



Board of Zoning Appeals Meeting Agenda

Thursday, June 25, 2026 at 5:00 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. BZA meeting minutes 5-28-26
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. **Public Hearing, Variance Request:** Applicant, DTM Enterprise LLC is requesting a Front/Side yard setback variance reduction from 20 feet to 10 feet. The property is located at 222 Appletree St. property is further identified on Tax Map 133J Group F Parcel 001.00; and legally recorded at Maury County Register of Deeds office in book R3042 page 429. The purpose for this request will be to construct four Town Homes.
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, May 28, 2026 at 5:00 PM

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

1. Call to Order

2. Pledge of Allegiance / Invocation

Member John Hunter leads the Pledge of Allegiance and Member Billy Ring leads the Invocation.

3. Roll Call

A. Jacqueline Johnson – Chair

Lisa Cole – Vice *Chair*

John Hunter - *Member*

Billy Ring - *Member*

Terry Brewer - Member

Present-

Jacqueline Johnson – Chair

Lisa Cole – Vice *Chair*

John Hunter - *Member*

Billy Ring - *Member*

Not present-

Terry Brewer - Member

4. Approval / Correction of Minutes from Prior Meetings

A. Meeting minutes 4-30-26

Chair Jacqueline Johnson asked if anyone had any corrections for the minutes of the meeting on April 30, 2026.

Member John Hunter makes a motion to approve the minutes of the meeting for April 30, 2026 and Vice Chair Lisa Cole seconds the motion.

Voting yea-

Chair Jacqueline Johnson, Vice Chair Lisa Cole, Member John Hunter, Member Billy Ring

Motion carries.

5. Completion / Review of Unfinished Business from prior meeting

Chris Brooks states there is none at this time.

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

Phillip Grooms states there is none at this time.

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.

Chris Brooks reads the agenda item as 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. Mr. Brooks states the applicant is in the meeting and Matt Zeiner comes forward.

Will Hagar speaks on the variance requested. He states the lot currently has a variance.

Matt Zeiner stated he needs the building to house his trailers for his business so that nothing is on the exterior. The trailers are 53-foot semi-trailers, so the distance is needed from the road to the building for them to pull in and turn around with it being a small lot.

Chris Brooks states this is a Public Hearing with a sign in sheet, but no one signed up to speak on this.

Vice Chair Lisa Cole makes a motion to approve in the condition of it being a one-story building and comply with the airport requirements.

Member John Hunter seconds the motion.

Voting yes-

Chair Jacqueline Johnson, Vice Chair Lisa Cole, Member John Hunter, Member Billy Ring

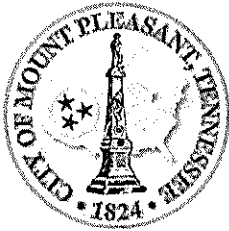
For more information, please refer to the audio/visual recording attached to the agenda.

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

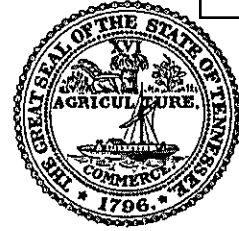
9. Board / Staff Comments / Adjournment

Phillip Grooms thanks Member Billy Ring for serving on the Board of Zoning Appeals. Mr. Grooms mentions Billy Ring is up for reappointment but will not be accepting as he has bought land elsewhere in the county.

Chair Jacqueline Johnson makes a motion to adjourn. Member Billy Ring seconds the motion.



City of Mount Pleasant
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Department of Planning and Zoning



BZA Appeals Application

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

Property Owner: DTM Enterprise LLC

Address: 2308 Forest Lake Dr.

Phone Number: 931 286-1009 Email: SIBDM1@gmail.com

Applicant: DTM Enterprise LLC

Mailing Address: Forest Lake Dr.

