



Board of Zoning Appeals Meeting Agenda

Tuesday, January 13, 2026 at 6:30 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 - 8-28-2025
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. Public Hearing
 - B. **Variance Request** – New Lawrenceburg Hwy (Tax Map 154, Parcel 016.00) Applicant: Roy Dale on behalf of CB+D Ventures, LLC Request to reduce the required front lot width from 100 feet to 60 feet on one frontage and 50 feet on the second frontage to allow for potential future subdivision of property. Property is zoned Light Industrial.
 - C. **Variance Request** 2031 Trilogy Ln (Tax Map 126, Parcel 041.50)
Applicant Scott Hanson on behalf of Jack Smith request to Construct an 1,800-square-foot accessory structure on a vacant parcel, property is zoned R-1 Low Density Residential.
 - D. **Conditional Use Permit** – 2031 Trilogy Ln (Tax Map 126, Parcel 041.50)
Applicant Scott Hanson on behalf of Jack Smith request to construct an 1,800-square-foot accessory structure with metal-clad siding and roofing, property is zoned R-1 Low Density Residential.
 - E. **Variance Request** – 2041 Trilogy Ln (Tax Map 126, Parcel 041.51)
Applicant Scott Hanson on behalf of Jack Smith request to construct a 4,200-square-foot accessory structure exceeding the 2,500-square-foot limit under Section 10.6.B.4 of the Zoning Ordinance, 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, August 28, 2025 at 6:00 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

Vice Chair Lisa Cole led the pledge of allegiance and member Billy Ring gave the invocation.

3. Roll Call

Member John Hunter was unavailable for tonight's meeting, and all other members are present, also in attendance were City Manager Phillip Grooms, Director Chris Brooks, City Attorney Kori Bledson Jones, and City Planning Consultant Will Hager.

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

Member Terry Brewer made a motion to approve the last meetings minutes which was May 22, 2025, without any changes and Vice Chair Lisa Cole seconded and motion carried.

A. Regular Session - May 22, 2025

5. Completion / Review of Unfinished Business from prior meeting

None at this time.

6. New Business

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

A. **Applicant/Owner Kamethia Wilson Variance Request for 106 E Merchant Street Tax Map: 1330K | Parcel: 003.00**

The applicant is requesting a variance to reduce the required front yard setback from 30 feet to 22 feet and the rear yard setback from 20 feet to 15 feet in order to construct a new single-family residence. The property is zoned R-1 (Low Density Residential), which requires a minimum lot size of 18,000 square feet. The subject lot is 4,780 square feet and is considered non-conforming.

Vice Chair Lisa Cole made a motion to approve the request to reduce the setbacks and member Terry Brewer seconded the motion and the vote was unanimous.

B. **Applicant/Owner Kevin Ross Conditional Use Permit for 613 Brookside Drive Tax Map: 133F | Parcel: 028.00**

The applicant is requesting a Conditional Use Permit to allow the placement of a 24' x 30' metal-clad accessory building in the side yard of the property.

Member Billy Ring made a motion to approve the Conditional Use Permit request and member Terry Brewer seconded the motion and the vote was unanimous.

C. Applicant/Owner Fernando Carvalho Variance Request for 408 Washington Avenue Tax Map: 1331D | Parcel: 023.00

The applicant is seeking a variance to reduce the required side yard setback from 15 feet to 9 feet to construct a new single-family residence. The property is zoned R-1 (Low Density

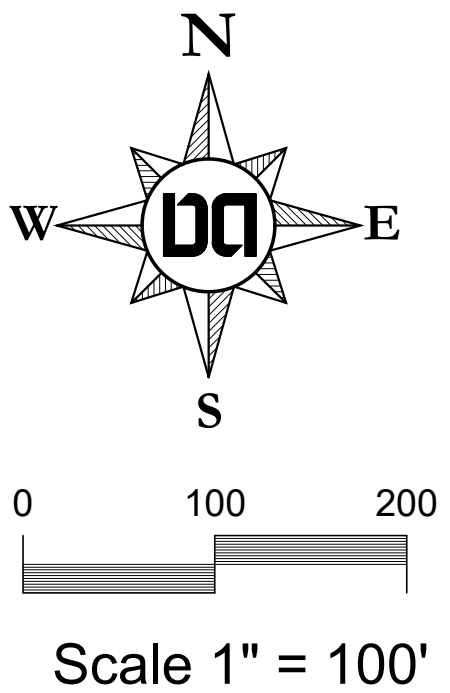
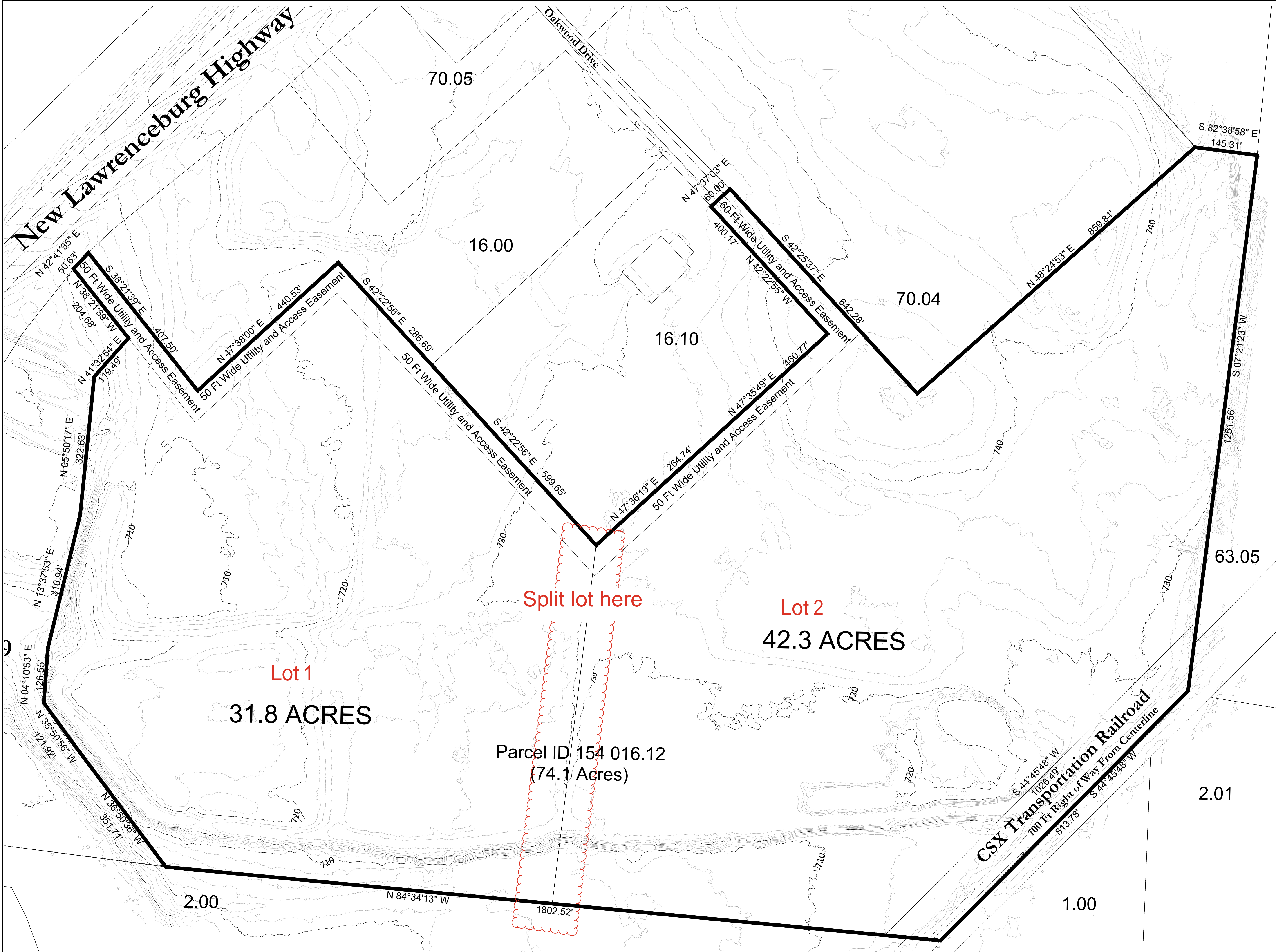
Vice Chair Lisa Cole made a motion to approve the request to reduce side yard setbacks and member Billy Ring seconded the motion and the vote was unanimous.

