



Board of Zoning Appeals Meeting Agenda

Thursday, August 15, 2024 at 5:00 PM

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

1. **Call to Order**
2. **Roll Call**
 - A. Lisa Cole - *Chair*
John Hunter - *Member*
Jacqueline Johnson - *Member*
Billy Ring - *Member*
Terry Brewer - *Member*
3. **Pledge of Allegiance**
4. **Approval/Correction of Minutes from Prior Meetings**
 - A. Regular Session - 7-25-2024
5. **Completion/review of Unfinished Business from prior meeting**
6. **Special reports from other City Departments or Committees if applicable**
7. **New Business**

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

 - A. Applicant, Owner, UST INC, Landmark Ceramics located at 1427 N. Main Street tax map 126 parcel 003.04 The applicant is requesting a Sign Variance for an on-ground sign to exceed the allowed square feet and sign height
8. **General comments from citizens (May be limited in time and/or number of comments.)**
9. **Board/Staff Comments/Adjournment**

Mount Pleasant Board of Zoning Appeals

The Mount Pleasant Board of Zoning Appeals met in a regular scheduled meeting on Tuesday, June 25th, 2024 at 6:00 pm in the Tom Hardin room at the Mount Pleasant City Hall.

Those who were present: Lisa Cole Chair, Jacqueline Johnson Vice-Chairperson, John Hunter, Billy Ring board members. Chris Brooks Director, Chaz Molder City Attorney, Applicant/Owner, Public. Board member Kris Irvin was unable to attend.

Mrs. Cole called the meeting to order and asked that the minutes reflect there was a quorum for today's meeting.

Next, Mrs. Cole asked Mr. Ring to give the invocation and Mr. Hunter to lead the Pledge of Allegiance.

Mrs. Cole asked if there were any changes to the agenda.

Mr. Hunter made a motion to approve the agenda and Mr. Ring seconded the motion and the vote in favor was unanimous.

Mrs. Cole asked if there were any changes to the minutes from the previous meeting, which was December 5th, 2023.

Mr. Hunter made a motion to approve the minutes as presented and Mr. Ring seconded the motion and the vote in favor was unanimous.

Business Items

Applicant, Owner, Lisa Walker is requesting a Conditional Use Permit on property located at 705 Washington Avenue, being further identified on Tax Map 1331 F Parcel 00400.000 duly recorded and on file at Maury County Register of Deeds office. The purpose for the Conditional Use Permit will be to allow the property owners to reside in a RV Camper for no more than six (6) months during the renovation of the home at 705 Washington Avenue.

Board members discussed the issue of water and waste for the RV and the property owner says there is still plumbing in the house just no hot water but he does intend to buy a storage tank for waste for the RV.

Property owners say all the neighbors have been very supportive and are happy to see the house being bought and fixed up since it had been vacant for 8 years.

Jennifer Graham and Pam Johnston from the Planning Commission are in attendance to show their support. The 12 surrounding neighbors were sent a letter to inform them of the RV camper in the back yard and that it will be there no longer than six (6) months.

Mr. Hunter made a motion to approve the Conditional Use Permit and Mrs. Johnson seconded the motion and the vote in favor was unanimous.

Old Business

No Old Business

New Business

New business is that the Board of Zoning Appeals needs to appoint a new member.

Staff Comments

No staff comments

There being no further business Mr. Hunter made a motion to adjourn the meeting and Mrs. Johnson seconded the motion and the vote in favor was unanimous.

Chairperson

Date

MOUNT PLEASANT BOARD OF ZONING APPEALS
THURSDAY, AUGUST 15, 2024 5:00 P.M.
TOM HARDIN ROOM

AGENDA

1. Call to Order

2. Pledge of Allegiance/Invocation

3. Approval of Agenda Motion _____ Second _____

4. Approval/Correction of Minutes
• Prior Meeting – June 25, 2024 Motion _____ Second _____

5. Business Items

a) BZA-202464
• Applicant, Owner, UST INC, Landmark Ceramics located at 1427 N. Main Street tax map 126 parcel 003.04 The applicant is requesting a Sign Variance for an on-ground sign to exceed the allowed square feet and sign height.
Motion _____ Second _____

