



Board of Zoning Appeals Meeting Agenda

Tuesday, March 10, 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. Regular Session - January 13, 2026
5. **Completion / Review of Unfinished Business from prior meeting**
6. **Special reports from other City Departments or Committees if applicable**
 - A. Elect Officers for 2026
7. **New Business**

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

 - A. **Public Hearing, Variance Request** – 208 Canaan Road (Tax Map 127, Parcel 016.00) Applicant: Sam Hinson on behalf of Billy & Pat Smith Request to place a principal structure on a lot with an existing accessory building. Property is zoned R-2 Medium Density Residential.
 - B. **Public Hearing, Conditional Use Permit** – 603 1st Avenue (Tax Map 133H, Group G, Parcel 002.00) Applicant Haley Eastep request an existing dwelling be an accessory dwelling to allow the construction of a principal structure, property is zoned R-3 High Density Residential.
 - C. **Public Hearing, Variance Request** – 1260 1st Avenue (Tax Map 132, Parcel 007.00) Applicant Steve Wade on behalf of Allensville Baptist Church has requested a variance to total of 3 (three) accessory structure and to allow for the total accessory structure size to be 1,050 square feet over the allowed 2,500 square feet, 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

Tuesday, January 13, 2026 at 6:30 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

A. Jacqueline Johnson – Chair

Lisa Cole – Vice *Chair*

John Hunter - *Member*

Billy Ring - *Member*

Terry Brewer - Member

All members were present except for member Terry Brewer who was not able to make it.

4. Approval / Correction of Minutes from Prior Meetings

A. Regular Session - 8-28-2025

Vice Chair Lisa Cole made a motion to approve the minutes from the prior meeting on August 28, 2025, and member Billy Ring seconded and motion carried.

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. Public Hearing

Chair Jacqueline Johnson opened up the public hearing. There were a few citizens that spoke and those comments will be available on audio and video on our city website.

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.

Member John Hunter made a motion to approve the request to reduce the required front lot width from 100 feet to 60 feet on one frontage and 50 feet on the second frontage. Billy Ring seconded and motion carried.

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.

Vice Chair Lisa Cole made a motion to defer this request for no less than 45 days for more research on this item and member John Hunter seconded and motion carried.

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.

Vice Chair Lisa Cole made a motion to defer the Conditional Use Permit for no less the 45 days awaiting approval of the variance request and member John Hunter seconded and motion carried.

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.

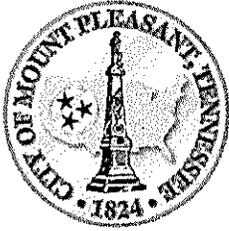
Vice Chair Lisa Cole made a motion to approve the request to construct a 4,200 square foot accessory building exceeding the 2,500 square foot limit and member Billy Ring seconded and motion carried.

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

Citizens did speak and to view the comments go to our city website where they are available to view by audio and video.

9. Board / Staff Comments / Adjournment

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



City of Mount Pleasant
"Experience Our History....Explore Our Possibilities"
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: Billy & Patricia Smith
Address: 208 Canaan Rd.
Phone Number: 931-379-5125 Email:

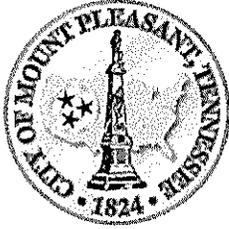
Applicant: Sam Henson
Mailing Address: sammywh62@yahoo.com
Phone Number: 931-215-2651 Email: sammywh@yahoo.com

Property Address: 208 Canaan Rd.

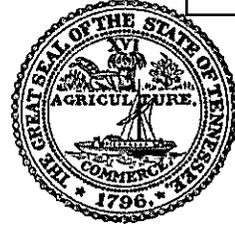
County Tax Map: 127 Group: Parcel(s) 026.00

Current Zoning: R-2 Size: 2 acres City: Mount 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 # 2026392 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: Principle structure to be built after existing accessory structure.

Zoning Ordinance

Section: 10.3 General Standards

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

Form with checkboxes for SETBACK VARIANCE (Front Yard, Side Yard, Rear Yard) and SIGN VARIANCE (Freestanding, Wall Sign, Other Sign), including fields for Requested and Permitted setbacks/signage.

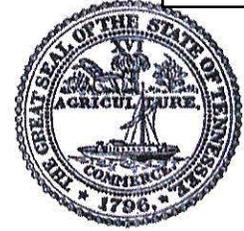
Other Variance Request: Allow Principle structure to be built after existing accessory structure.

Zoning Ordinance Section: 10.3 General Standards

Reason for Request: To allow Planning Commission to approve lot subdivision



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



Adjacent property owner(s) affected by request:

Property Owner: GCP Applied Technologies Inc.
Address: 2325 Lakeview Pkwy Ste. 450 Alpharetta Ga. 30009
Tax Map Parcel # Zoning:

Property Owner: CBC Properties LLC
Address: P.O. Box 369 Mount Pleasant Tn. 38474
Tax Map Parcel # Zoning:

Property Owner: Mt. Pleasant Power System Re: 112 1/2 200 Stonebrook Ln,
Address: 123 N. Main St. Mount Pleasant Tn. 38474 210 Canaan ed.
Tax Map Parcel # Zoning:

Property Owner: Leo Cole Sr.
Address: 206 Canaan Ed. Mount Pleasant Tn. 38474
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

All approvals Expire in one year if no action is taken.

Samuel Hinson
Print Name of Applicant

[Signature]
Signature of Applicant

2-17-26
Date

Planning

Permit Number: **2026392**

Date Issued: 02/17/2026

Date Applied: 02/17/2026

Expiration Date:

Job Location

Address: 208 Canaan Rd.
Mount Pleasant, TN 38474

Phone:

Survey:

Map #:

Control Map: EOrB

Parcel:

Lot:

Block:

Group:

GEO Code:

Owner/Occupant

Name: Billy & Patricia Smith

Address: 208 Canaan Rd.
Mount Pleasant, TN 38474

Phone:

Contractor

Contractor ID: 107

Property Owner

Same as Property Address

Mount Pleasant, TN 38474-

Notes & Building Characteristics

Residential: Yes Occupancy: Planning

Purchased By: Samuel Henson Improvement: Planning

Notes:

Work Description

Proposed Use: Board Zoning Appeals
Variance

Fee Table	0.00	Permit Fee :	\$300.00	Paid :	No	Permit Total :	\$300.00
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City Of Mt. Pleasant

