



Board of Zoning Appeals Meeting Agenda

Thursday, August 28, 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. Regular Session - May 22, 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. **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.

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.

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

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 22, 2025 at 6:00 AM

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 Director Chris Brooks 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 are in attendance.

4. Approval / Correction of Minutes from Prior Meetings

A. Regular meeting minutes - 3-27-25

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.)

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.

Vice Chair Lisa Cole made a motion to approve the variance request for a third accessory structure and member Billy Ring seconded. The vote in favor was unanimous.

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.

Member John Hunter made a motion to approve the variance request seeking to exceed the square footage allowance on the structure and Vice Chair Lisa Cole seconded and the vote in favor was unanimous.

- 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

Vice Chair Lisa Cole made a motion to approve the request for a Conditional Use Permit for a metal clad building and member Billy Ring seconded and vote in favor was unanimous.

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

None at this time.

9. Board / Staff Comments / Adjournment

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



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



Section 7, Item A.

Board of Zoning Appeals meeting

Subject: Notice of Setback Variance Request – 106 East Merchant Street

Dear Homeowner,

This letter is to inform you that an application for a zoning variance has been submitted to the City of Mount Pleasant Board of Zoning Appeals concerning the property located at **106 East Merchant Street**. The request seeks the following reductions to the required setbacks under R-1 Low Density Residential zoning:

- **Front setback:** Reduced from 30 feet to 22 feet
- **Rear setback:** Reduced from 20 feet to 15 feet

Please note that the minimum lot size required under R-1 zoning is 18,000 square feet, while the subject property comprises 4,780 square feet, classifying it as a non-conforming lot. The property owner proposes to construct a new single-family residence on the site.

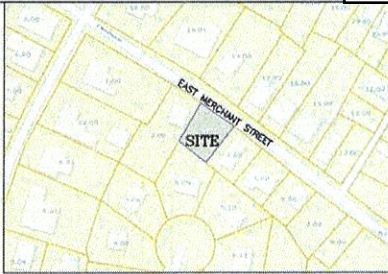
All property owners within **200 feet of the subject parcel** will receive this notice.

The Board of Zoning Appeals will hold a public meeting regarding this request on **August 28, 2025, at 6:00 P.M.** The meeting will take place at **City Hall in the Tom Hardin Room**. Community members are encouraged to attend and share their views.

For additional information, please contact: **Email:** cbrooks@mtpleasant-tn.com
Details are also available on the city's website under the Board of Zoning Appeals meeting section for August 28, 2025.

Chris Brooks
Planning & Building Codes Director
Phone : 931-379-7717 x181
City of Mount Pleasant
209 Bond Street
Mount Pleasant, TN. 38474
www.mtpleasant-tn.gov

CARROLL LAND SURVEYING
495 EAST MAIN STREET, SUITE 1
HOHENWALD, TN 38462
PHONE: (931)796-1654
FAX: (931)796-1651
EMAIL: CSURVEY@BELLSOUTH.NET

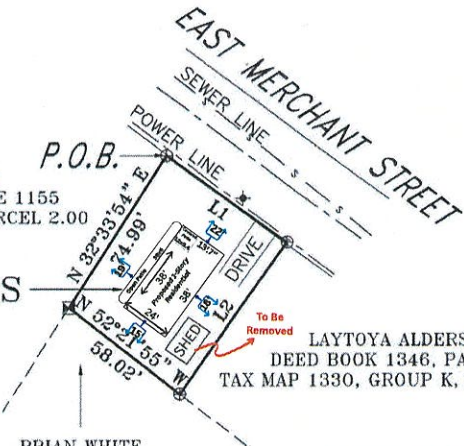


VICINITY MAP
(NOT TO SCALE)



WAYNE HALL ETUX
RECORD BOOK 2288, PAGE 1155
TAX MAP 1440, GROUP K PARCEL 2.00

0.10 ACRES



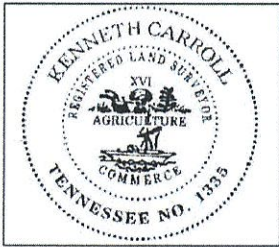
BRIAN WHITE
RECORD BOOK 1849, PAGE 522
TAX MAP 1330, GROUP K PARCEL 9.09

LAYTOYA ALDERSON
DEED BOOK 1346, PAGE 888
TAX MAP 1330, GROUP K, PARCEL 4.00

LINE	BEARING	DISTANCE
L1	S 54°26'55" E	61.40'
L2	S 35°11'05" W	77.00'

LEGEND

- + = WATER METER
- ⊠ = STEEL FENCE POST
- ⊕ = IRON PIN SET



CERTIFICATION

I KENNETH CARROLL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, THAT IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICES FOR A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY WAS 1:10,000 + AS SHOWN HEREON.