6. Old Business

7. New Business

8. Staff Comments

9. Adjournment Motion _____ Second _____

**MOUNT PLEASANT BOARD OF ZONING APPEALS
THURSDAY, AUGUST 15, 2024, 5:00 P.M.
TOM HARDIN ROOM AT CITY HALL**

PUBLIC NOTICE

The Mount Pleasant Board of Zoning Appeals will hear the following submittal:

a) Sign Variance Request: BZA-202464

- Applicant, Owner, UST INC, Landmark Ceramics located at 1427 North Main Street tax map 126 parcel 003.04 The applicant is requesting a Sign Variance for an on-ground sign to exceed the allowed square feet and sign height.

The general public is cordially invited to attend. There will be an opportunity for the public to make comments.

Effective: 7/29/2024

Posted: 7/29/2024

Remove: 8/16/2024

Mount Pleasant Board of Zoning Appeals

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Business Items

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Board members discussed the issue of water and waste for the RV and the property owner says there is still plumbing in the house just no hot water but he does intend to buy a storage tank for waste for the RV.

Property owners say all the neighbors have been very supportive and are happy to see the house being bought and fixed up since it had been vacant for 8 years.

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Old Business

No Old Business

New Business

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Staff Comments

No staff comments

There being no further business Mr. Hunter made a motion to adjourn the meeting and Mrs. Johnson seconded the motion and the vote in favor was unanimous.

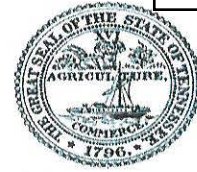
Chairperson

Date

 **PUBLIC** 
NOTICE
FOR VARIANCE
BOARD OF ZONING APPEALS
UPCOMING MEETING
8-15-24
CALL CITY HALL FOR
MORE INFORMATION
931.379.7717
EXT. 280



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 Department of Planning and Zoning



Staff Comments – Sign Variance, 1427 N. Main Street BZA-202464

Owner, Applicant, is requesting a sign variance on property located at 1427 N. Main Street, being further identified on Tax Map 126 Parcel 003.04 duly recorded and on file at Maury County Register of Deeds office. The owner has requested a sign area of 328.69 square feet and sign height of 12 feet.

The property is zoned Industrial Light (IL) an on-ground sign area is allowed 60 square feet (Section 12 Sign Standards, table 13) and allowed height of 8 feet (Section 12 Sign Standards table 13)

**TABLE 13: NUMBER, DIMENSIONS AND LOCATION OF INDIVIDUAL SIGNS
 ALL ZONING DISTRICTS**

Sign Types	R1 & R2	MHP & R3	CN	CDT	CH	IL & IH
Ground Signs						
Sign Area (sq. ft.)	9	30	40	NA	40	60 ¹
Height (ft)	4	5	6 ²	NA	6	8 ²
Setback (ft)	See Section 13.3.A.3.c (Number, Dimensional and Locational Limitations)					
Principal Ground Signs						
Number Permitted ³	1	2	2	NA	2	2
Building Signs						
Sign Area (sq. ft.)	2	See Section 13.3.B (Special Conditions)				

1. Eighty square feet is allowed for a ground sign advertising three or more tenants on a lot with three or more tenants and at least one and one-half acres in size.
2. Twelve feet is allowed for a ground sign advertising three or more tenants on a lot with three or more tenants and at least one and one-half acres in size.
3. Must have at least 400 feet of frontage to qualify for a second sign. Signs must be separated by at least 200 feet, as measured parallel to the street(s).

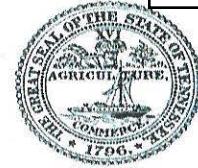
Sec. 12.3.B

7. Principal ground sign. A principal ground sign shall be permitted subject to the following:

- a. Shall not exceed the applicable height specified for a ground sign in that district in table 13 (number, dimension and location of individual signs).
- b. Shall not exceed in square feet the number given in table 13. A ground sign located on a vacant lot shall not exceed 12 square feet until such time that a building permit is issued for construction. Following issuance of a building permit, the restrictions in table 13 shall apply.