100 Public Square

Mt. Pleasant, TN 38474

931-379-7717

_____ Date

_____ Date

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Page 1 of 1

Receipt Date: 2/17/2026

Batch: BB - 2/17/2026

Receipt No: 424107

Miscellaneous Receipt

Name: Billy and patricia Smith

MR #: 50016 \$300.00

Code: 261-Building Permits

Desc: Miscellaneous Receipt

Ref: permit 2026392

Notes:

PAIL FEB 17 2026

Payment Information

Cash Ref:

Billy and patricia Smith \$300.00

Amount Tendered: \$300.00

Total Paid: \$300.00

Change: \$0.00

Voided

- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX MAP 127, PARCEL 26.00, DEED BOOK 669, PAGE 364. THIS SURVEY IS PROVIDED TO SAM HINSON (OWNER).
 2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS IS AN ACTUAL GPS SURVEY PERFORMED ON 1/19/2026, 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 (MSM, NEAR)
 - D. DATUM/EPOCH: NAD83(2011)
 - E. DISTANCE GRID (GRID TO GROUND)
 - F. FACTOR: 1.0000617253279
 - G. GPS: CARLSON BRX7 (BASE/ROVER)
 3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0265E DATED 4/16/2007.
 4. PROPERTY IS ZONED R3 CITY OF MT. PLEASANT ZONING ORDINANCE. BUILDING SETBACKS:
 - FRONT 20'
 - REAR 20'
 - SIDE 10'
 5. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, UNLESS OTHERWISE RECORDED, WHICH MAY AFFECT THIS PROPERTY:
 6. PROPERTY ADDRESS:
 - 208 CANAAN RD
 - MT 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 MOUNT PLEASANT POWER SYSTEM
 - 123 N. MAIN ST
 - MOUNT PLEASANT, TN 38474
 9. OWNERS AND ADDRESS
 - BILLY H. SMITH
 - PATRICIA E. SMITH
 - 208 CANAAN RD
 - MT PLEASANT TN 38474
 10. THIS SURVEY IS BASED ON FIELD EVIDENCE AND CURRENT DEEDS OF RECORD. THE SURVEY IS A STATEMENT OF THE 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. THIS SURVEY IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 11. THE FEATURES AND IMPROVEMENTS SHOWN ON THIS MAP THAT ARE LOCATED ON SURVEYED PROPERTY ARE NOT INTENDED TO REPRESENT A FULL AS-BUILT SURVEY OF THE PARCELS AND EASEMENTS SHOWN BUT ARE INCLUDED FOR VISUAL AND REFERENCE PURPOSES ONLY.
 12. ALL AREAS SHOWN ON THIS PLAT WERE CALCULATED BY COORDINATE COMPUTATIONS.
 13. ALL RIGHT OF WAYS WERE DETERMINED FROM TDOT ROW PLANS FOR STATE AND FEDERAL HIGHWAYS AND REFERENCE DEEDS FOR ALL LOCAL ROADS.
 14. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED ON THE CERTIFICATE HEREON. SURVEYOR'S LIABILITY DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEY NAMED SAID PERSON.
 15. ALL IRON PINS SET ARE 1/2" REBAR WITH CAP STAMPED SEIBER, 2397.

FINAL PLAT

SUBDIVISION OF THE

BILLY H. & PATRICIA E. SMITH PROPERTY

7TH CIVIL DISTRICT OF MAURY COUNTY

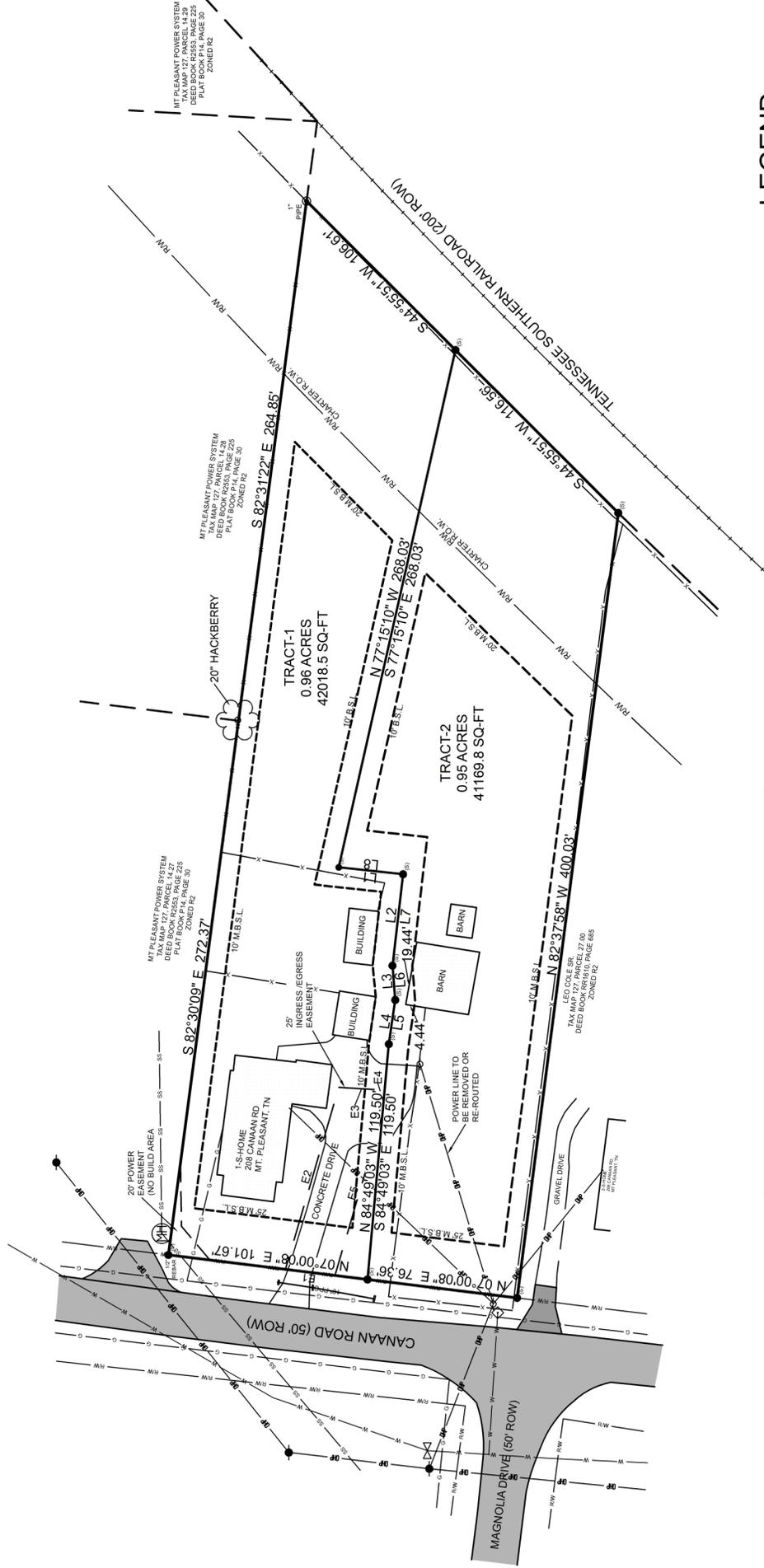
TAX MAP 127, PARCEL 26.00

DEED BOOK 669, PAGE 364

R.O.M.C.