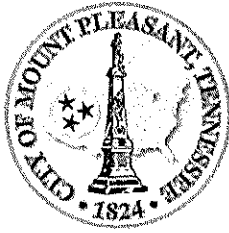
Phone Number: Email: .com

Property Address: 222 Apple Tree St

County Tax Map: 133J Group: F Parcel(s): 001.00

Current Zoning: R-3 Size: .23 City: Mt. Pleasant

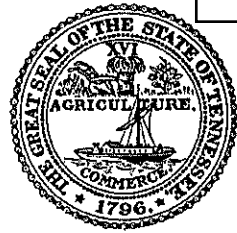
Case No. assigned: Fee Paid: [] Yes [] No Date:
BZA action: [] Tabled [] Denied [] Approved [] Approved with Conditions
Submittals:
Comments from Staff Review:
Existing Use:
Proposed Use: Date of Action:



City of Mount Pleasant

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Department of Planning and Zoning



Appeal of Administrative Decision Permit # _____ 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: Front/Side yard set back

Zoning Ordinance Section: Sec 7.4

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>10 feet</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: NA

Zoning Ordinance Section: NA

Reason for Request: To build 4 Town Homes

222 Appletree Street- Setback Variance

June 25, 2026

The applicant is requesting relief from the zoning requirements for setbacks in the (R3) high-density residential zone. The applicant is requesting a variance for a reduction to one of the front setbacks, as this is a corner lot, required by section 14-603 of the Zoning Ordinance.

The subject property 222 Appletree Street is located at the corner of Appletree Street and East Cooper Street. The lot is 9,807 square feet and is zoned high-density residential. The applicant wishes to reduce one of the front setbacks from the required 20 feet to 10 feet. This would be a 10-foot variance from the requirements in the Zoning Ordinance. The front setback that the applicant wishes to reduce is the front of the lot that faces East Cooper Street, the fronts of the townhomes face Appletree Street. The property owner wishes to construct 4 townhomes that are each 43'5" in length and 22' wide.

Each townhome has its own driveway that fronts Appletree Street. Altering these driveways to serve the townhomes as rear loaded driveways could improve the streetscape along Appletree Street and remove potential conflict points.

The lot currently had a recently removed structure. The structure did not meet the 20' setback requirement either. The building also encroached 10' into the front setback that faces East Cooper Street. The previous building on the property was a legal nonconforming structure, as it was constructed before the setback requirements in the Zoning Ordinance were established.

Items for the BZA to consider and conditions for approval:

1. A 10' variance for the front setback facing East Cooper Street to be 10' instead of the required 20' setback in the Zoning Ordinance.
2. The Board may want to consider requiring a condition of approval that all of the townhomes are to be served by rear-loaded driveways.

As a reminder to the Board, section 14-404 of the Zoning Ordinance provides guidance for consideration of requested zoning variances. Here are some points the Board may find applicable here.

1. No variance from the provisions of this ordinance shall be granted unless the board of zoning appeals makes specific written findings of fact based directly on the standards and conditions imposed by this section. These standards are as follows:

- a. That by reason of exceptional narrowness, shallowness or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any bulk standards contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.

This lot is a corner lot, so while that does not make it necessarily unique, the front that the variance is being requested would be a side setback if this property were not a corner lot and it would meet the side setback requirement. The previous structure on the property was set back 10' from the property line and other structures along East Cooper Street are setback about 10' from the property line. Future concerns may arise with East Cooper Street only having 30' of right-of-way if improvements need to be made or sidewalks are to be constructed.

- b. The variance is the minimum variance that will relieve such difficulties or hardship and make possible the reasonable use of the land, building, or structure.

The requested variance setback is the minimum size that would allow for there to be four townhomes on the lot.

- c. The variance will not authorize uses in a zone district other than those permitted by this ordinance.

The use is consistent with the zoning district and with surrounding uses.

- d. Financial considerations shall not be considered as a basis for granting a variance.

If the applicant were to remove one unit from the property, they would be able to comply with the setbacks. The financial yield the applicant would gain from having four townhomes versus three townhomes shall not be considered.

- 2. The board of zoning appeals, in making its findings of fact, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

- a. The granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the property is located or a substantial impairment to the intent and purpose of the zoning district where the property is located or the general provisions of the ordinance.

This use and proposed townhomes are consistent with what the zoning ordinance has intended for this area. The proposed townhomes will have the same setbacks as the current structure on the property, which will not change the effects of the property on surrounding properties.