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- c. Setbacks shall conform to table 13.
- d. One principal ground sign is permitted for each 200 feet of street frontage per lot with a maximum of two such signs being permitted. Where more than one sign is allowed, there shall be separation between each sign of at least 200 feet. Corner lots and other multi-frontage lots shall be allowed one sign for each of two street frontages even if there is not 400 feet of total frontage, but provided said signs are separated by at least 200 feet, such distance to be measured parallel to the street frontage rather than in a straight line.
- e. Principal ground signs shall be separated from principal ground signs on other lots by a distance of at least 75 feet. The planning commission may approve a lesser distance in instances where it is not physically possible or otherwise practical, in the opinion of the planning commission, to provide 75 feet separation.

Section 4.4, Zoning variance: E. Findings of fact

1. No variance from the provisions of this ordinance shall be granted unless the board of zoning appeals makes specific written findings of fact based directly on the standards and conditions imposed by this section. These standards are as follows:

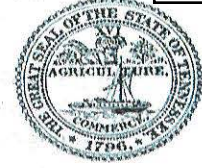
- a. That by reason of exceptional narrowness, shallowness or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any bulk standards contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.
- b. The variance is the minimum variance that will relieve such difficulties or hardship and make possible the reasonable use of the land, building or structure.
- c. The variance will not authorize uses in a zone district other than those permitted by this ordinance.
- d. Financial considerations shall not be considered as a basis for granting a variance.

2. The board of zoning appeals in making its findings of fact, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

- a. The granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the property is located or a substantial impairment to the intent and purpose of the zoning district where the property is located or the general provisions of the ordinance.
- b. The proposed variance will not impair an adequate supply of natural light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.



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- c. The alleged difficulty or hardship has not been knowingly or intentionally created by any person having an interest in the property.
- d. The proposed variance is consistent with the spirit and intent of this ordinance and the adopted land use and transportation plan.

July 25, 2024

Building & Planning Director

Will Hager with KCI review and comments below.

After reviewing the provided materials, I would offer the following.

No variance from the provisions of this ordinance shall be granted unless the board of zoning appeals makes specific written findings of fact based directly on the standards and conditions imposed by this section. These standards are as follows:

- a. That by reason of exceptional narrowness, shallowness or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any bulk standards contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.
 - The applicant states the vastness of the yard and the sizeable setback are reasons for the variance. There is no physical limitation of the land which requires a larger than permitted ground sign.
- b. The variance is the minimum variance that will relieve such difficulties or hardship and make possible the reasonable use of the land, building or structure.
 - The applicant has not demonstrated the request is the minimum required for relief.
- c. The variance will not authorize uses in a zone district other than those permitted by this ordinance.
 - Not applicable in this instance.
- d. Financial considerations shall not be considered as a basis for granting a variance.
 - Not applicable.

The board of zoning appeals in making its findings of fact, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

The granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the property is located or a substantial impairment to the intent and purpose of the zoning district where the property is located or the general provisions of the ordinance.

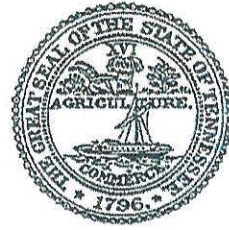
- In my opinion, a ground size of this magnitude would not complement surrounding development and would create an unnecessary distraction along the corridor. A wall mounted sign is permitted in this zone and would be a preferred alternative to the proposed sign.
- b. The proposed variance will not impair an adequate supply of natural light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.
 - This sign would block views into the property and may impact public safety by limiting views into the property from the public right of way. The application states the sign would improve safety along the roadway, however, this claim is only the opinion of the applicant and not evidence based. In fact, signs are

intended to grab the attention of drivers and passengers. The ordinance is written to minimize the possible adverse effects of signs on nearby public and private property while protecting First Amendment free speech rights. We do not find it necessary to grant a variance in this instance due to the fact that other sign options are available to the applicant.

- c. The alleged difficulty or hardship has not been knowingly or intentionally created by any person having an interest in the property.
- The easement referenced in the application is the result of the applicant expanding their facility, which required the utility easement to be relocated along the road frontage.
 - The requested variance proposes a sign that is more than 5 times greater than the permitted ground sign size. It is my opinion this request does not meet the spirit of the regulations and should not be approved.



