



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: CBC Properties LLC

Address: P.O. Box 369 Mt. Pleasant, TN 38474

Phone Number: _____ Email: _____

Applicant: Matt Zeiner, Mobile Kitchen Trailers Inc.

Mailing Address: 2509 Waldorf Lane, Thompson's Station, TN 37179

Phone Number: _____ Email: _____

Property Address: N. Main Street TAX MAP 127, PARCEL 41.06
 DEED BOOK R2716, PAGE 1444
 PLAT BOOK P6, PAGE 487B
 R.O.M.C.
 County Tax Map: 137 Group: _____ Parcel(s) 41.06

Current Zoning: IL Size: 0.80 acres City: _____

Case No. assigned: 2026439 Fee Paid: Yes No Date: 4-22-26

BZA action: Tabled Denied Approved Approved with Conditions

Submittals:

Comments from Staff Review:

Existing Use:

Proposed Use:

Date of Action:



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Appeal of Administrative Decision Permit # 2026439 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: Matt Zeiner ,Mobile Kitchen Trailers Inc.

Zoning Ordinance Section: Section 7.4 IL A

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 <input checked="" type="checkbox"/> Side Yard <input checked="" type="checkbox"/> Rear Yard	Requested Setback (ft): <u>20'</u>
SIGN VARIANCE <i>(Check Applicable Sign)</i> Requested Signage (ft): _____	<input type="checkbox"/> Freestanding <input type="checkbox"/> Wall Sign <input type="checkbox"/> Other Sign	Permitted Signage (ft): _____

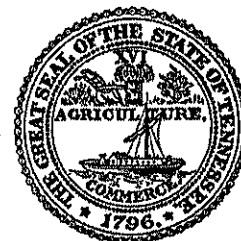
Other Variance Request: _____

Zoning Ordinance Section: _____

Reason for Request: To allow 10,000 SF building on site



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Adjacent property owner(s) affected by request:

Property Owner: Berry & Terry C. Mitchell

Address: 1156 North Main Street, Mt. Pleasant, TN

Tax Map Parcel # 127 / 41.07 Zoning: LM

Property Owner: Maury County Regional Airport Authority

Address: _____

Tax Map Parcel # 127 / 41.03 Zoning: Listed as 08 Commercial

Property Owner: Fulton bsh Setn II LLC

Address: 1 Presidential Blvd Ste 201, Bala Cynwyd PA. 19004

Tax Map Parcel # _____ Zoning: _____ 1007

Property Owner: MOCA LTD C/o The Sterling Group

Address: P.O. Box 610 Mishawaka IN. 46546

Tax Map Parcel # _____ Zoning: _____

Property Owner: Michael Warren

Address: 8281 Mount Joy Rd Mt. Pleasant 38474-3212

Tax Map Parcel # _____ Zoning: _____

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

Matt Zeiner

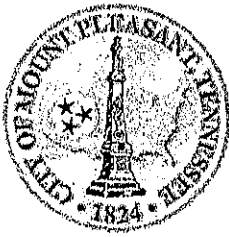
Print Name of Applicant

Matt Zeiner

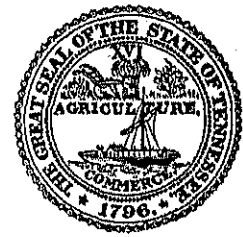
Signature of Applicant

4/17/26

Date



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Adjacent property owner(s) affected by request:

Property Owner: CBC Properties, LLC
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 Tax Map Parcel # _____ Zoning: _____

Property Owner: _____
 Address: _____
 Tax Map Parcel # _____ Zoning: _____

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 Tax Map Parcel # _____ Zoning: _____

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

Matt Zeiner

Print Name of Applicant

Matt Zeiner

Signature of Applicant

4/17/26

Date