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

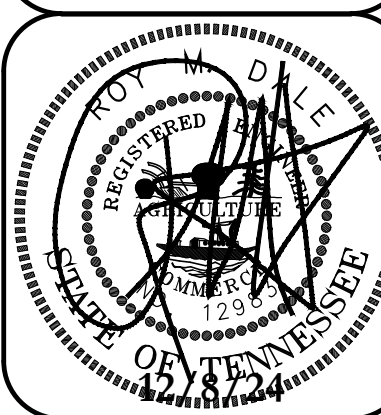
None at this time.

8. Board / Staff Comments / Adjournment

Member Terry Brewer made a motion to adjourn the meeting and Vice Chair Lisa Cole seconded and motion carried.



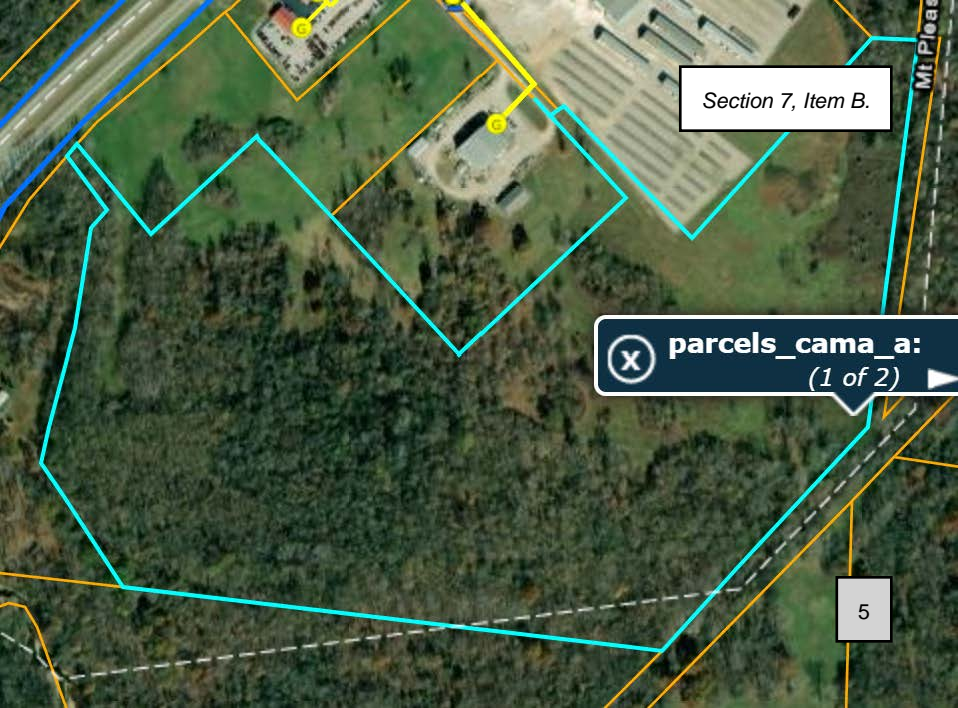
CB+D Ventures LLC Property
Parcel ID 154 016.12
Maury County, Tennessee



Topographic
Data

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

CB+D Ventures LLC

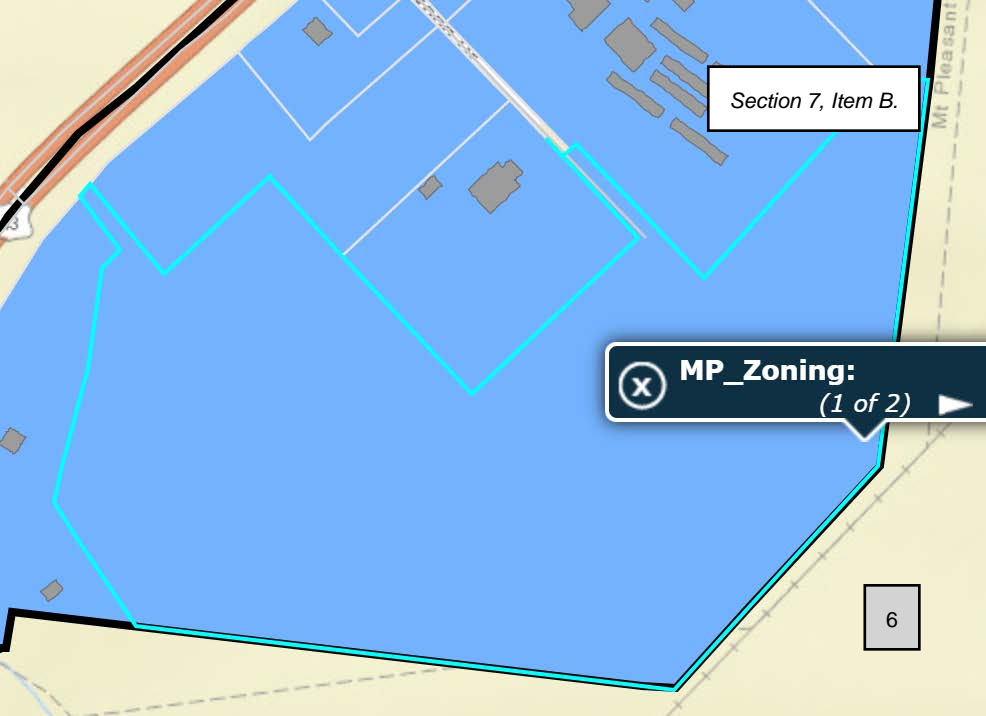
An aerial photograph showing a large area of land with various colored overlays. A large cyan polygon outlines a significant portion of the land, which is mostly covered in dense green trees. To the top left, there is a road with a blue line and a yellow line. To the top right, there is a large industrial or commercial building with a yellow line. Two yellow circles with the letter 'G' are located near the top center. A dashed white line runs diagonally across the bottom right. A label '5' is in a grey box at the bottom right. A label 'Mt Pleasant' is partially visible on the far right edge.

Section 7, Item B.



parcels_cama_a:
(1 of 2) ▶

5

A map showing a large blue-shaded area, possibly a lake or a specific land use zone. A cyan line outlines a portion of this area. To the left, a black line represents a road, with a small white shield containing the number '3'. To the right, a dashed line is labeled 'Mt Pleasant'. Several small brown rectangular shapes are scattered within the blue area.

Section 7, Item B.



MP_Zoning:

(1 of 2)

Section 7, Item B.