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BZA Appeals Application

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

Property Owner: UST INC

Address: 1427 N Main St., Mount Pleasant TN 38474

Phone Number: _____ Email: _____

Applicant: Betsy Shackelford for Tri Star Transport dba Premier Sign

Mailing Address: 1720 Ed Temple Blvd., Nashville, TN 37208

Phone Number: 615-687-4171 Email: bshackelford@tristartransport.com

Property Address: 1427 N. Main St., Mount Pleasant, TN

County Tax Map: 126 Group: _____ Parcel(s) 003.04

Current Zoning: _____ Size: _____ City: Mount Pleasant, TN

Case No. assigned: BZA-202464 Fee Paid: Yes No Date: 7-9-24

BZA action: Tabled Denied Approved Approved with Conditions

Submittals:

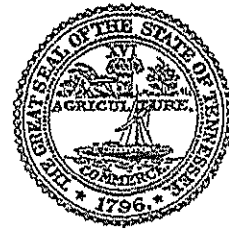
Comments from Staff Review:

Existing Use: _____

Proposed Use: _____ Date of Action: _____



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Appeal of Administrative Decision

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: Sign size

Zoning Ordinance Section: 12.3.A.3.b. Table 13, Sign area and height for ground signs

City Official: Phil Sutherland, Building Inspector

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.
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 checked="" type="checkbox"/> Freestanding	Permitted Signage (ft): _____
	<input type="checkbox"/> Wall Sign	
	<input type="checkbox"/> Other Sign	
Requested Signage (ft):	<u>328.69 sq. ft. ;</u>	<u>60 sq. ft,</u>

Other Variance Request: _____

Zoning Ordinance Section: 12.3.A.3.b.

Reason For Request: Sign is to be placed 114' from road, in a yard that is 600' deep. A larger sign is proportional to the yard and space.



1720 Ed Temple Boulevard • Nashville, TN 37208 • Phone (615) 687-4171 • Fax (615) 242-5118

7-8-24

Landmark Ceramics would like to install a monument sign on their front lawn. Due to the fact that the front lawn is so large, and the set back is so great, they would like a sign larger than is typically allowed. However, a smaller sign would be lost on their vast lawn. In addition, a large sign would allow passing traffic to more easily see the sign as the traffic comes off of the Lawrenceburg Hwy and tops the hill. This will create safer road conditions for everyone.

The code only allows signage no larger than 60 square ft., and a height of no more than 8 ft. On this particular property, there are some utility easements that will require the sign to be set back off the road. The proposal is for the sign to be placed 114' from the road, and to be 12' tall and 27' 10.5" wide. This will allow the sign to be seen over the fence by oncoming traffic. In addition, the size is proportional to the front lawn on the business itself.

The proposed signs will not diminish or impair the property values in the vicinity. Neither ingress nor egress will be affected. In fact, by making the sign more easily visible, it should improve the traffic on the road regarding safety. The sign will not affect off street parking, nor will it change the hours of operation or noise in the area. Since the sign is set back as far as it is, the utilities will not be affected, and the halo illumination will not adversely affect drivers on the road.

Betsy Shackelford

A handwritten signature in green ink that reads "Betsy Shackelford".

Premier Sign Company

1720 Ed Temple Blvd.

Nashville, TN 37208

615-687-4171



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 Department of Planning and Zoning



SIGN APPLICATION - ZONING COMPLIANCE

To demonstrate Zoning Compliance of your request the following information is required.

SITE ADDRESS: 1427 N. Main St. PROPOSED TENANT: Landmark Ceramics

WALL SIGNAGE

PERMIT # _____
 PERMIT FEE \$ _____

Sign Type (Wall, protection, awning, etc.)	Location of Signage (side of building the signs will be installed on)	Sign Area (in square feet)
<i>monument</i>	<i>front lawn</i>	<i>328.69</i>

FREESTANDING SIGNAGE

HEIGHT OF SIGNAGE (in feet) 11.79' SIGN AREA (in square feet) 328.69 sq. ft.

***note: engineered drawings must be provided for freestanding signs 20' or greater in height**

PROPOSED SETBACK FROM PROPERTY LINE (in feet) 114'

***note: prior to sign installation, sign location must be staked & field verified by City Staff**

STAFF ONLY	
ZONING DISTRICT:	
PERMIT NUMBER:	
NOTES	
APPROVED BY:	DATE:

Freestanding signs require a site plan to demonstrate the sign setback from the property line. Drawings/pictures that show the sign's design, location, and measurements are required.

