

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: <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: _____



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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

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):	_____	

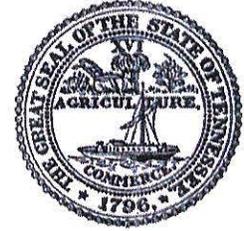
Other Variance Request: Allow Principle structure to be built after existing accessory structure.

Zoning Ordinance Section: 10.3 General Standards

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



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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