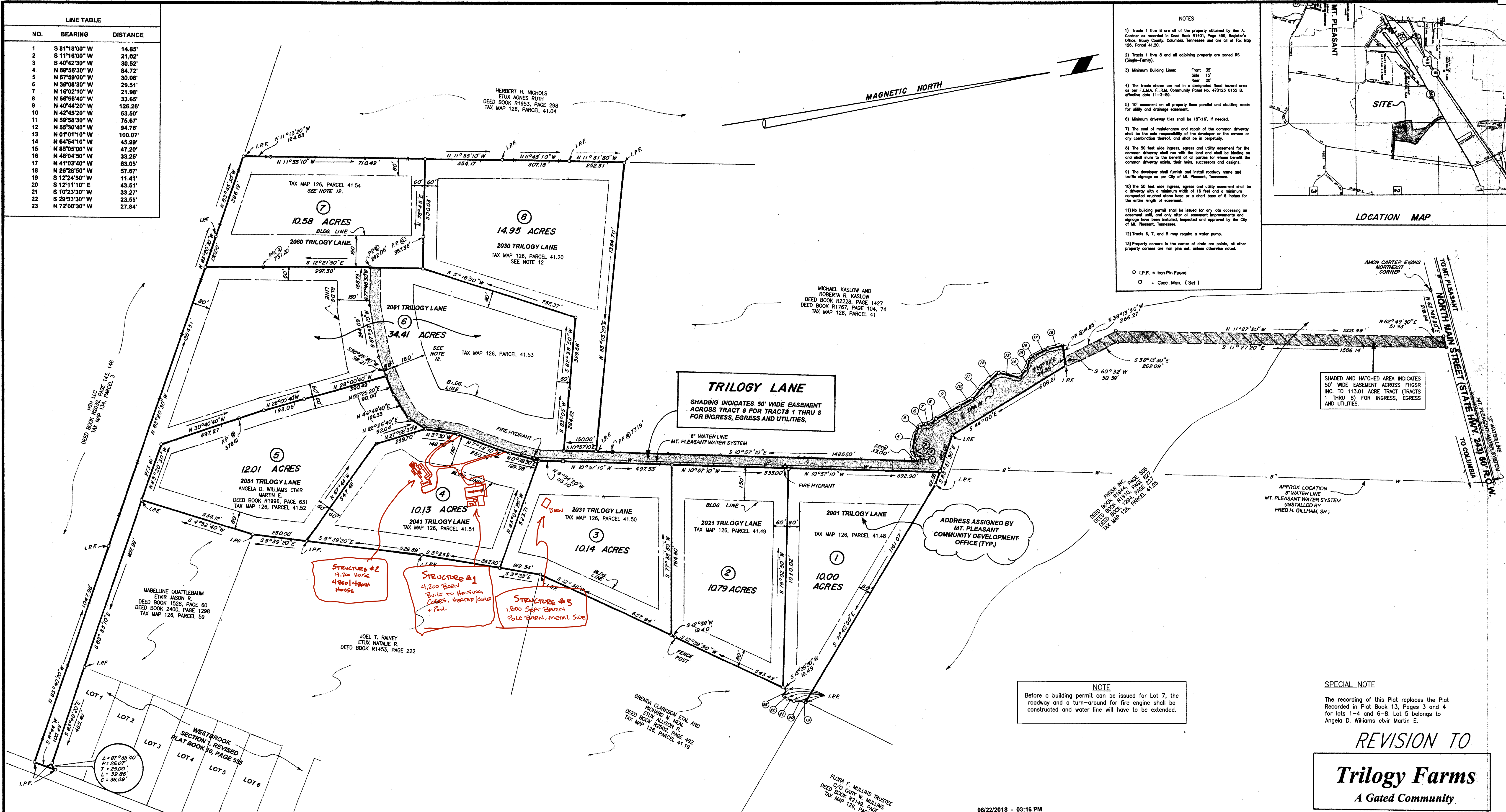
STRUCTURE #3 SHOWN ON THE PLAT MAP, DESCRIPTION:

- Hobby and equipment barn with large doors for storing equipment
- Primary use: store equipment out of the weather
- Pole barn structure with metal exterior with a lean-to cover on the side for additional covered storage of tractor, etc.
- 1,800 sqft



NO.	BEARING	DISTANCE
1	S 81°18'00" W	14.85'
2	S 11°16'00" W	21.02'
3	S 40°42'30" W	30.52'
4	N 89°55'30" W	84.72'
5	N 67°59'00" W	30.08'
6	N 36°08'30" W	29.51'
7	N 15°02'12" W	21.88'
8	N 58°56'40" W	33.65'
9	N 40°44'20" W	128.26'
10	N 42°45'20" W	63.50'
11	N 59°58'30" W	75.67'
12	N 55°30'40" W	94.76'
13	N 07°01'10" W	100.07'
14	N 64°51'10" W	45.98'
15	N 85°50'00" W	47.20'
16	N 46°04'50" W	33.26'
17	N 41°03'40" W	63.05'
18	N 26°28'50" W	57.67'
19	S 12°24'50" W	11.41'
20	S 12°11'10" E	43.51'
21	S 10°23'30" W	33.27'
22	S 29°33'30" W	23.55'
23	N 72°00'30" W	27.84'

- 1) Tracts 1 thru 8 are all of the property obtained by Ben A. Gardner as recorded in Deed Book RH401, Page 499, Register's Office, Murray County, Tennessee and are all of Tax Map 15B, effective 1-1-79.
- 2) Tracts 1 thru 8 and all adjoining property are zoned RS (Single-Family).
- 3) Minimum Building Lines: Front 35' Side 15' Effective 1-1-79, Rear 20'
- 4) The tracts shown are not in a designated flood hazard area as per F.E.M.A., F.I.R.C. Commission Panel No. 470123 0150 B, effective 1-1-79.
- 5) 10' easement on all property lines parallel and abutting roads for utility and drainage easement.
- 6) Minimum driveway lots shall be 18"x16", if needed.
- 7) The cost of maintenance and repair of the common driveway shall be the sole responsibility of the developer or the owners or any combination thereof, and shall be in perpetuity.
- 8) The 50 foot wide ingress, egress and utility easement for the common driveway shall not be binding on the lots to be sold on and shall inure to the benefit of all parties for ingress and egress and utility easement, and shall be binding on the owners and their heirs.
- 9) The developer shall furnish and install roadway name and traffic signage on per City of Murfreesboro, Tennessee.
- 10) The 50 foot wide ingress, egress and utility easement shall be a driveway with a minimum width of 16 feet and a minimum width of 16 feet and stone or concrete or a chest box of 6 inches for the entire length of easement.
- 11) No building permit shall be issued for any lota accessing an easement units, and shall offer all easement improvements and signage improvements installed, inspected and approved by the City of Mt. Pleasant, Tennessee.
- 12) Tracts 6, 7, and 8 may require a water pump.
- 13) Property corners are in the center of end points, all other property corners are iron pipe set, unless otherwise noted.



**SHADING INDICATES 50' WIDE EASEMENT
ACROSS TRACT 6 FOR TRACTS 1 THRU 8
FOR INGRESS, EGRESS AND UTILITIES.**

NOTE

Before a building permit can be issued for Lot 7, the roadway and a turn-around for fire engine shall be constructed and water line will have to be extended.

The recording of this Plat replaces the Plat Recorded in Plat Book 13, Pages 3 and 4 for lots 1-4 and 6-8. Lot 5 belongs to Angela D. Williams etvir Martin E.

