



Board of Zoning Appeals Meeting Minutes

Thursday, May 28, 2026 at 5:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

1. Call to Order

2. Pledge of Allegiance / Invocation

Member John Hunter leads the Pledge of Allegiance and Member Billy Ring leads the Invocation.

3. Roll Call

A. Jacqueline Johnson – Chair

Lisa Cole – Vice *Chair*

John Hunter - *Member*

Billy Ring - *Member*

Terry Brewer - Member

Present-

Jacqueline Johnson – Chair

Lisa Cole – Vice *Chair*

John Hunter - *Member*

Billy Ring - *Member*

Not present-

Terry Brewer - Member

4. Approval / Correction of Minutes from Prior Meetings

A. Meeting minutes 4-30-26

Chair Jacqueline Johnson asked if anyone had any corrections for the minutes of the meeting on April 30, 2026.

Member John Hunter makes a motion to approve the minutes of the meeting for April 30, 2026 and Vice Chair Lisa Cole seconds the motion.

Voting yea-

Chair Jacqueline Johnson, Vice Chair Lisa Cole, Member John Hunter, Member Billy Ring

Motion carries.

5. Completion / Review of Unfinished Business from prior meeting

Chris Brooks states there is none at this time.

6. Special reports from other City Departments or Committees if applicable

Phillip Grooms states there is none at this time.

7. New Business

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

- A. Applicant, Matt Zeiner on behalf of CBC Properties LLC is requesting a side and rear yard setback variance reduction from 50 feet to 20 feet. The property is located at 0000 N. Main St. (no fiscal address), property is further identified on Tax Map 127 Parcel 41.06; and legally recorded at Maury County Register of Deeds office in book R2716 page 1444. The purpose for this request will be to construct a 10,000 square foot one story structure.

Chris Brooks reads the agenda item as applicant, Matt Zeiner on behalf of CBC Properties LLC, is requesting a side and rear yard setback variance reduction from 50 feet to 20 feet. The property is located at 0000 N. Main St. (no fiscal address), property is further identified on Tax Map 127 Parcel 41.06; and legally recorded at Maury County Register of Deeds office in book R2716 page 1444. The purpose for this request will be to construct a 10,000 square foot one story structure. Mr. Brooks states the applicant is in the meeting and Matt Zeiner comes forward.

Will Hagar speaks on the variance requested. He states the lot currently has a variance.

Matt Zeiner stated he needs the building to house his trailers for his business so that nothing is on the exterior. The trailers are 53-foot semi-trailers, so the distance is needed from the road to the building for them to pull in and turn around with it being a small lot.

Chris Brooks states this is a Public Hearing with a sign in sheet, but no one signed up to speak on this.

Vice Chair Lisa Cole makes a motion to approve in the condition of it being a one-story building and comply with the airport requirements.

Member John Hunter seconds the motion.

Voting yes-

Chair Jacqueline Johnson, Vice Chair Lisa Cole, Member John Hunter, Member Billy Ring

For more information, please refer to the audio/visual recording attached to the agenda.

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

9. Board / Staff Comments / Adjournment

Phillip Grooms thanks Member Billy Ring for serving on the Board of Zoning Appeals. Mr. Grooms mentions Billy Ring is up for reappointment but will not be accepting as he has bought land elsewhere in the county.

Chair Jacqueline Johnson makes a motion to adjourn. Member Billy Ring seconds the motion.