Kenneth Carroll
KENNETH CARROLL
TENN. REG NO. 1335

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 3055, PAGE 655, COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT; ESTABLISH THE MINIMUM RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

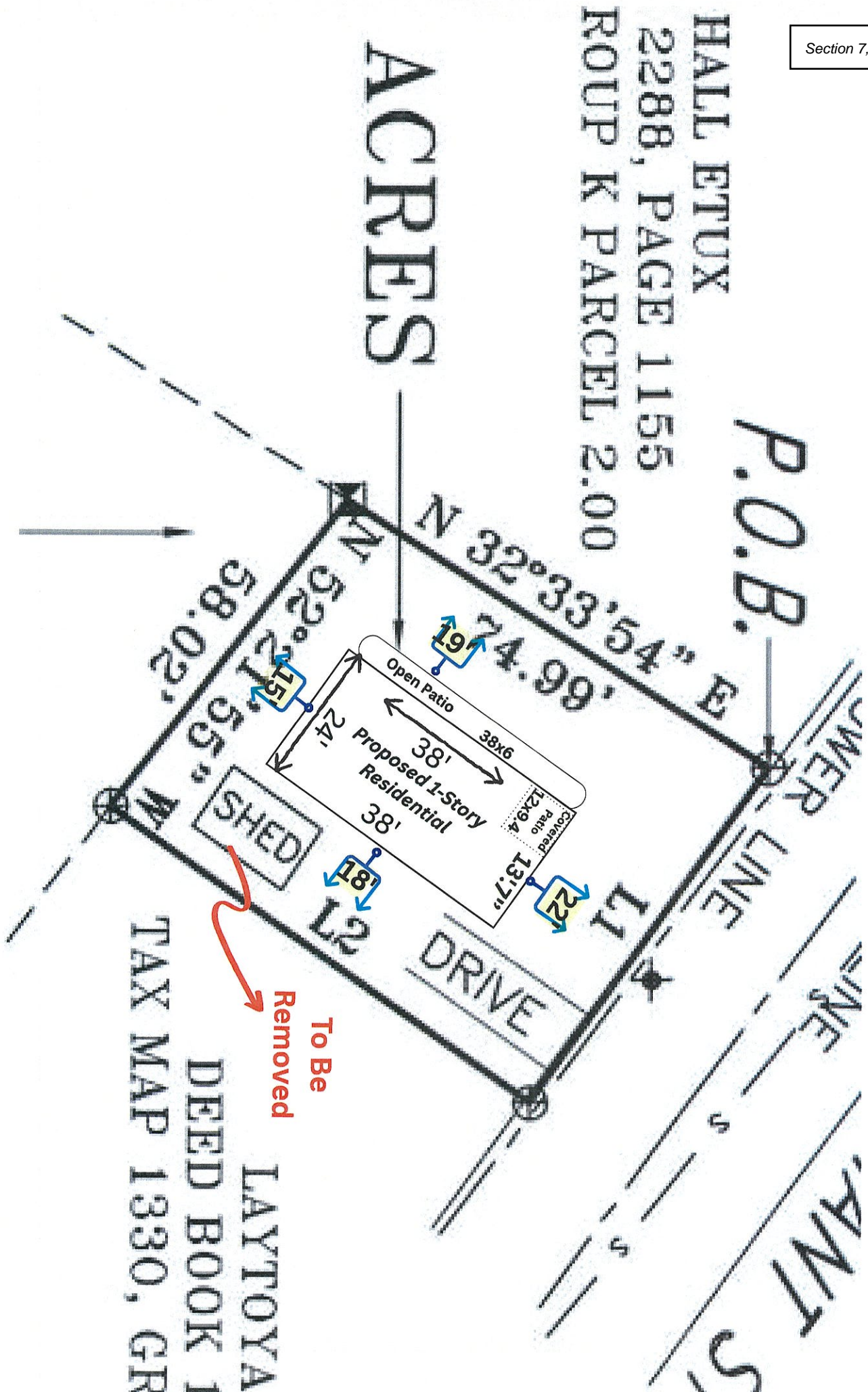
DATE

KAMETHIA WILSON



SURVEY FOR KAMETHIA WILSON

SCALE: 1" = 100'	APPROVED BY: KENNETH CARROLL	DRAWN BY: PK
DATE: 6-9-25	REVIS: / /	
7TH CIVIL DISTRICT - MAURY COUNTY, TN		
REF. RECORD BOOK 3055, PAGE 655 TAX MAP 1330, GROUP K, PARCEL 3.00		JOB NAME: LAYT625 (GB)





City of Mount Pleasant
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Department of Planning and Zoning



Section 7, Item B.