REVISION TO

Trilogy Farms
A Gated Community

No.	Date	Revision	By
SHEET TITLE			
FINAL PLAT OF SURVEY (<i>8 TRACTS,</i> <i>7TH CIVIL DISTRICT <i>113.01 ACRES)</i></i> MAURY COUNTY, TENNESSEE			
PROJECT:	BENNY A. AND TERESA C. GARDNER 2061 TRILOGY LANE MT. PLEASANT, TENNESSEE 38474		
DRAWN BY:	E.B.		
CHECKED BY:	J.D.W.		
DRAWING NO.:			
<div style="float: left;"> <p>JAMES D. WEBB, ENGINEER-SURVEYOR 223 East James M. Campbell Boulevard COLUMBIA, TENNESSEE 38401 PHONE (931) 388-2329 • FAX (931) 381-6106</p> </div> <div style="float: right; width: 20%;"> <p align="center">98-198 D</p> </div>			
<div style="text-align: center;">1</div> <div style="text-align: right;">OF 1 SHEETS</div>			

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Trilogy Farms has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R1401, page 459, Maury County Register's Office, and that I (we) hereby adopt this plat of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, public easements, utilities, and other facilities have been filed.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Mount Pleasant Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the Minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

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 "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and the ratio of precision is greater than or equal to 1:10,000.

8/8 2018
(Date)

James D. Webb
Registered Land Surveyor Number 5



Soils Report

IN April of 2025 we completed A High Intensity Soils investigation on Trilogy Lane in Maury Co., Tennessee. As shown above, We flagged of A favorable soils site on each of four 10 Acre Lots. Maury, Harpeth and Braxton Soils were identified with 60 AND 75 mpi rates... potential bedroom approval is likely in the 4 to 6 bedroom range. Surveying of the sites is needed to complete the SOILS MAP.



Norman J. Soils Co.
P.O. Box 100
Nashville, TN 37202



1

2

LOT 3
STRUCTURE #3
~1800 SqFt Pole Barn
METAL EXTERIOR



STRUCTURE #1
4,200 SqFt
BARN (NOT METAL)
BUILT TO HOUSING
CODES
+ Pool



LOT 4

STRUCTURE #2
~4,000 SqFt
4 Bed / 4 Bath
House



5

Set Back
150'

Set Back
150'

60'

TRILOGY LANE

← TO MAIN ST.

LOT 6





**PUBLIC
NOTICE**



PROPOSED MEETING
at City Hall in the Tom Hardin Room

Board of Zoning Appeals Public Hearing
Variance

Date

1-13-2026

Time

6:30 PM

Contact the Planning Department for More Information
mtpleasant-tn.gov 931.379.7717 ext. 181

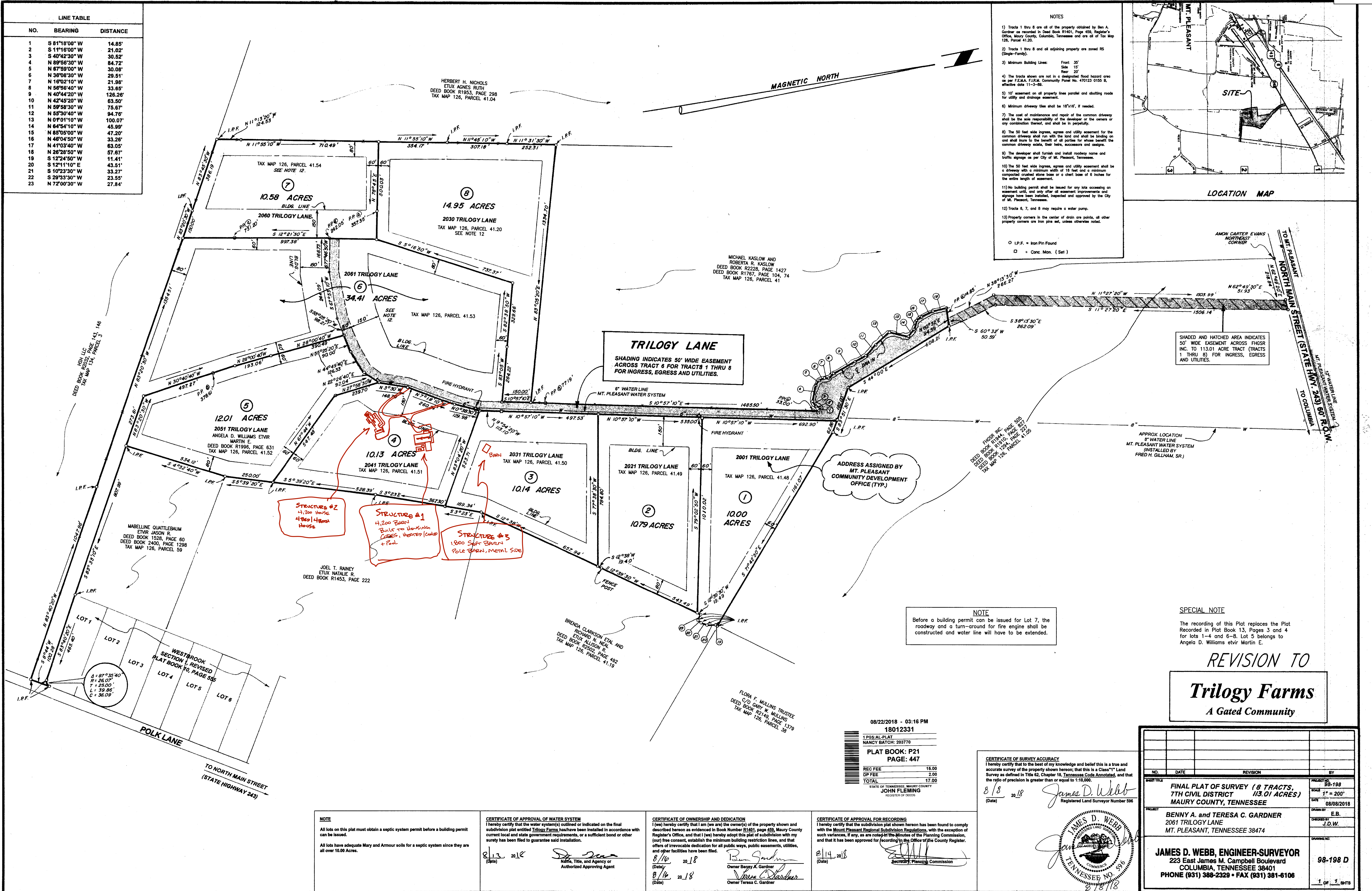
STRUCTURE #3 SHOWN ON THE PLAT MAP, DESCRIPTION:

- Hobby and equipment barn with large doors for storing equipment
- Primary use: store equipment out of the weather
- Pole barn structure with metal exterior with a lean-to cover on the side for additional covered storage of tractor, etc.
- 1,800 sqft





NO.	BEARING	DISTANCE
1	S 81°18'00" W	14.85'
2	S 11°16'00" W	21.02'
3	S 40°42'30" W	30.52'
4	N 89°55'30" W	84.72'
5	N 67°59'00" W	30.08'
6	N 36°08'30" W	29.51'
7	N 15°02'12" W	21.88'
8	N 58°56'40" W	33.65'
9	N 40°44'20" W	128.26'
10	N 42°45'20" W	63.50'
11	N 59°58'30" W	75.67'
12	N 55°30'40" W	94.76'
13	N 07°01'10" W	100.07'
14	N 64°51'10" W	45.98'
15	N 85°50'00" W	47.20'
16	N 46°04'50" W	33.26'
17	N 41°03'40" W	63.05'
18	N 26°28'50" W	57.67'
19	S 12°24'50" W	11.41'
20	S 12°11'10" E	43.51'
21	S 10°23'30" W	33.27'
22	S 29°33'30" W	23.55'
23	N 72°00'30" W	27.84'



SPECIAL NOTE

The recording of this Plat replaces the Plat Recorded in Plat Book 13, Pages 3 and 4 for lots 1-4 and 6-8. Lot 5 belongs to Angela D. Williams etvir Martin E.