- b. The proposed variance will not impair an adequate supply of natural light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

The proposed variance will not have any of these effects.

- c. The alleged difficulty or hardship has not been knowingly or intentionally created by any person who has an interest in the property.

The owner was aware that this property is a corner lot and that there are two front setbacks that would need to be met.

- d. The proposed variance is consistent with the spirit and intent of this ordinance and the adopted land use and transportation plan.

The variance would not be abnormal for the surrounding area or the surrounding uses allowed by the zoning ordinance. However, there could be potential impacts to East Cooper Street improvements. There are no current plans, but obtaining additional right-of-way in the future could be difficult if the variance is granted.

The Board may want to consider that this lot is a corner lot, making the setback requirements stricter than if it were an interior lot. The requested variance is to have one of the front setbacks be 10', if this was an interior lot, the setback requirement would be only 5'. The Board may also want to consider that the proposed setbacks will be the same as what the front setbacks were for the legal nonconforming structure on the property and some of the existing surrounding structures. The Board may also want to consider the rear-loaded driveways condition of approval mentioned above.

ZONING VARIANCE WORKSHEET

Authority and execution. Variances may be authorized by the terms of this ordinance. Variances may be authorized only after a public hearing, where the board of zoning appeals has made findings of fact in accordance with subsection E. (findings of fact) below, that owing to special conditions, a literal enforcement of the provisions of this ordinance will result in practical difficulties or particular hardship for the owner of land or a structure.

CONSIDERATIONS:

The zoning variance for property located at **222 Appletree Street**, further identified by **Tax Map 133J Group F Parcel 001.00** and legally recorded in Plat Book R3042 Page 429 on file at Register of Deeds Office of Maury County is presented to the Board of Zoning Appeals for review. Request from **applicant DTM Enterprise, LLC** to consideration a variance from the allowed **20-foot front/side yard setback be reduced to 10-foot front/side yard setback.**

E. Findings of Fact

1. No variance from the provisions of this ordinance shall be granted unless the board of zoning appeals makes specific written findings of fact based directly on the standards and conditions imposed by this section. These standards are as follows:

- a. That by reason of exceptional narrowness, shallowness or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any bulk standards contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.
- b. The variance is the minimum variance that will relieve such difficulties or hardship and make possible the reasonable use of the land, building or structure.
- c. The variance will not authorize uses in a zone district other than those permitted by this ordinance.
- d. Financial considerations shall not be considered as a basis for granting a variance.

2. The board of zoning appeals in making its findings of fact, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

FINDINGS OF FACT FOR ZONING VARIANCE:
a. The granting of the variance Will _____ Will not _____ be detrimental to the public welfare, injurious to other property or improvements in the area in which the property is located or a substantial impairment to the intent and purpose of the zoning district where the property is located or the general provisions of the ordinance.
b. The proposed variance Will _____ Will not _____ impair an adequate supply of natural light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.
c. The alleged difficulty or hardship Has _____ Has not _____ been knowingly or intentionally created by any person having an interest in the property.
d. The proposed variance Is _____ Is not _____ consistent with the spirit and intent of this ordinance and the adopted land use and transportation plan.

The Board of Zoning Appeals recommends that the zoning variance be:

APPROVED _____ **DISAPPROVED** _____ **Board Member:** _____

Date: _____

Govt Public Notices

06/05/2026

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PUBLIC NOTICE

The Mount Pleasant Board of Zoning Appeals will hold a public hearing on June 25, 2026, at 5:00 p.m. in the Tom Harden Room, City Hall, to consider a variance request to reduce the Side yard setback for 222 Appletree St (Tax Map 133J Group F Parcel 001.00).

12383884

Section 7, Item A.



PUBLIC NOTICE
PROPOSED MEETING
at 7:00 PM at the Town Meeting Room
Town of Leominster, Massachusetts
Board of Selectmen, Public Hearing
on the Proposed
June 25, 2024 7:00 PM
Town of Leominster, Massachusetts



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06/08/2026

10:30

Section 7, Item A.

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Debit Card Remit			\$15.60

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Transaction #: 672
Receipt #: 035679
Debit Card Purchase: \$15.60
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