Board of Zoning Appeals meeting

Subject: Notice of Conditional Use Permit Application – 613 Brookside Drive

Dear Homeowner,

We're writing to inform you that the property located at **613 Brookside Drive** has submitted a request to the **City of Mount Pleasant Board of Zoning Appeals** for a **Conditional Use Permit**. This request pertains to the proposed construction of a **720-square-foot accessory structure** in the rear yard of the property, designed with **metal-clad walls and roofing**.

In accordance with city policy, this notice is being sent to property owners within a **200-foot radius** of the proposed site.

Public Meeting Details:

- **Date:** August 28, 2025
- **Time:** 6:00 P.M.
- **Location:** Tom Hardin Room, City Hall, Mount Pleasant

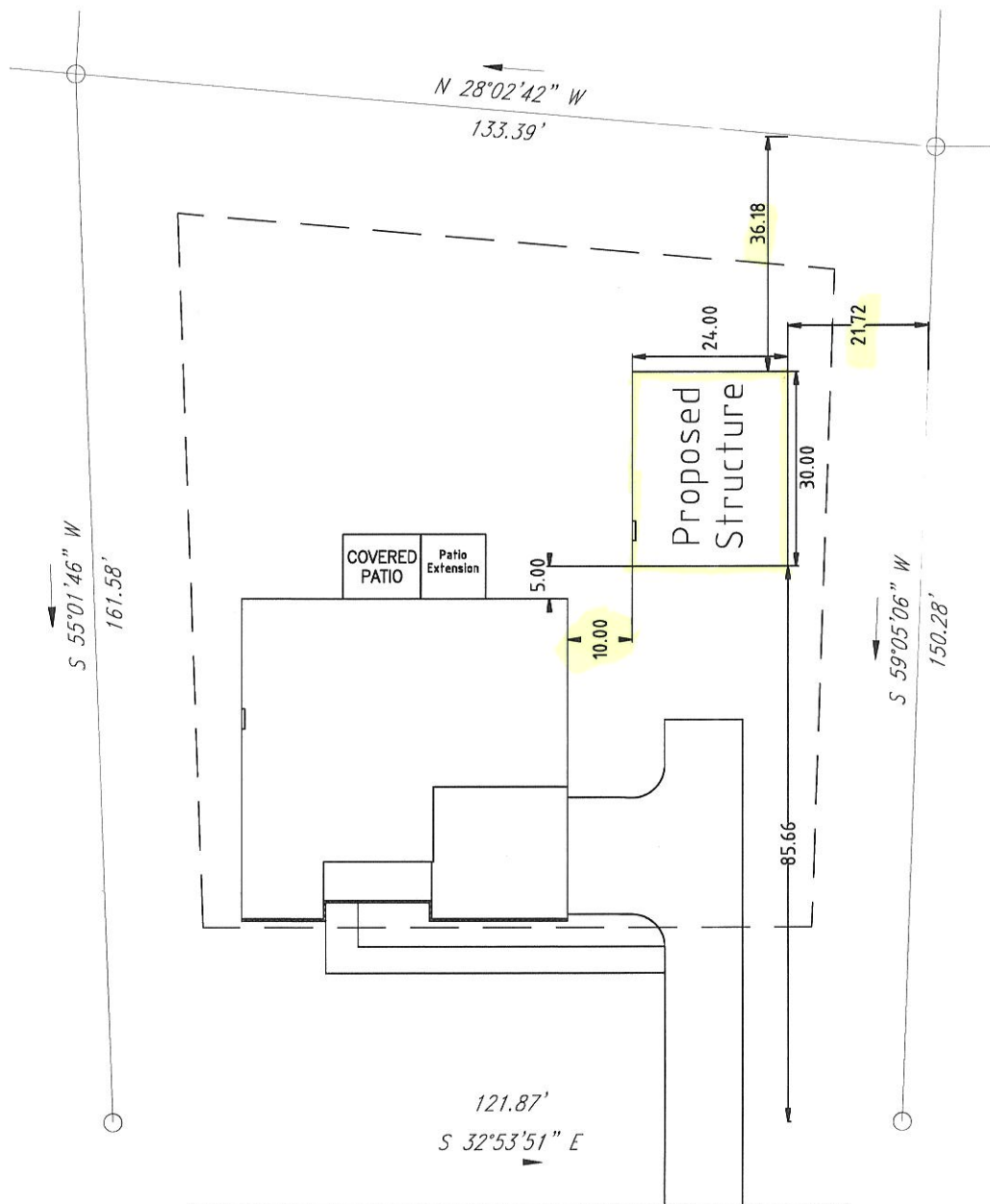
We encourage all residents to attend the meeting to learn more about the proposal, ask questions, or express any support or concerns. Meeting details and related documents are available on the City of Mount Pleasant's website under the **Board of Zoning Appeals Meeting Agenda for August 28, 2025**.