REVISION TO

Trilogy Farms
A Gated Community

[illegible][illegible]



Soils Report

IN April of 2025 we completed A High Intensity Soils investigation on Trilogy Lane in Maury Co, Tennessee. As shown above, We flagged of A favorable soils site on each of four 10 Acre Lots. Maury, Harpeth and Braxton Soils were identified with 60 AND 75 mpi rates... potential bedroom approval is likely in the 4 to 6 bedroom range. Surveying of the sites is needed to complete the SOILS MAP.



Norman J. Soils Co.
P.O. Box 100
Columbia, TN 38402

STRUCTURE #1 SHOWN ON PLAT DESCRIPTION:

- 4,200 sqft barn
- Partial two-story, built to housing codes
- Will be heated and cooled
- Most of the space is a large open living room and kitchen area to be used for family gatherings on holidays, etc.
- Exterior will include a pool, spa, and covered porch area
- The structure will look like a barn but will be built to standard housing codes.
- The exterior of the structure will be a combination of wood, hardi-board, stone and brick. No metal exterior.
- The driveway from Trilogy Lane will be consistent and the same surface as Trilogy Lane, compacted stone/chert base

STRUCTURE #1 SHOWN ON PLAT MAP



FRONT ELEVATION

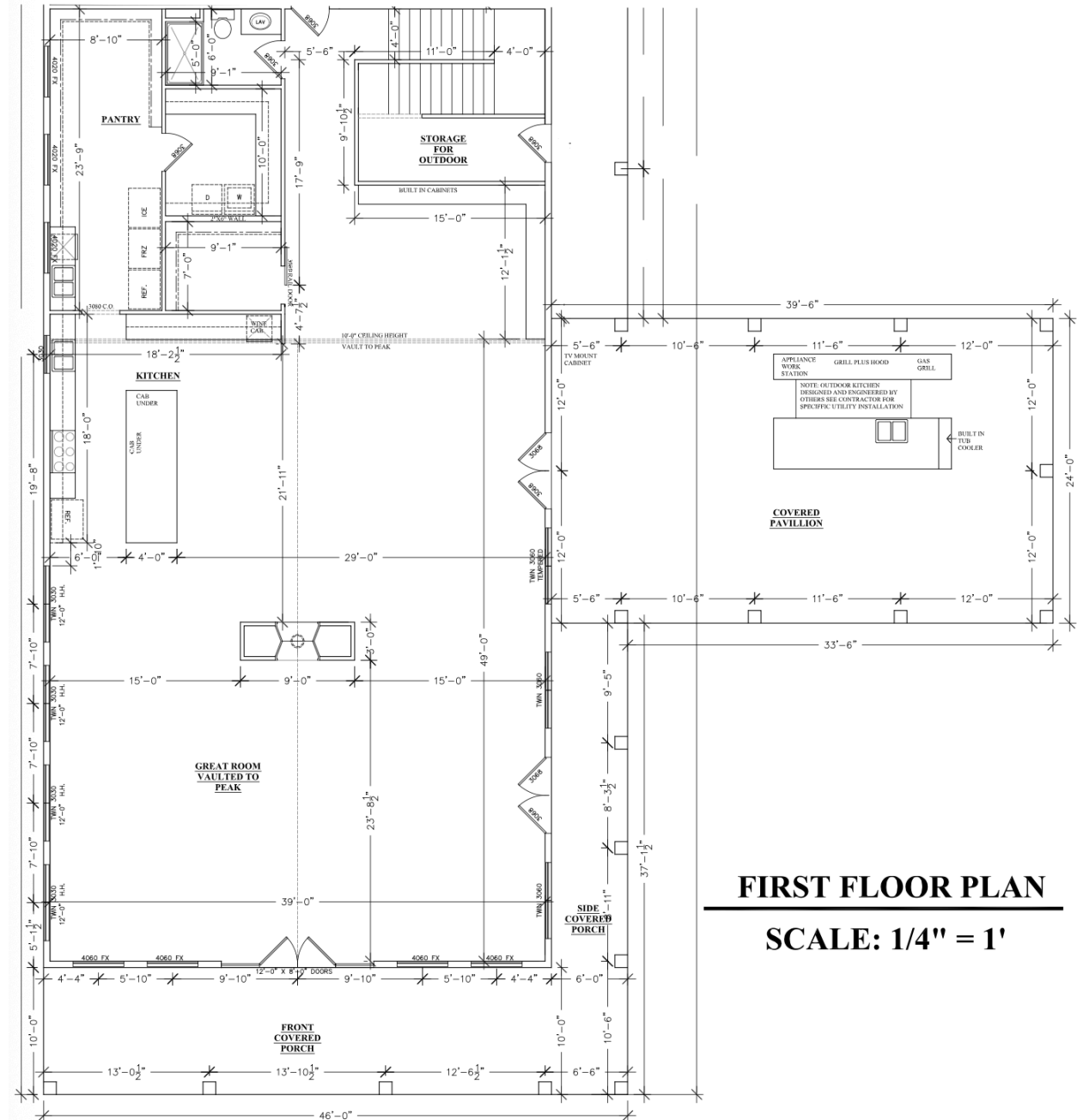
SCALE: 1/4" = 1'



