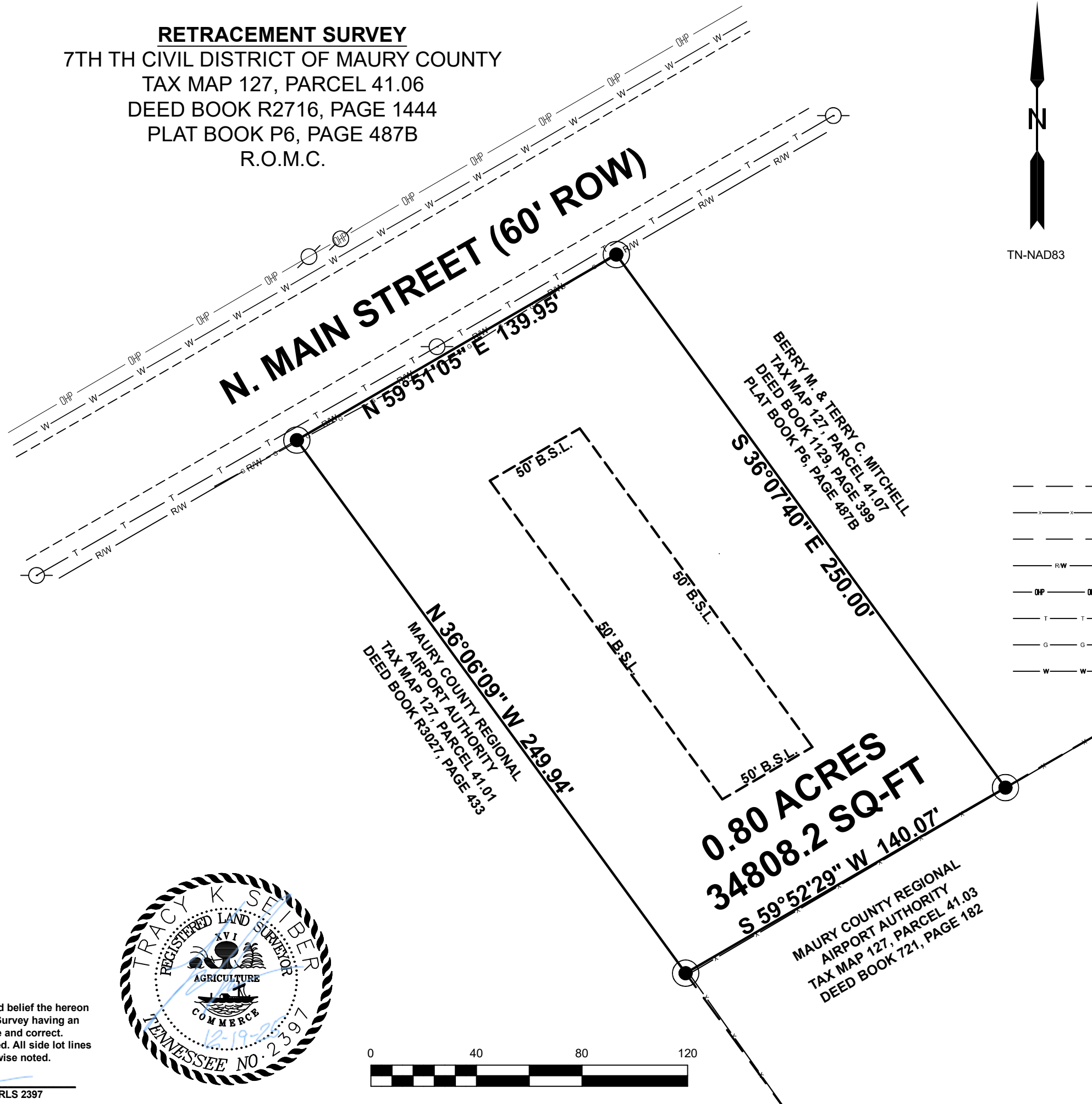
7. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

8. UTILITIES PROVIDED BY  
 CITY OF MT. PLEASANT UTILITIES  
 100 PUBLIC SQUARE  
 MT. PLEASANT, TN 38474

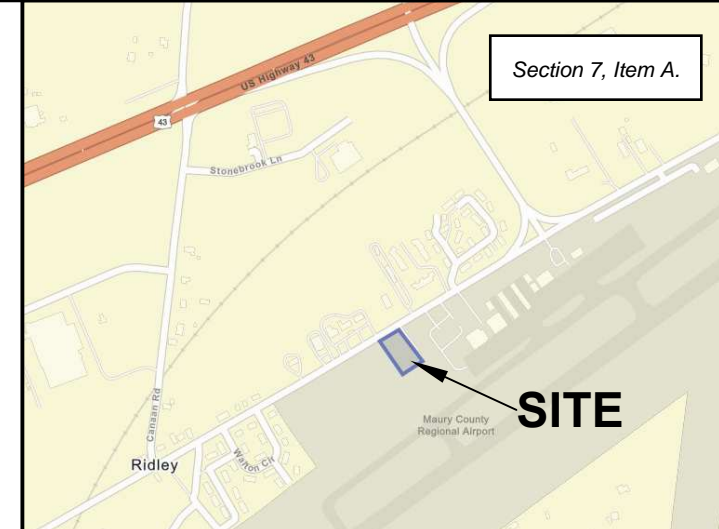
9. OWNERS AND ADDRESS  
 CBC PROPERTIES LLC  
 P O BOX 369  
 MT PLEASANT TN 38474

10. 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.

**RETRACEMENT SURVEY**  
 7TH TH CIVIL DISTRICT OF MAURY COUNTY  
 TAX MAP 127, PARCEL 41.06  
 DEED BOOK R2716, PAGE 1444  
 PLAT BOOK P6, PAGE 487B  
 R.O.M.C.



TN-NAD83



VICINITY MAP  
(NOT TO SCALE)

**LEGEND**

- ⊙ 1" IRON PIPE
- ⊕ UTILITY POLE
- ADJOINER-LINE
- FENCE
- BUILDING SETBACK LINE (B.S.L.)
- RW --- RIGHT-OF-WAY
- OHP --- OVERHEAD POWER
- T --- OVERHEAD DATA (TELE)
- G --- GAS LINE
- W --- WATER-LINE



**SURVEYOR'S 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 12/19/2025 TRACY SEIBER, RLS 2397



**TRACY SEIBER**

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

DRAWING BY: T. SEIBER DATE: 12/12/2025  
 SCALE: 1"=40' JOB NO.: 93-2025

R0

Section 7, Item A.