Thank you for your attention and participation in the community planning process.

Details are also available on the city's website under the Board of Zoning Appeals meeting section for August 28, 2025.

For additional information call or email cbrooks@mtpleasant-tn.com

Chris Brooks
Planning & Building Codes Director
Phone : 931-379-7717 x181
City of Mount Pleasant
209 Bond Street
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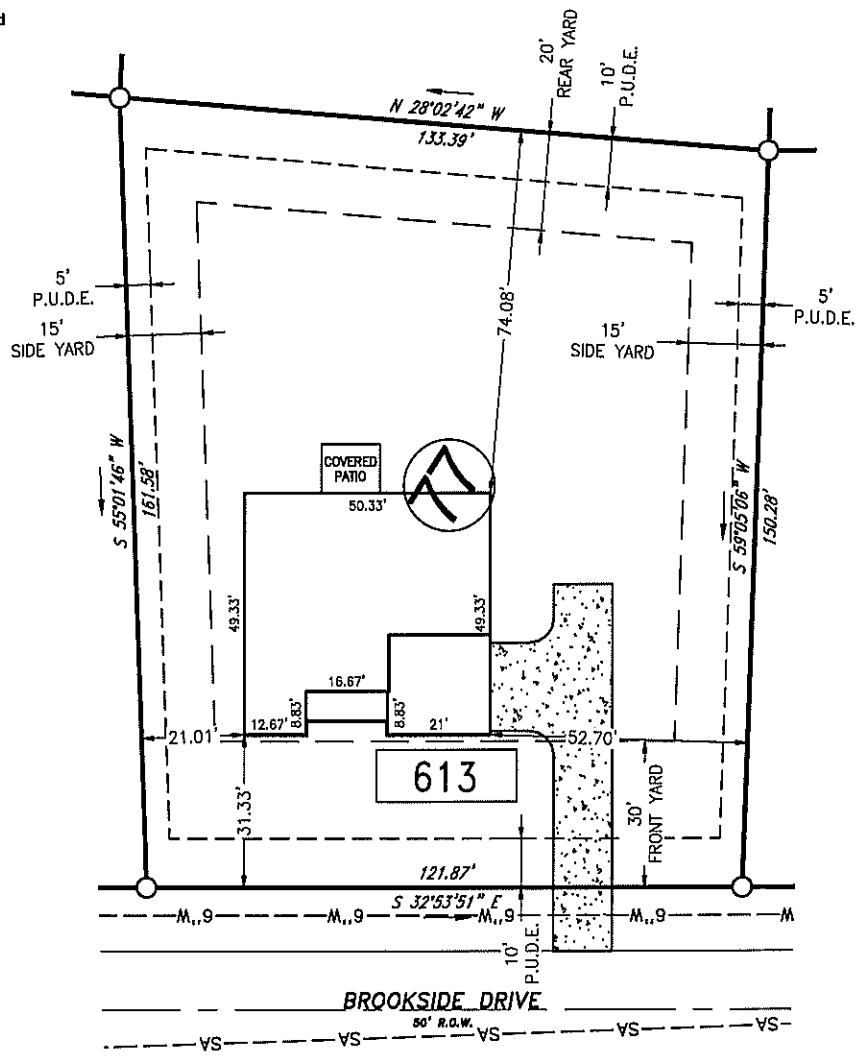
Brookside Drive