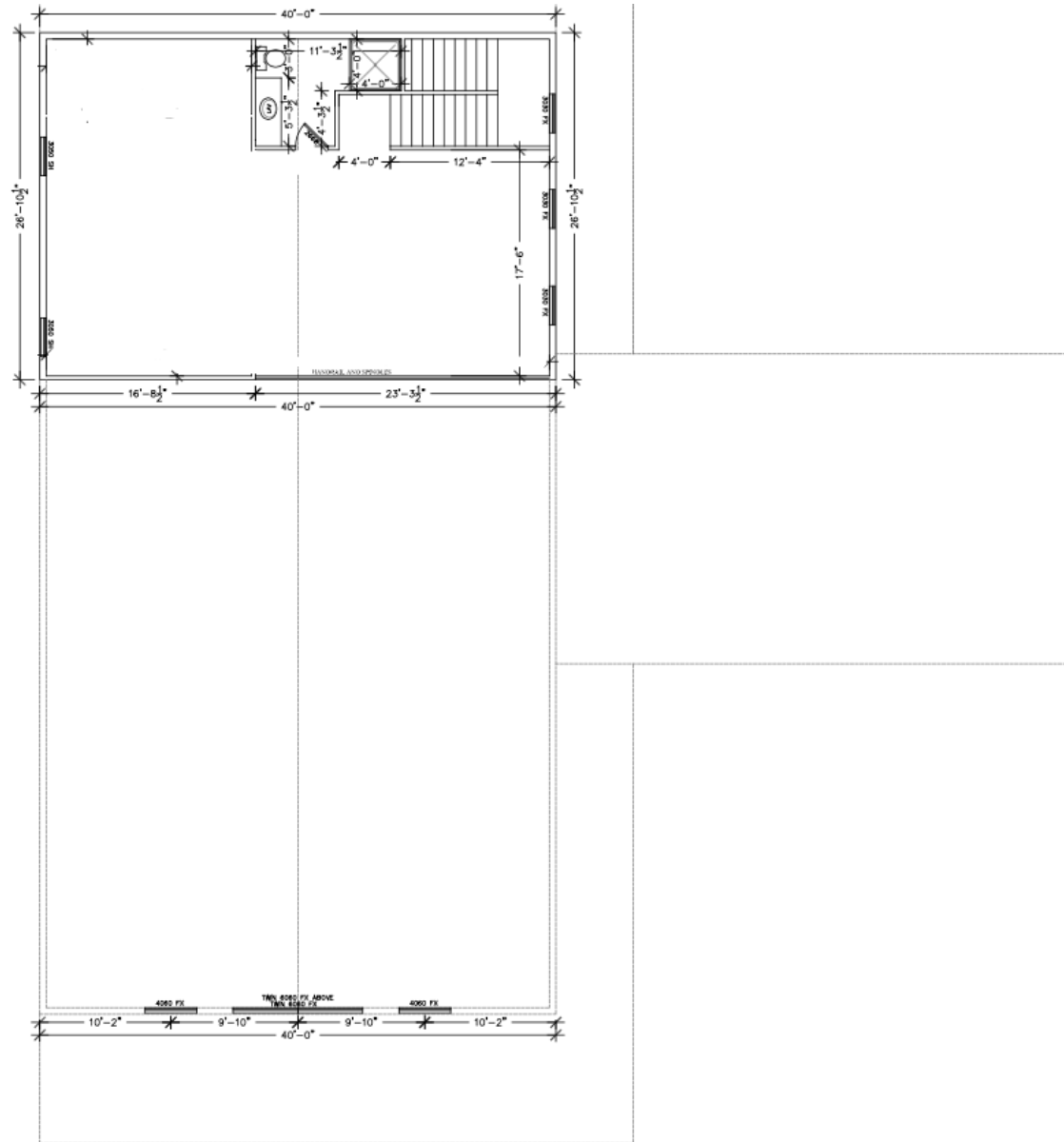
SIDE ELEVATION

SCALE: 1/4" = 1'

STRUCTURE #1 SHOWN ON PLAT MAP



STRUCTURE #1 SHOWN ON PLAT MAP



SECOND FLOOR PLAN

SCALE: 1/4" = 1'

STRUCTURE #2 SHOWN ON THE PLAT DESCRIPTION:

- This structure is a single family home, 4,200 sqft
- 3 car garage
- Front and back porches
- 4 bedrooms, 4.5 bath
- The exterior of the structure will be a combination of wood, hardi-board, stone and brick. No metal exterior.
- The driveway from Trilogy Lane will be consistent and the same surface as Trilogy Lane, compacted stone/chert base

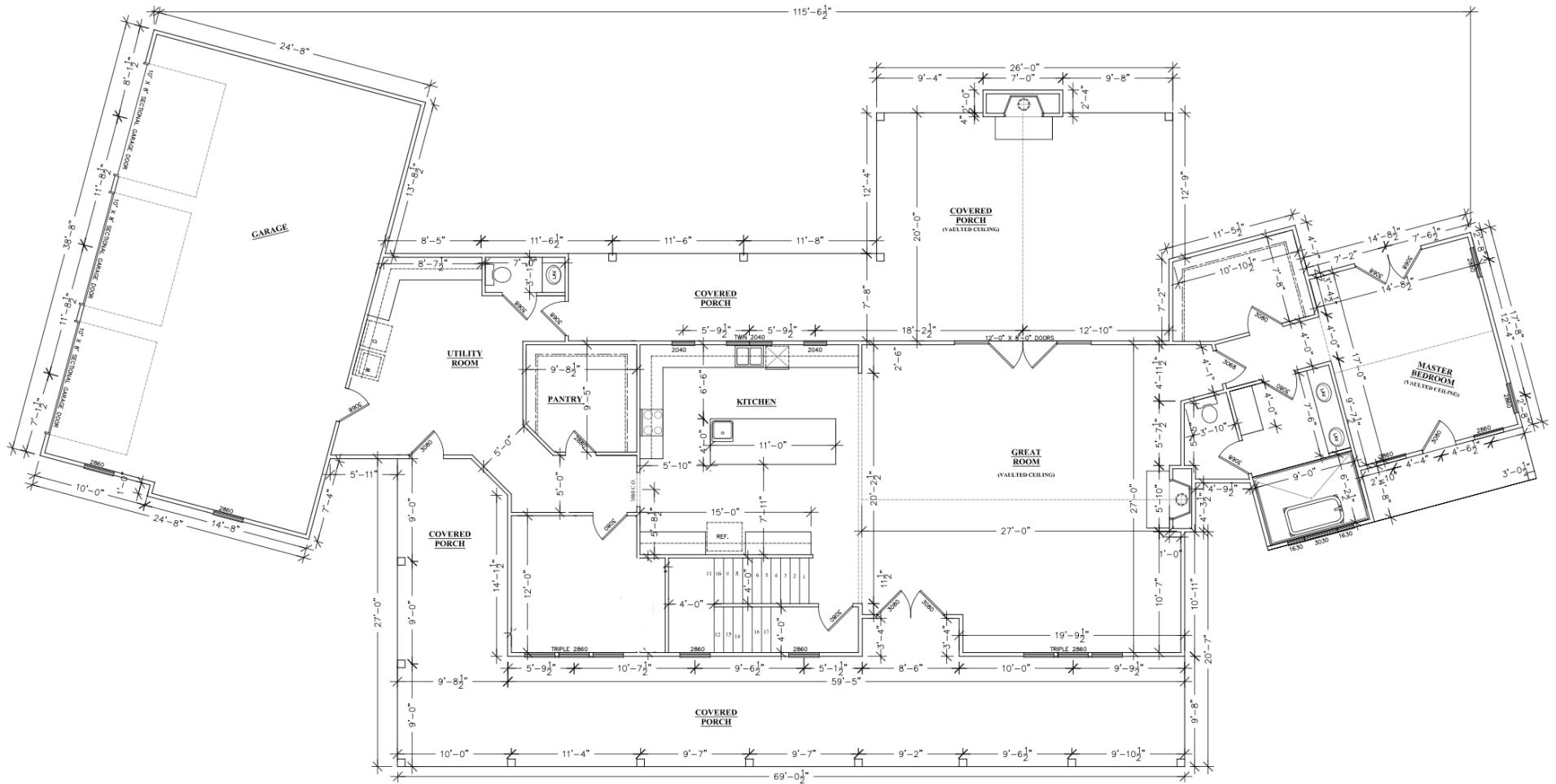
STRCUTURE #2 SHOWN ON PLAT MAP



FRONT ELEVATION

SCALE: 1/4" = 1'

STRCUTURE #2 SHOWN ON PLAT MAP



FIRST FLOOR 2466 SQ.FT.
SEOND FLOOR 1787 SQ.FT.
TOTAL HEATED 4253 SQ.FT.