TN-NAD83

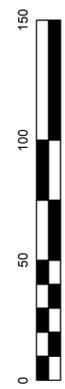


LINE	BEARING	DISTANCE
E1	N 07°00'08\" E	25.34'
E2	S 73°34'21\" E	95.90'
E3	S 03°25'12\" W	23.24'
E4	N 84°49'03\" W	12.06'
E5	N 73°34'21\" W	85.15'

LINE	BEARING	DISTANCE
L1	S 06°06'34\" W	32.78'
L2	N 83°24'27\" W	46.51'
L3	S 85°29'43\" W	17.39'
L4	N 81°42'31\" W	22.51'
L5	S 81°42'31\" E	22.51'
L6	N 85°29'43\" E	17.39'
L7	S 83°24'27\" E	46.51'
L8	N 06°06'34\" E	32.78'

LEGEND

- (R) IRON PIN SET
- (F) IRON PIN FOUND
- ⊙ 1" IRON PIPE
- ⊕ TREE
- ⊕ POWER POLE
- ⊕ SEWER MANHOLE
- ⊕ UTILITY POLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- FENCE
- BUILDING SETBACK LINE (M.B.S.L.)
- GAS LINE
- RAILROAD CENTERLINE
- RIGHT-OF-WAY
- SEWER LINE
- OVERHEAD POWER
- WATERLINE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon as evidence recorded in Book Number 669, Page 364, Maury County Register's Office, and that I hereby adopt this plan of subdivision with my heirs, assigns, and legal representatives, and that I hereby dedicate to the public 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 plan shown hereon has been found to comply with the City of Mount Pleasant 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 APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the plat hereon is/are 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 APPROVAL FOR SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

E-911 PROGRAM CERTIFICATION OF APPROVAL

This is to certify that this plat has been reviewed and is in compliance with the Maury County E-911 Program



Section 7, Item A.

102 AVALON DRIVE
COLUMBIA, TN 38401
SEIBERSURVEYING@GMAIL.COM (931)446-6666
DRAWING BY: T. SEIBER DATE: 1/19/2026
SCALE: 1"=50' JOB NO.: 01-2026
DRAWING 01-2026 HINSON.DWG RT SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY HEREON REPRESENTS A TRUE AND CORRECT SURVEY HAVING A 98% CONFIDENCE LEVEL 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: 1/19/2026

TRACY SEIBER, RLS 2397



An aerial photograph of a residential area with several houses and trees. The image is overlaid with a network of colored lines: a thick yellow line runs vertically along the left edge; a blue line runs diagonally from the top left towards the center; a green line runs horizontally across the top; and several orange lines form a grid-like pattern across the scene. There are several circular markers: a yellow 'G' in the upper left, a blue 'V' on the left edge, a blue 'W' on the left edge, and a yellow 'G' at the bottom left. A white box with black text is in the upper right, and a grey box with the number '9' is in the lower right.

Section 7, Item A.

9



City of Mount Pleasant
“Experience Our History.....Explore Our
Possibilities”
Department of Planning and Zoning



Section 7, Item A.

Public Hearing Notice
Board of Zoning Appeals Meeting

Subject: Variance Application – 208 Canaan Road (Map 127, Parcel 026.00)

Dear Property Owner,

This letter is to inform you that the property located at **208 Canaan Road (Map 127, Parcel 026.00)** has submitted a request to the **City of Mount Pleasant Board of Zoning Appeals** for a **Variance**.

The applicant has requested to subdivide the lot leaving the existing accessory structure on the subdivided parcel. Before the subdivision can be approved by the Planning Commission, the applicant is seeking approval to build a principal structure on the parcel with an existing accessory structure.

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:** Tuesday, March 10, 2026
- **Time:** 5:00 P.M.
- **Location:** Tom Hardin Room, City Hall, Mount Pleasant

Your input is important. You are invited to attend the meeting or submit comments regarding this request.

For additional information or to review the application, please contact:

Chris Brooks cbrooks@mtpleasant-tn.gov

Planning & Building Codes Director

Phone : 931-379-7717 x181

City of Mount Pleasant

209 Bond Street

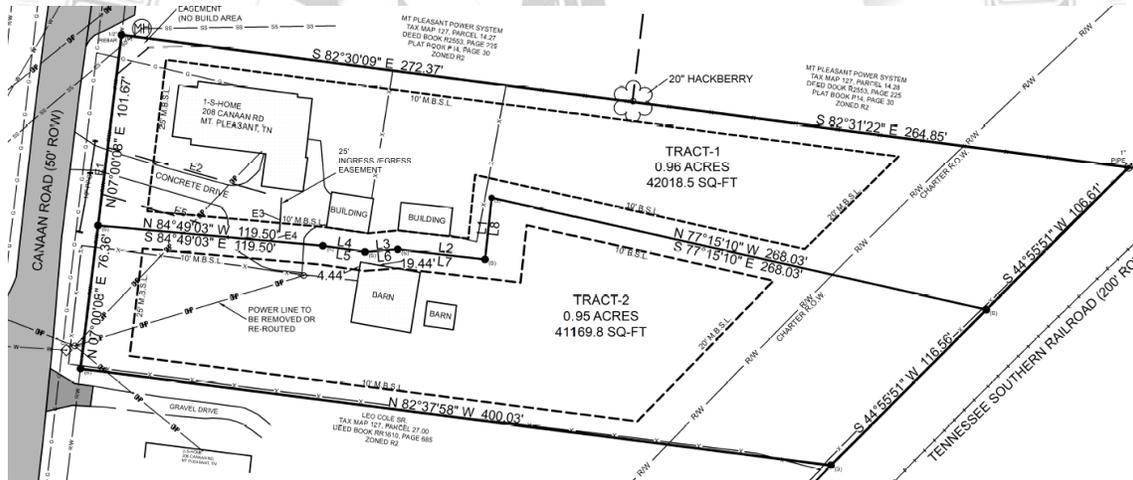
Mount Pleasant, TN. 38474

www.mtpleasant-tn.gov



City of Mount Pleasant
“Experience Our History.....Explore Our Possibilities”
Department of Planning and Zoning

Section 7, Item A.