Minimum Building Setbacks
Front Yard - 30 feet
Rear Yard - 20 feet
Side Yard - 15 feet

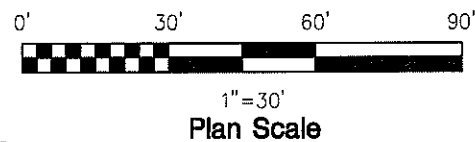
Minimum Lot Width - 90 feet

***Per plat of record

Owner - Regent Homes, LLC
Deed Book R2762, Page 1255
Plat Book P23, Page 120



1. This survey was done under the authority of TCA 62-18-126 and is not a survey as defined under 0820-3-07
2. No property corners were set or reset as part of this survey.
3. Bearing are based on plat of record .
4. Contractor to verify all dimensions prior to construction of house.

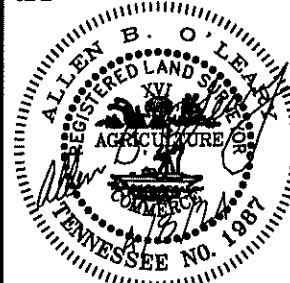


TAX MAP 133B, Group "F" Parcel 028.00



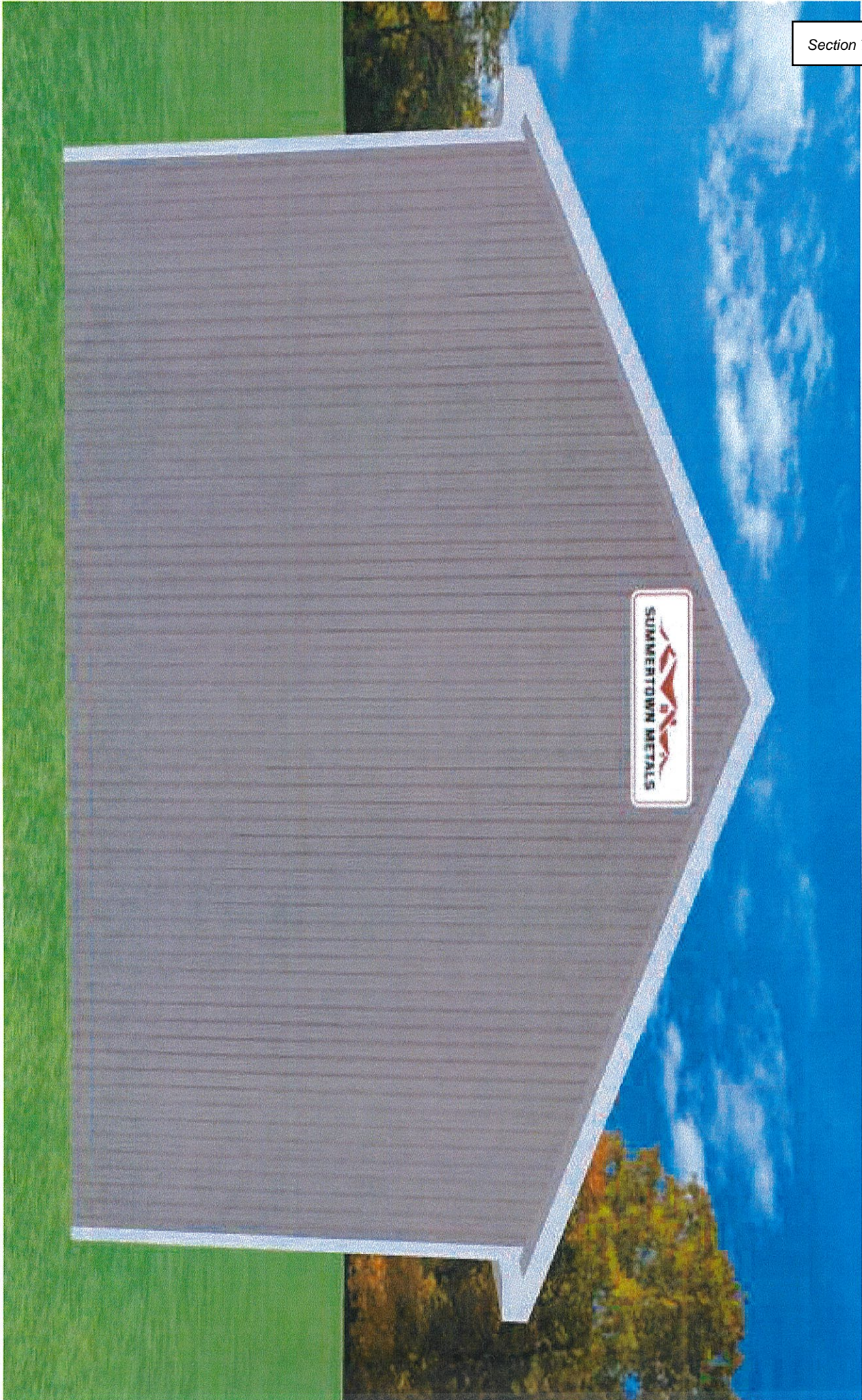
CIVIL ENGINEERING SURVEYING PLANNING
2486 Nashville Hwy
COLUMBIA, TN 38401
PHONE: (630) 388-2329