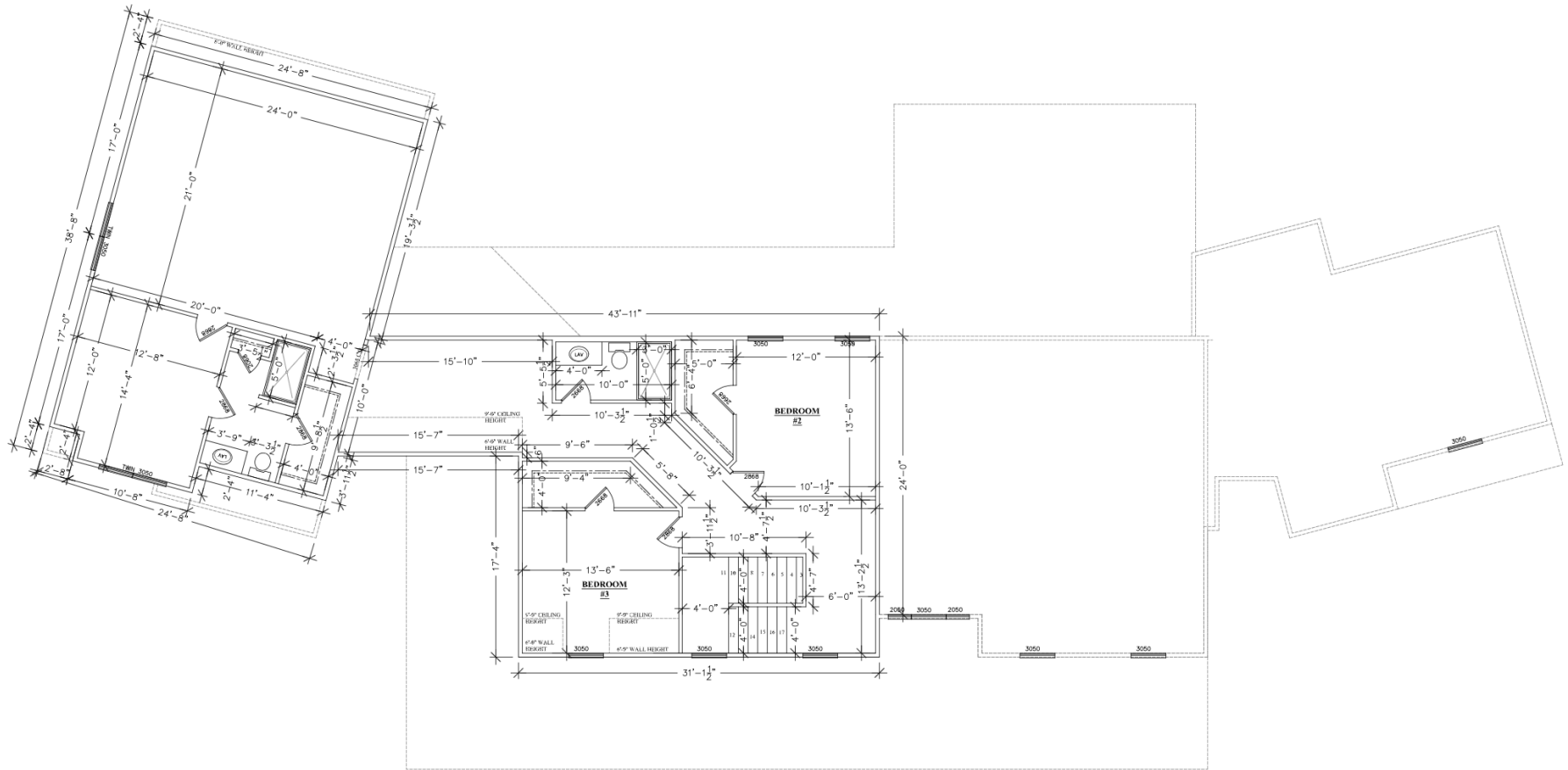
GARAGE 968 SQ.FT.

FRONT PORCH 863 SQ.FT.
BACK PORCH 758 SQ.FT.

FIRST FLOOR PLAN

SCALE: 1/4" = 1'

STRCUTURE #2 SHOWN ON PLAT MAP



SECOND FLOOR PLAN

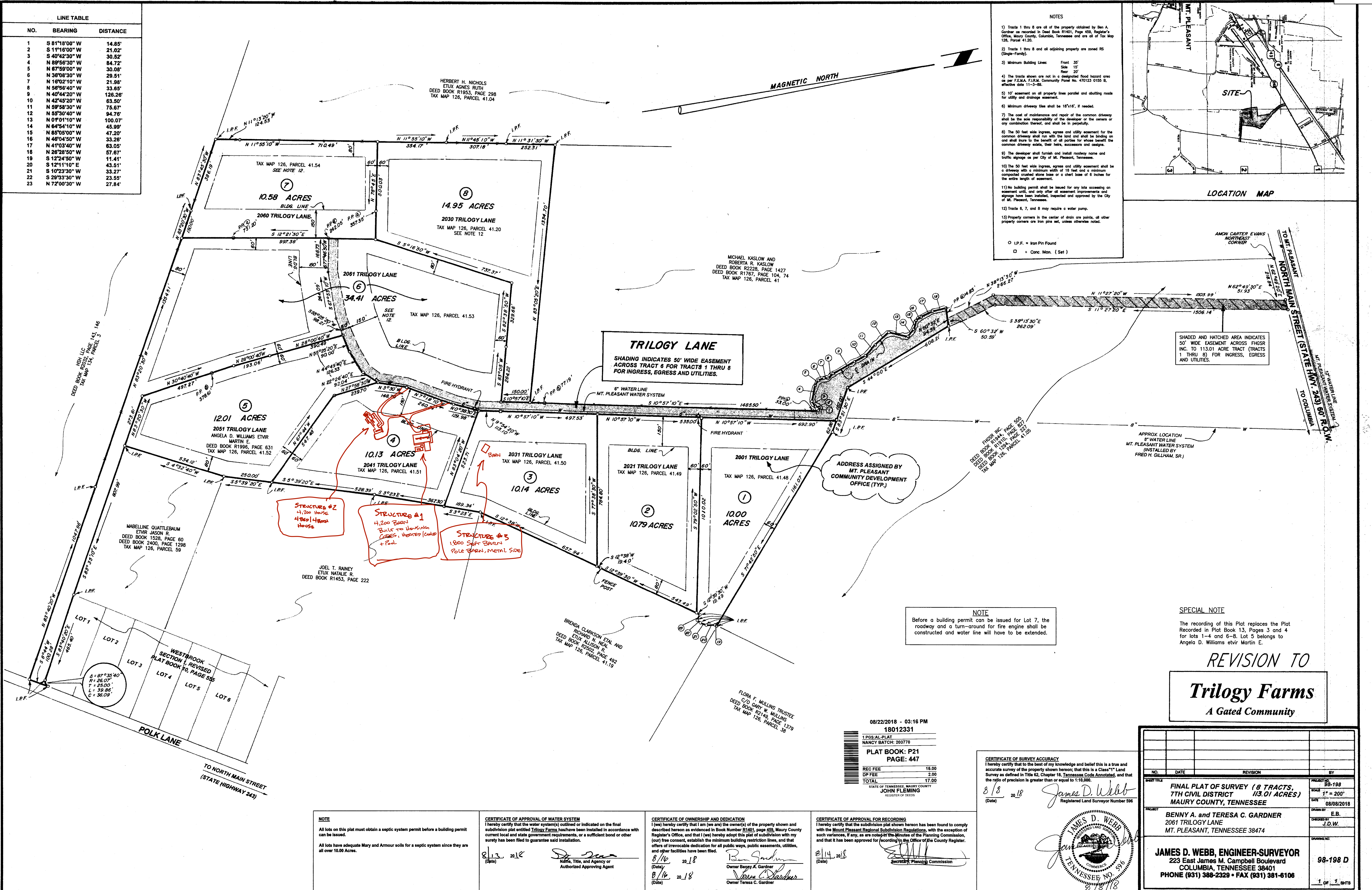
SCALE: 1/4" = 1'

Example Exterior Color and Material Selections for Structure #1 and #2 shown on the Plat Map

- Shows a mix of wood, brick and some painted hardy-board surfaces
- Photo 2 shows color selection only, not design.