209 Bond Street ♦ Mount Pleasant, Tennessee 38474 ♦ PHONE 931-379-7717 ext. 181♦

www.mtpleasant-tn.gov

Section 7, Item A.



A public notice sign for a proposed meeting. The sign is white with black and red text. It features two circular logos on either side of the main title. The background shows a grassy field, a white house, and trees under a blue sky.

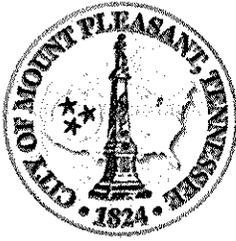
PUBLIC NOTICE

PROPOSED MEETING
at City Hall in the Tom Hardin Room

Board of Zoning Appeals Public Hearing
Variance

Date **3-10-2026** Time **5:00 PM**

Contact the Planning Department for More Information
info@pleasant-tn.gov 931.329.4717 ext. 181



City of Mount Pleasant
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Department of Planning and Zoning



Section 7, Item B.

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: Conditional Use for Accessory Dwelling

Zoning Ordinance

Section: Section 6.3.C Accessory Dwelling

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): _____
	<input 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: Conditiona Use for Accessory Dwelling

Zoning Ordinance Section: 6.3.C Accessory Dwelling

Reason for Request: existing dwelling will be a accessory dwelling when principle dwelling is built



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: Haley Eastep
 Address: 101 IRIS DR Mt. Pleasant TN 38474
 Phone Number: 931-374-1354 Email: haleyeastep@yahoo.com

Applicant: Haley Eastep
 Mailing Address: 101 IRIS DR Mt. Pleasant TN 38474
 Phone Number: 931-374-1354 Email: haleyeastep@yahoo.com

Property Address: 603 1st Ave

County Tax Map: 133H Group: G Parcel(s) 002.00

Current Zoning: R-3 Size: 0.59 City: Mount Pleasant

Case No. assigned: _____	Fee Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date: _____
BZA action: <input type="checkbox"/> Tabled <input type="checkbox"/> Denied <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions		
Submittals:		
Comments from Staff Review:		
Existing Use:		
Proposed Use:		Date of Action: _____

Planning

Permit Number: 2025376

Date Issued: 02/12/2026

Date Applied: 01/07/2026

Expiration Date:

Job Location

Address: 101 Iris Dr
Mount Pleasant, TN 38474

Phone:

Survey:

Map #:

Control Map: EOrB

Parcel:

Lot:

Block:

Group:

GEO Code:

Owner/Occupant

Name: Haley Eastep
Address: 101 Iris Dr
Mount Pleasant, TN 38474

Phone:

Contractor

Contractor ID: 45
Property Owner
Same as Applicant
Mount Pleasant, TN 38474

Notes & Building Characteristics

Residential: Yes Occupancy: Planning Proposed Use: BZA Conditional Use Permit
Purchased By: Haley Eastep Improvement: Planning
Notes:
Work Description

Fee Table 0.00 Permit Fee : \$300.00 Paid : No Permit Total : \$300.00

City Of Mt. Pleasant

100 Public Square
Mt. Pleasant, TN 38474
931-379-7717

_____ Date

_____ Date

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Page 1 of 1

Receipt Date: 2/17/2026
Batch: BB - 2/17/2026
Receipt No: 424109

Miscellaneous Receipt

Name: Haley Eastep
MR #: 50018 \$300.00
Code: 261-Building Permits
Desc: Miscellaneous Receipt
Ref: permit 2025376
Notes:

PAID

FEB 17 2026

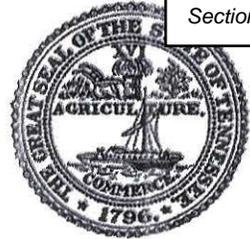
Payment Information

Check Ref: 554
Haley Eastep \$300.00
Amount Tendered: \$300.00
Total Paid: \$300.00
Change: \$0.00

Voided



City of Mount Pleasant
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Department of Planning and Zoning



Section 7, Item B.

Adjacent property owner(s) affected by request:

Property Owner: Rayburn & Geraldine Dugger
 Address: 611 1st Ave. Mt. Pleasant Tn 38474
 Tax Map Parcel # _____ Zoning: _____

Property Owner: Stanley Eastep
 Address: 101 Iris Dr. Mt. Pleasant Tn 38474
 Tax Map Parcel # _____ Zoning: _____

Property Owner: Mary A. Maligno
 Address: 601 1st Ave Mt. Pleasant Tn 38474
 Tax Map Parcel # _____ Zoning: _____

Property Owner: Larry & Cindy Grooms
 Address: 1038 Massey Rd. Mt. Pleasant Tn 38474
 Tax Map Parcel # _____ Zoning: _____

Property Owner: Timothy & April Mobbs
 Address: 600 1st Ave. Mt Pleasant Tn. 38474
 Tax Map Parcel # _____ Zoning: _____

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

All approvals Expire in one year if no action is taken.

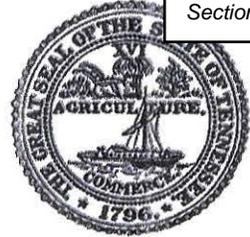
Haley Eastep
 Print Name of Applicant

Haley Eastep
 Signature of Applicant

2/12/20
 Date



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



Section 7, Item B.

Adjacent property owner(s) affected by request:

Property Owner: Anna Catherine Womack
 Address: 400 N. College St Mt. Pleasant Tn. 38474
 Tax Map Parcel # _____ Zoning: _____

Property Owner: Joyce M. Yearby
 Address: 402 N. College St. Mt. Pleasant Tn. 38474
 Tax Map Parcel # _____ Zoning: _____

Property Owner: James & Gayle Powell
 Address: 403 N. Greenwood St Mt. Pleasant Tn. 38474
 Tax Map Parcel # _____ Zoning: _____

Property Owner: Karen McKennon
 Address: 303 Greenwood St. Mt. Pleasant Tn. 38474
 Tax Map Parcel # _____ Zoning: _____

Property Owner: Carrie Jo Carman
 Address: 514 Florida Ave. Mt. Pleasant Tn. 38474
 Tax Map Parcel # _____ Zoning: _____

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

All approvals Expire in one year if no action is taken.

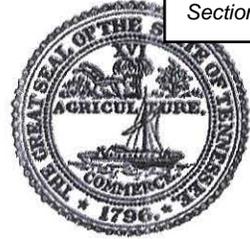
Haley Eastup
 Print Name of Applicant

Haley Eastup
 Signature of Applicant

2/12/20
 Date



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



Section 7, Item B.

