



# Board of Zoning Appeals Meeting Agenda

Thursday, May 22, 2025 at 6:00 AM

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. Regular meeting minutes - 3-27-25

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, Owner, Shan Kropf at 6796 Polk Lane tax map 126 parcel 059.00. The applicant is seeking a Variance for a third accessory structure because in all residential zones a maximum of two (2) detached accessory buildings and structures with a roof shall be permitted on a zone lot.

B. Applicant, Owner, Shan Kropf at 6796 Polk Lane tax map 126 parcel 059.00. is seeking a Variance to allow the accessory structure square footage to exceed for a residential zone, the area of all residential accessory structures with a roof will exceed the allowed amount of 775.

C. Applicant, Owner, Shan Kropf at 6796 Polk Lane tax map 126 parcel 059.00. The applicant is seeking a Conditional Use Permit for a 48x36 metal clad building to be located in the side yard

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, March 27, 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

Member John Hunter led the pledge of allegiance and member Billy Ring gave the invocation.

### 3. Roll Call

All members present and City Attorney Kori Bledsoe Jones along with Will Hager with KCI, City Planning Consultant were present via Zoom.

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 John Hunter made a motion to approve last month's meeting minutes and Vice Chair Lisa Cole seconded the motion.

A. Meeting minutes 2-20-25

### 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.)

No new business.

- 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

This item was removed from the agenda due to applicant not being the landowner.

- 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.

Vice Chair Lisa Cole made a motion to approve the variance for the applicant and member Terry Brewer seconded the motion to approve the variance.

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

None at this time.

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

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



An aerial photograph of a rural property. The property is outlined by a yellow line. A dashed white line runs horizontally across the lower portion of the property. Several buildings are visible: a detached 2-car garage, a house, a barn, and a new 48x36 metal building. The property is surrounded by green fields and trees. A road is visible on the right side of the property.


Detached 2 car garage

Section 7, Item A.

House

barn

New 48x36 metal  
building



24x30 720 sf Detached  
2 car garage

Section 7, Item B.

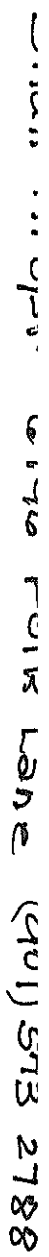
House

36x36  
1,296 sf.  
barn

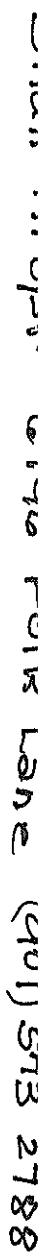
New 48x36 1,728  
sf metal building



*Section 7, Item C.*



New structure is perpendicular to old structure



6

*Section 7, Item C.*

