



Board of Zoning Appeals Meeting Minutes

Thursday, August 28, 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

Vice Chair Lisa Cole led the pledge of allegiance and member Billy Ring gave the invocation.

3. Roll Call

Member John Hunter was unavailable for tonight's meeting, and all other members are present, also in attendance were City Manager Phillip Grooms, Director Chris Brooks, City Attorney Kori Bledson Jones, and City Planning Consultant Will Hager.

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 Terry Brewer made a motion to approve the last meetings minutes which was May 22, 2025, without any changes and Vice Chair Lisa Cole seconded and motion carried.

A. Regular Session - May 22, 2025

5. Completion / Review of Unfinished Business from prior meeting

None at this time.

6. 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.

Vice Chair Lisa Cole made a motion to approve the request to reduce the setbacks and member Terry Brewer seconded the motion and the vote was unanimous.

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.

Member Billy Ring made a motion to approve the Conditional Use Permit request and member Terry Brewer seconded the motion and the vote was unanimous.

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

Vice Chair Lisa Cole made a motion to approve the request to reduce side yard setbacks and member Billy Ring seconded the motion and the vote was unanimous.

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

None at this time.

8. Board / Staff Comments / Adjournment

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