Adjacent property owner(s) affected by request:

Property Owner: Darius & Aljanise Jones

Address: 304 Greenwood St. Mt. Pleasant Tn. 38474

Tax Map Parcel # _____ Zoning: _____

Property Owner: Bryan Heath McKnight

Address: 1623 Hwy 106 N. Mt. Pleasant Tn. 38474

Tax Map Parcel # _____ Zoning: _____

Property Owner: Andrew & Diana Begin

Address: 606 Florida Ave. Mt. Pleasant Tn. 38474

Tax Map Parcel # _____ Zoning: _____

Property Owner: James Adkins Jr.

Address: 608 Florida Ave. Mt. Pleasant Tn. 38474

Tax Map Parcel # _____ Zoning: _____

Property Owner: Leonor Castaneda Rojas

Address: 610 Florida Ave. Mt. Pleasant Tn. 38474

Tax Map Parcel # _____ Zoning: _____

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

All approvals Expire in one year if no action is taken.

Haley Eastup
 Print Name of Applicant

Haley Eastup
 Signature of Applicant

2/12/20
 Date



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



Section 7, Item B.

Adjacent property owner(s) affected by request:

Property Owner: Brian Sheets & Christie Barnes

Address: 302 N College St Mt. Pleasant Tn. 38474

Tax Map Parcel # _____ Zoning: _____

Property Owner: Jeffrey A. Beaves

Address: 304 N. College St. Mt Pleasant Tn. 38474

Tax Map Parcel # _____ Zoning: _____

Property Owner: Greta Waldrop

Address: 9418 Cummins Rd. Mt. Pleasant Tn. 38474

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
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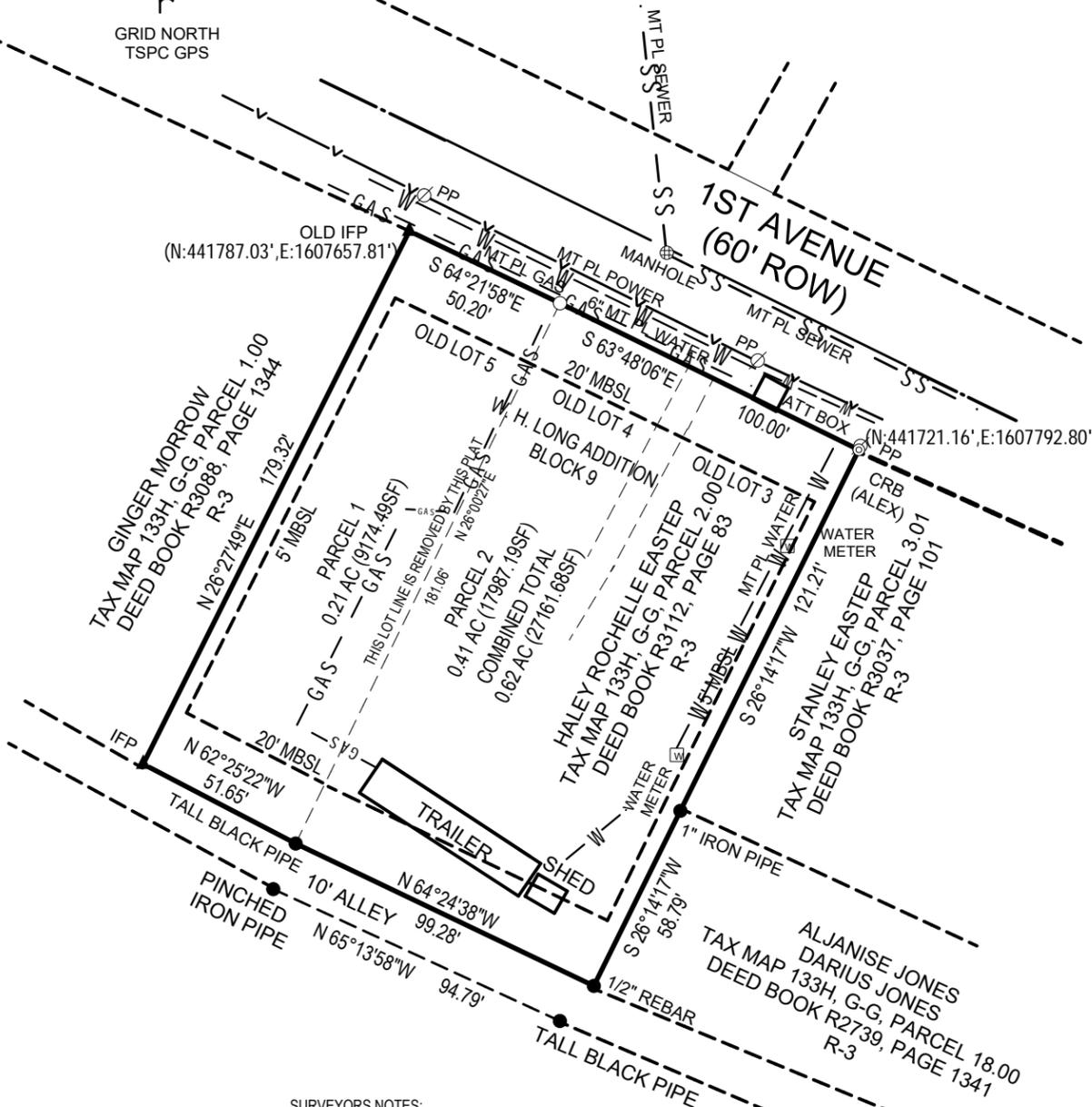
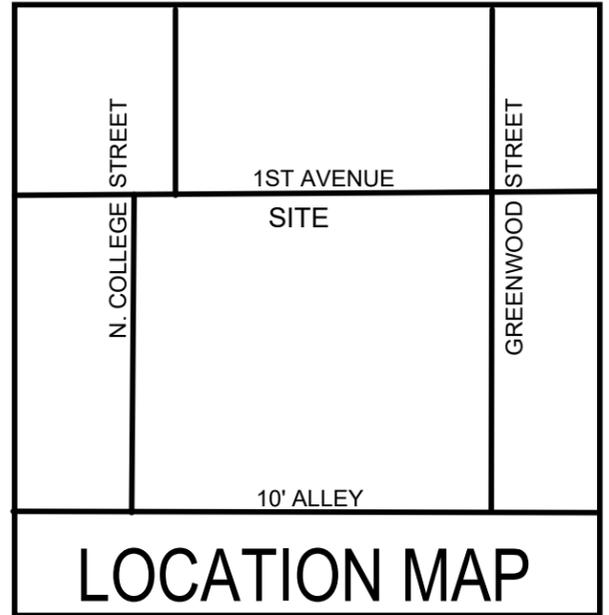
Haley Eastep
 Print Name of Applicant