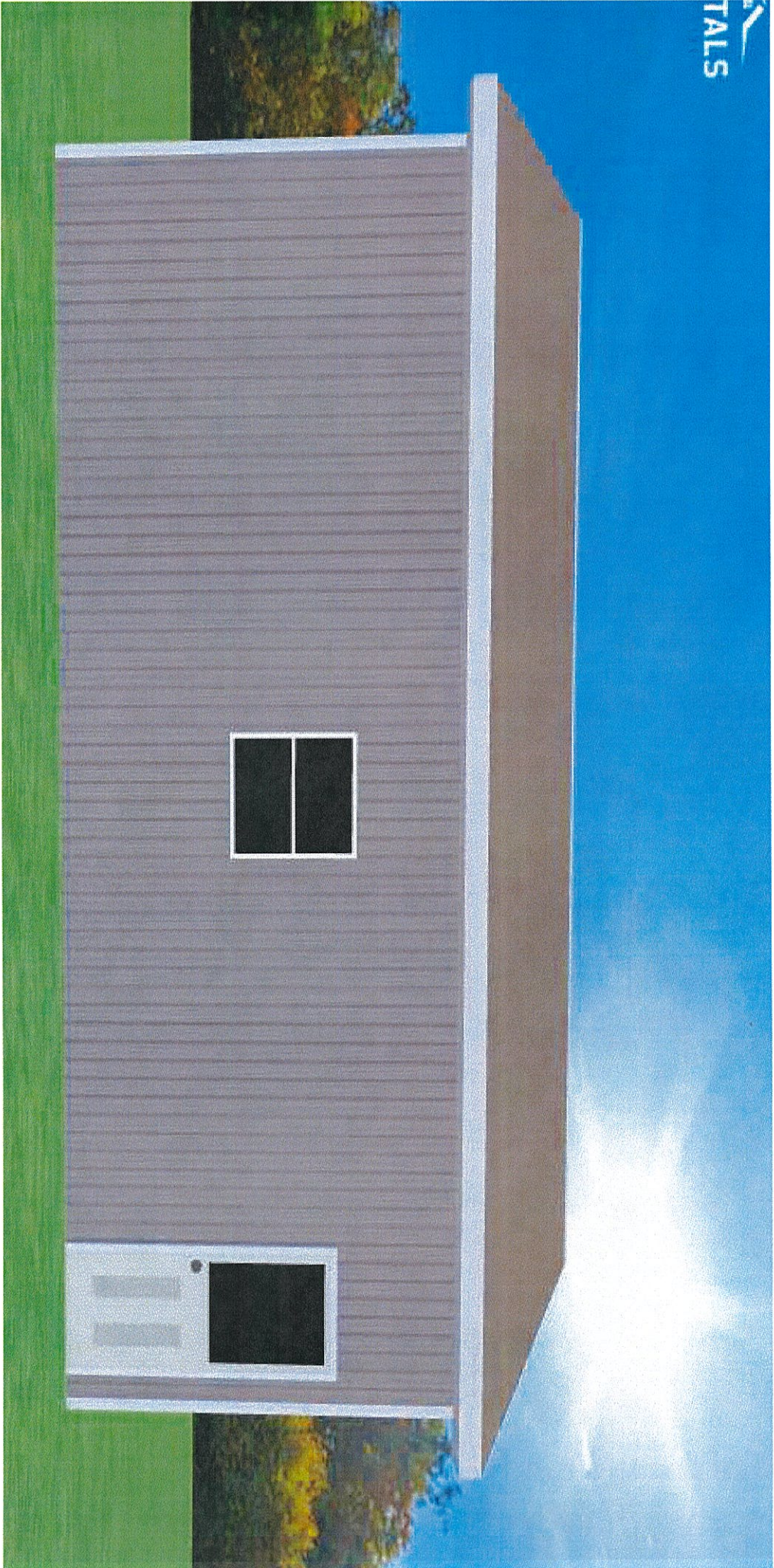
SEAL

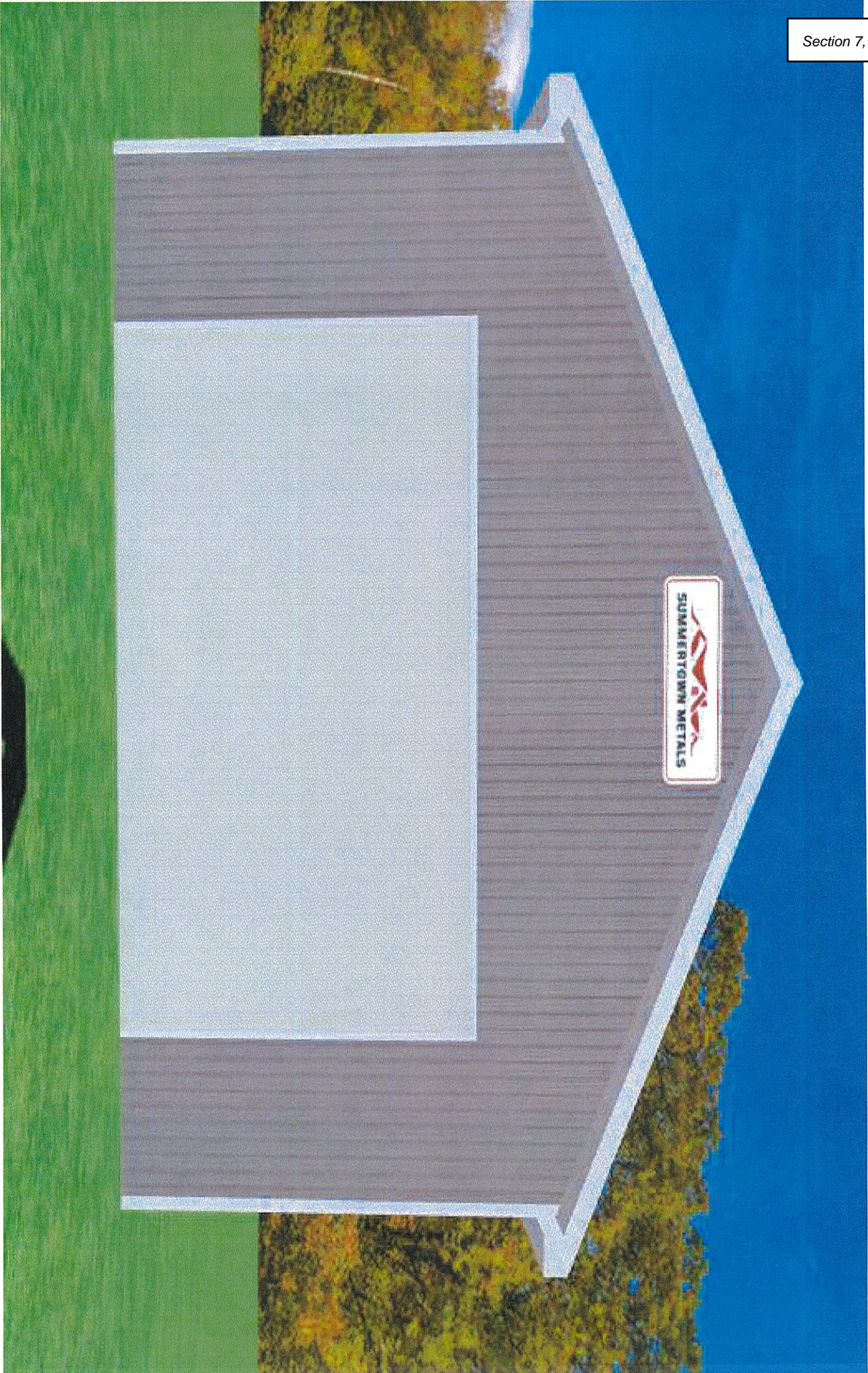


CLIENT:		PROJECT:	
Regent Homes, LLC		Plot Plan - Lot 77	
6901 Lenox Village Dr, Suite 107		Sugar Creek, Phase 3	
Nashville, Tennessee 37211		613 Brookside Drive	
		Mt. Pleasant, TN 38474	
REVISION:	DATE	DRAWN BY: EB	SCALE: 1" = 30'
			SHEET: 1 OF 1
		PROJECT NO: 16612-10	DATE: 04-08-2024