NO.	BEARING	DISTANCE
1	S 81°18'00" W	14.85'
2	S 11°16'00" W	21.02'
3	S 40°42'30" W	30.52'
4	N 89°55'30" W	84.72'
5	N 67°59'00" W	30.08'
6	N 36°08'30" W	29.51'
7	N 10°02'10" W	21.88'
8	N 58°56'40" W	33.65'
9	N 40°44'20" W	126.26'
10	N 42°45'20" W	63.50'
11	N 59°58'30" W	75.67'
12	N 55°30'40" W	94.76'
13	N 09°01'10" W	100.07'
14	N 64°54'10" W	33.47'
15	N 85°05'00" W	47.20'
16	N 46°04'50" W	33.26'
17	N 41°03'40" W	63.05'
18	N 26°28'50" W	57.67'
19	S 12°24'50" W	11.41'
20	S 12°11'10" E	43.31'
21	S 10°23'30" W	33.47'
22	S 29°33'30" W	23.55'
23	N 72°00'30" W	27.84'



SPECIAL NOTE

The recording of this Plat replaces the Plat Recorded in Plat Book 13, Pages 3 and 4 for lots 1-4 and 6-8. Lot 5 belongs to Angela D. Williams etvir Martin E.

REVISION TO

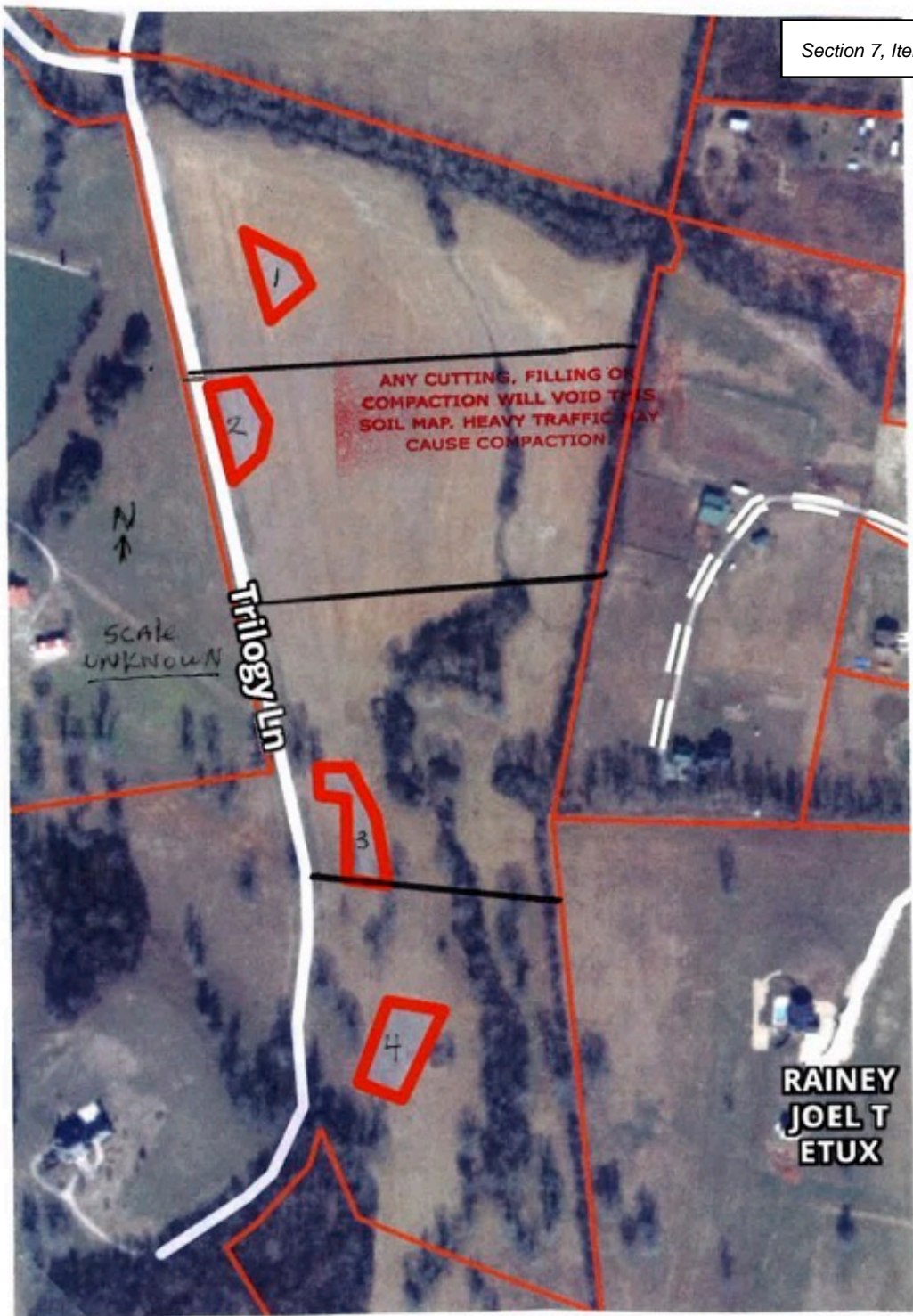
Trilogy Farms
A Gated Community

[illegible]

NO.	DATE	REVISION	BY

SHEET TITLE FINAL PLAT OF SURVEY (8 TRACTS, 7TH CIVIL DISTRICT /13.01 ACRES) MAURY COUNTY, TENNESSEE	PROJECT NO. 98-198 SCALE 1" = 200' DATE 08/08/2018 DRAWN BY: E.B. CHECKED BY: J.D.W.
---	---

PROJECT BENNY A. AND TERESA C. GARDNER 2061 TRILOGY LANE MT. PLEASANT, TENNESSEE 38474	<p align="center">JAMES D. WEBB, ENGINEER-SURVEYOR</p> <p align="center">223 East James M. Campbell Boulevard COLUMBIA, TENNESSEE 38401 PHONE (931) 388-2329 • FAX (931) 381-6106</p> <div style="text-align: right; margin-top: -50px;"> 98-198 D <i>f of f SHEETS</i> </div>
--	---



Soils Report

IN April of 2025 we completed A High Intensity Soils investigation on Trilogy Lane in Maury Co., Tennessee. As shown above, We flagged of A favorable soils site on each of four 10 Acre Lots. Maury, Harpeth and Braxton Soils were identified with 60 AND 75 mpi rates... potential bedroom approval is likely in the 4 to 6 bedroom range. Surveying of the sites is needed to complete the SOILS MAP.



Norman J. Soils Co.
P.O. Box 100
Nashville, TN 37202





 **PUBLIC NOTICE** 

PROPOSED MEETING
at City Hall in the Tom Hardin Room

Board of Zoning Appeals
Conditional Use Permit

Date **1-13-2026** Time **6:30 PM**

Contact the Planning Department for More Information
mtp@memphistn.gov 901.379.4717 ext. 181