Haley Eastep
 Signature of Applicant

2/12/20
 Date

COMBINATION FINAL PLAT

THE PURPOSE OF THIS SURVEY IS TO COMBINE THE PROPERTY OF HALEY ROCHELLE EASTEP AT 603 1ST AVENUE, MT PLEASANT, TN 38474 TO ONE LOT, THIS PROPERTY HAS PARCEL 1 (0.21 AC (9174.49SF), ON WEST SIDE AND PARCEL 2 0.41 AC 17987.19SF (ON EAST SIDE). TO BE COMBINED INTO REVISED PARCEL 2.00 CONTAINING A TOTAL OF 0.62 AC 927161.68SF). BEING PARCEL 20.00, G-G, ON TAX MAP 133H, BEING RECORDED IN DEED BOOK R3112, PAGE 83 (R.O.M.C.T.). LOCATED ON THE SOUTH SIDE OF 1ST AVENUE AND IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE. BEING SHOWN MORE ACCURATELY HEREON:



NOTES:

- These lots and adjoining parcels are zoned: R3
- Minimum Building Setback Requirements:
Front- 20 feet Rear-20 feet Side - 5 feet
- All new driveway tiles shall be 18 inches in diameter and a minimum of 16.0 feet long.
- Mailboxes and other structures on a county or state right-of-way shall be no larger than a single 4" wood post or a single 2" diameter metal post embedded no more than 24" into the ground.
- When drive way pipes and cross drains for First Avenue shall have headwalls with the top of concrete not exceeding 4 feet above road level.
- All electric, telephone, water, and cable TV lines are installed.
- Note: A 10 feet Easement is on all property lines parallel and abutting public roads and a 5 feet Easement on all interior Lot lines for utility and drainage easement unless otherwise noted.

CERTIFICATE OF FLOOD ZONE

Firm Flood Map No. 47119C0265E Dated 4/16/07. (ZONE X) indicates that these parcels are not in a flood zone.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown and described hereon meets the requirements of the Mt. Pleasant Municipal Planning Commission with the exception of such variances, if any, as noted in the minutes by the secretary of said commission and can be recorded in the Register's Office of Maury County, TN.

Date _____ Secretary, Mt PI Mun Planning Commission

CERTIFICATE OF WATER SYSTEM

I hereby certify that water system shown and described hereon meets the requirements of local and state agencies or a sufficient bond has been posted that will guarantee said installation.

Date _____ Authorized Agent/Departement

This is to certify that this plat has been reviewed & complies with Maury County E-911 Program.

Date _____ E-911 Director

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 Deed Book Number R3112, Page 83 in the County Register's Office, and that I (We) hereby adopt this plan of Subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of Irrevocable dedication for all public ways, utilities and other facilities have been filed.

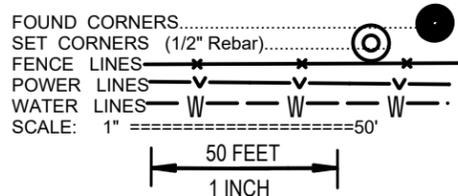
Date _____ Owner _____ HALEY ROCHELLE EASTEP

SURVEYORS NOTES:

- I, GLEN W. ALEXANDER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL GPS SURVEY, CONFORMING WITH THE 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)
F. GPS: HYPER SF & IGAGE (BASE/ROVER)
IGAGE IG8 NETWORK SMART GNSS
G. TOPCON EDM ALSO USED TO CONFIRM GPS

OWNER:
HALEY ROCHELLE EASTEP
101 IRIS DRIVE
MT. PLEASANT, TN 38474
SITE ADDRESS:
603 1ST AVENUE
MT. PLEASANT, TN 38474
TAX MAP 133H, G-G, PARCEL 2.00
DEED BOOK R3112, PAGE 83
FOURTH (4TH) CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

SURVEYOR:
GLEN W. ALEXANDER
2481 MOOREVILLE PK
CULLEOKA, TN 38451
REGISTERED LAND SURVEYOR
RLS # 2035
PHONE: 931-698-2338
EMAIL: glenwood@bellsouth.net



SURVEYORS CERTIFICATE

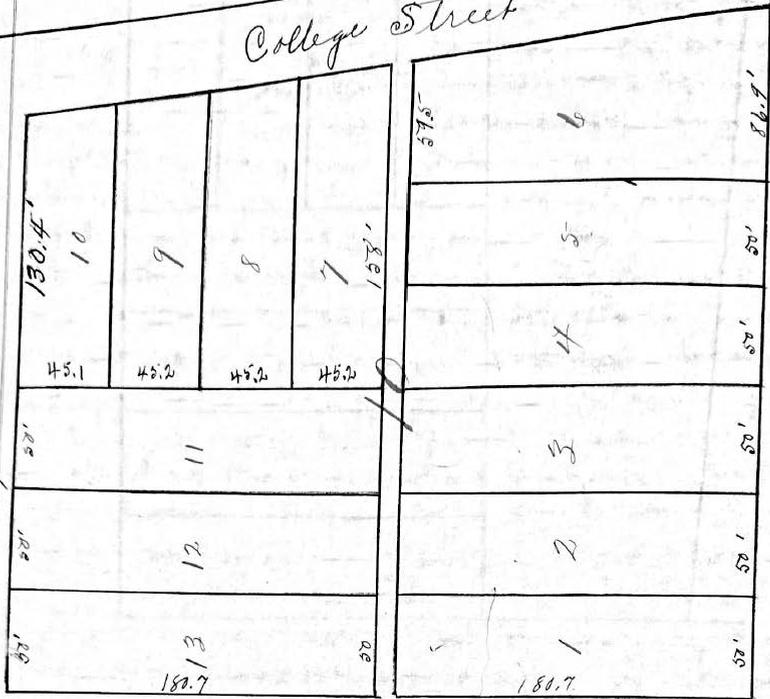
I hereby certify that this is a Category I Survey and that the ratio of precision of the unadjusted survey is 1:10,000' as shown hereon.

Date _____ Glen W. Alexander, TN RLS#2035

W

Section 7, Item B.

College Street



Greenwood.

An aerial photograph of a wooded area with several orange lines forming a grid or boundary. A yellow line traces a path through the trees. A blue line runs diagonally across the top right. A green line runs horizontally across the middle right. A red circle is on the blue line, and a green circle is on the green line. Several blue circles with the letter 'W' are scattered throughout. A yellow square is located in the lower-left quadrant. A white box with a black border is at the top center, and a white box with a black border is at the bottom right.

Section 7, Item B.

22

Section 7, Item B.