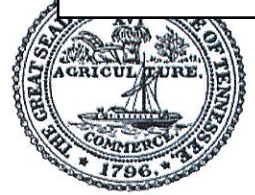












City of Mount Pleasant
*"Experience Our History.....Explore Our
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Department of Planning and Zoning

Board of Zoning Appeals Meeting Notice

Subject: Setback Variance Request – 408 Washington Avenue

Dear Homeowner,

This letter is to inform you that an application for a zoning variance has been submitted to the City of Mount Pleasant Board of Zoning Appeals concerning the property located at **408 Washington Avenue**. The request seeks the following reduction to the required setbacks under **R-1 Low Density Residential** zoning:

- **Side setback:** Reduced from 15 feet to 9 feet

Please note that the minimum lot size required under R-1 zoning is **18,000 square feet**, while the subject property comprises **13,260 square feet**, classifying it as a **non-conforming lot**. The property owner proposes to construct a new single-family residence on the site.

All property owners within **200 feet** of the subject parcel will receive this notice.

The Board of Zoning Appeals will hold a **public meeting** regarding this request on **August 28, 2025, at 6:00 P.M.** The meeting will take place at **City Hall**, in the **Tom Hardin Room**. Community members are encouraged to attend and share their views.

For additional information, please contact:

Email: cbrooks@mtpleasant-tn.com

Details are also available on the city's website under the **Board of Zoning Appeals meeting section for August 28, 2025**.

Chris Brooks
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www.mtpleasant-tn.gov

SITE PLAN

7TH CIVIL DISTRICT OF MAURY COUNTY
TAX MAP 1331, GROUP D, PARCEL 23.00
408 WASHINGTON AVENUE
DEED BOOK R2338 PAGE 540
R.O.M.C.

NOTES:
1. THE PURPOSE OF THIS SITE PLAN IS TO ILLUSTRATE THE PROPOSED HOME CONSTRUCTION LOCATION, TAX MAP 1331, GROUP D, PARCEL 23.00, DEED BOOK R2338, PAGE 540. THIS SURVEY IS PROVIDED TO FERNANDO CARVALHO (DEVELOPER)

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM A CATEGORY IV GPS SURVEY 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. GEOD MODEL: GEOD 18
E. DATUM/EPOCH: NAD83(2011)

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0265E DATED 4/16/2007.

4. PROPERTY IS ZONED R1 CITY OF MT. PLEASANT ZONING ORDINANCE.
BUILDING SETBACKS:
FRONT 30'
REAR 30'
SIDE 15'

6. 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:
408 WASHINGTON AVE
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.

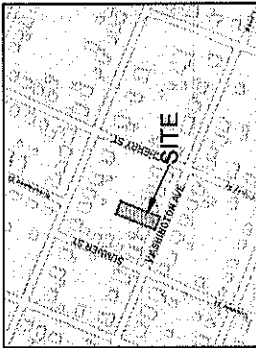
8. ELECTRIC & WATER PROVIDED BY CITY OF MOUNT PLEASANT UTILITIES
100 PUBLIC SQUARE
MOUNT PLEASANT, TN 38474

9. OWNERS & ADDRESS
SARA CARVALHO
JEFF TIETGENS
414 WASHINGTON AVE
MOUNT PLEASANT, TN 38474

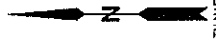


CERTIFICATE OF SURVEY ACCURACY

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 "C" Land Survey as defined in Title 62, Chapter 16, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.



VICINITY MAP
(NOT TO SCALE)



- LEGEND**
- ₁ IRON PIN FOUND
 - ₂ IRON PIN SET
 - ◇ WATER METER
 - UTILITY POLE
 - FENCE
 - ADJOINER-LINE
 - WATER-LINE
 - SEWER
 - OVERHEAD POWER
 - GAS LINE

TRACY SEIBER

102 AVALON DRIVE
COLUMBIA, TN 38401
SEIBERSURVEYING@GMAIL.COM
DRAWING BY: T. SEIBER
DATE: 8/5/2021
SCALE: 1" = 20'
JOB NO. 37210

Section 7, Item C.