A white rectangular sign with a black border, mounted on a black metal frame. The sign features two circular logos on either side of the top text. The logos contain a stylized figure and the text 'CITY OF MOUNTAIN VIEW'. The main text is in red and black. The sign is set against a background of bare trees and a clear blue sky.

PUBLIC
NOTICE

PROPOSED MEETING
at City Hall in the Tom Hardin Room

Board of Zoning Appeals Public Hearing
Conditional Use Permit

Date **3-10-2026** Time **5:00 PM**

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



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



Section 7, Item C.

BZA Appeals Application

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

Property Owner: Allensville Baptist Church

Address: 1260 1st Avenue

Phone Number: (931) 379-0525

Email: jjjet069@gmail.com

Applicant: Same as above

Mailing Address:

Phone Number:

Email:

Property Address: 1260 1st Avenue

County Tax Map: 132

Group:

Parcel(s) 7.00

Current Zoning: R1

Size: 1.71 ac

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



Section 7, Item C.

Appeal of Administrative Decision Permit # 2026397 Fee \$ 300.00

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: 3 accessory structures and total square footage of _____ for
 All accessory structure.

Zoning Ordinance

Section: Section 10.6.A and Section 10.6.4

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 (Check Applicable Yard)	<input type="checkbox"/> Front Yard	Requested Setback (ft): _____
	<input type="checkbox"/> Side Yard	
	<input type="checkbox"/> Rear Yard	
SIGN VARIANCE (Check Applicable Sign)	<input type="checkbox"/> Freestanding	Permitted Signage (ft): _____
	<input type="checkbox"/> Wall Sign	
	<input type="checkbox"/> Other Sign	
Requested Signage (ft):	_____	

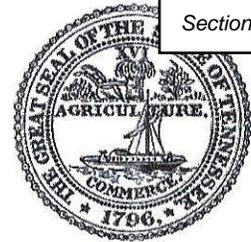
Other Variance Request: for 3 accessory structures and total square feet of 3,500 for all
 accessory structure.

Zoning Ordinance Section: Section 10.6.A and Section 10.6.4

Reason for Request: Church would like to build a Fellowship building



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



Section 7, Item C.

Adjacent property owner(s) affected by request:

Property Owner: J.C. Jr. & Susan Holt

Address: 1240 1st Ave. Mount Pleasant Tn. 38474

Tax Map Parcel # _____ Zoning: _____

Property Owner: Bret & Carmel Mitchell

Address: 4327 Moore Ln. Cullerska. Tn. 38451

Tax Map Parcel # _____ Zoning: _____

Property Owner: Helen B. Anderson

Address: 1255 1st Ave. Mount Pleasant Tn. 38474

Tax Map Parcel # _____ Zoning: _____

Property Owner: John Benedict

Address: 1259 1st Ave. Mount Pleasant Tn. 38474

Tax Map Parcel # _____ Zoning: _____

Property Owner: Carl & Sharon McCarley

Address: 208 Locust St. Mount Pleasant Tn. 38474

Tax Map Parcel # _____ Zoning: _____

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

All approvals Expire in one year if no action is taken.

Steve Wade/Allensville Bapt. Church

Print Name of Applicant

Steve Wade / Allensville Baptist Church 2-19-26

Signature of Applicant

Date

Metal Steps

Frame Shelter
on Concrete Pad
FFE=625.28

Section 7, Item C.

ex. meter

PWR

PWR

PWR

PWR

Lamp

*NOTE

FFE 636.5
TG 630.25

*NOTE

FFE 636.5
TG 632.15

FREE STANDING COVERED
BREEZEWAY OF NON-COMBUSTIBLE
CONSTRUCTION (BY OTHERS)
(SEE ARCH. PLANS)

(PAD MOUNTED MECH)
(1 STORY)

PROPOSED FELLOWSHIP HALL

STEPS W/RAIL 2,400 sf
(TYP)

FFE=636.5

*NOTE 5' FOUNDATION PLANTING

28

FFE 636.5
TP 631.25

TW 632.30
TP 631.80

Rip-Rap

Conc. Flume

627

628

629

630

631

632

633

634

635

636

637

Asphalt
Diversion

MECH PAD

Gas Meter

Steps
standing

Conc. Pad

HVAC
Pad

Lamp

Extruded
Curb

16'

Be' 630

12'

631

632

633

634

635

636

60'

5' CONC. WALK

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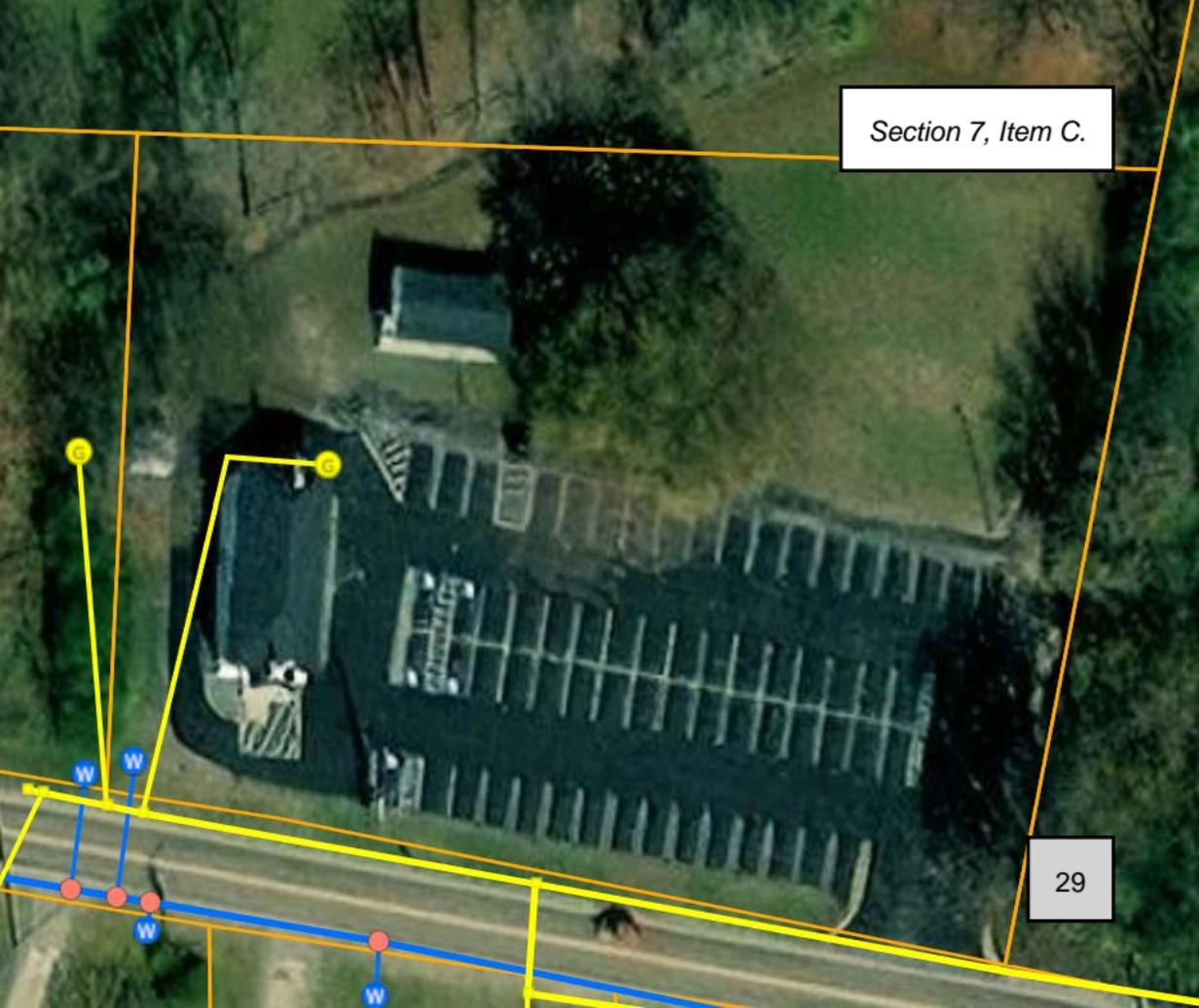
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Section 7, Item C.





City of Mount Pleasant
“Experience Our History.....Explore Our
Possibilities”
Department of Planning and Zoning



Section 7, Item C.

Public Hearing Notice
Board of Zoning Appeals Meeting

Subject: Variance Application – 1260 1st Av. (Map 132, Parcel 007.00)

Dear Property Owner,

This letter is to inform you that the property located at **1260 1st Av. (Map 132, Parcel 007.00)** has submitted a request to the **City of Mount Pleasant Board of Zoning Appeals** for a **Variance**.

The applicant has requested a variance to total of 3 (three) accessory structure and to allow for the 3 total accessory structure size to be 1,050 square feet over the allowed 2,500 square feet.

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:** Tuesday, March 10, 2026
- **Time:** 5:00 P.M.
- **Location:** Tom Hardin Room, City Hall, Mount Pleasant

Your input is important. You are invited to attend the meeting or submit comments regarding this request.

For additional information or to review the application, please contact:

Chris Brooks cbrooks@mtpleasant-tn.gov

Planning & Building Codes Director

Phone : 931-379-7717 x181

City of Mount Pleasant

209 Bond Street

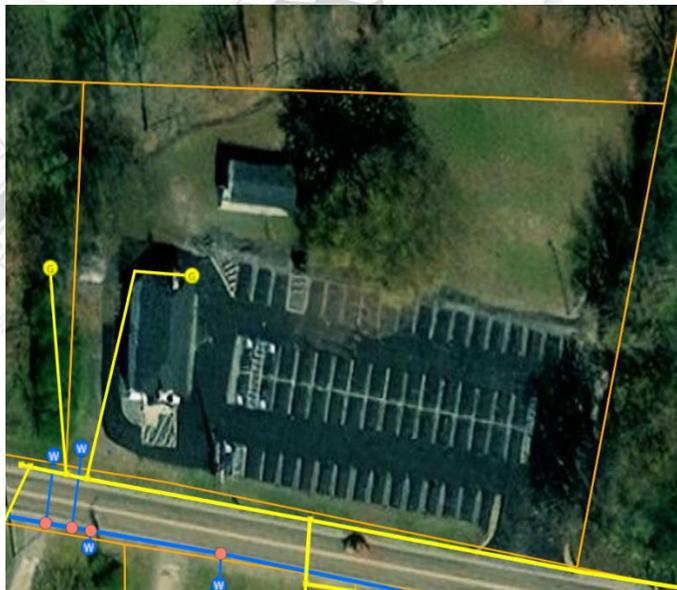
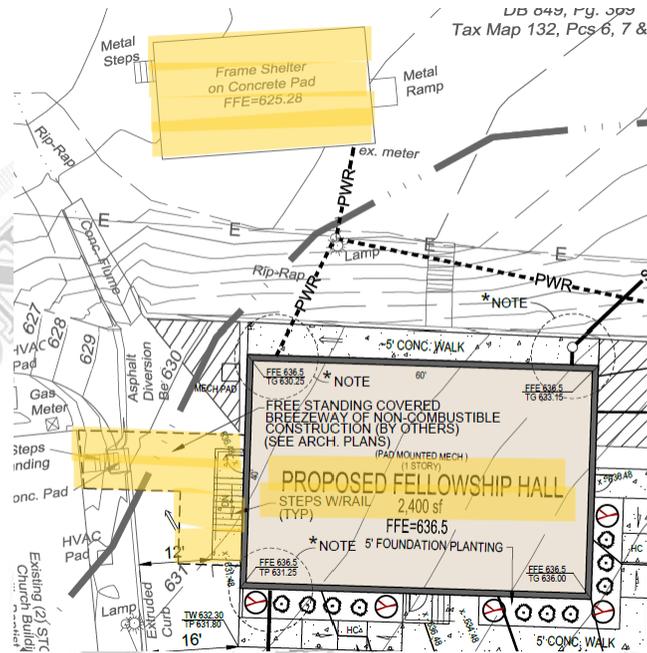
Mount Pleasant, TN. 38474

www.mtpleasant-tn.gov



City of Mount Pleasant
“Experience Our History.....Explore Our Possibilities”
Department of Planning and Zoning

Yellow highlighted will be the three accessory structures.



209 Bond Street ♦ Mount Pleasant, Tennessee 38474 ♦ PHONE 931-379-7717 ext. 181♦

Section 7, Item C.

A public notice sign is posted on a black metal frame in a grassy area. The sign is white with red and black text. At the top, it reads "PUBLIC NOTICE" in large red letters, flanked by two circular logos. Below this, it says "PROPOSED MEETING" in black, followed by "at City Hall in the Tom Hardin Room". A white-bordered box contains the text "Board of Zoning Appeals Public Hearing Variance" in red. Below the box, the date "Date 3-10-2026" and time "Time 5:00 PM" are listed in red. At the bottom, in smaller black text, it says "Contact the Planning Department for more information" and "planning@cityofhickory.com".

PUBLIC NOTICE

PROPOSED MEETING
at City Hall in the Tom Hardin Room

Board of Zoning Appeals Public Hearing
Variance

Date **3-10-2026** Time **5:00 PM**

Contact the Planning Department for more information
planning@cityofhickory.com