Applicant's Signature *Betsy Shackelford*

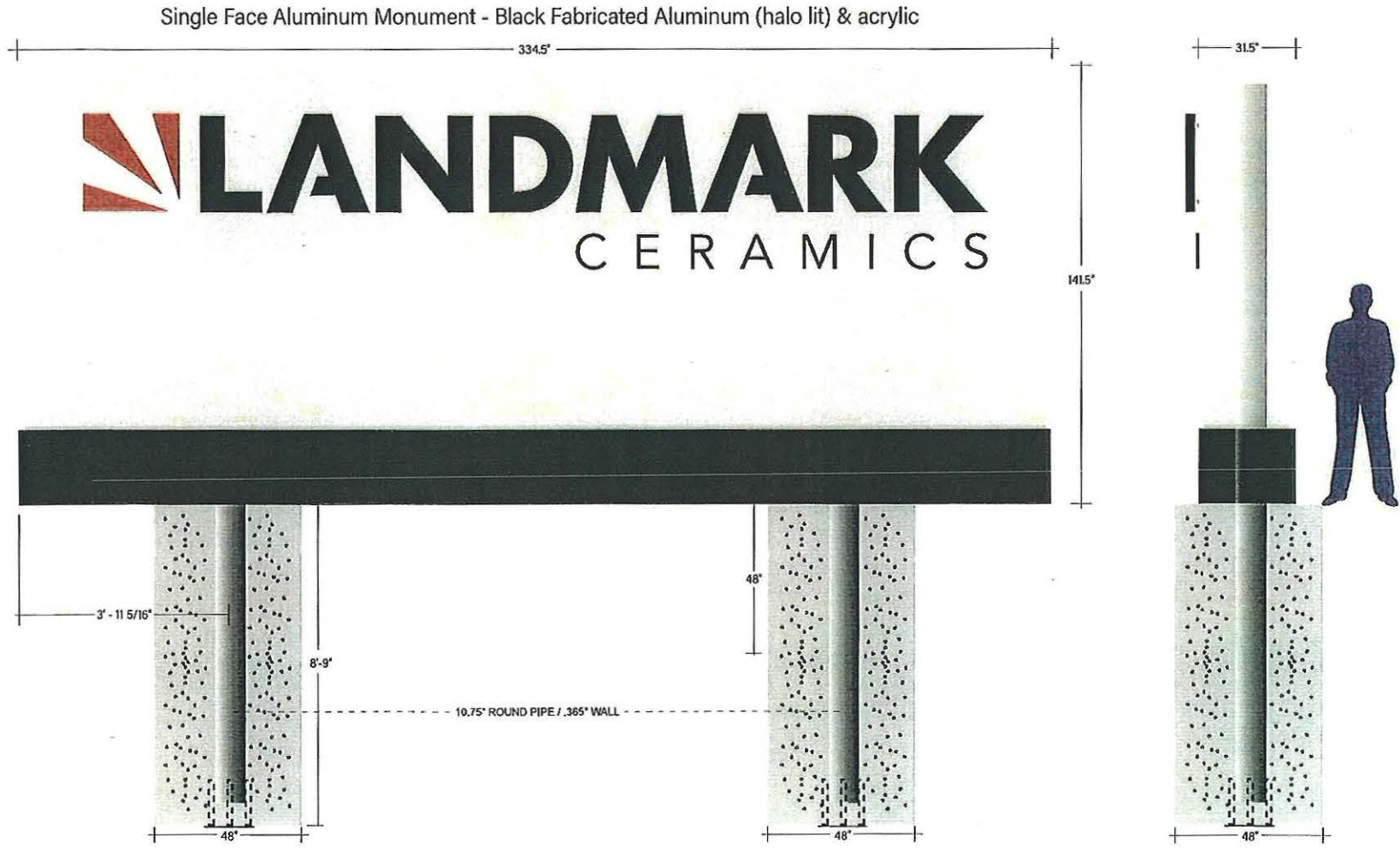
Date 12-18-23

Client: LANDMARK CERAMICS
Qualifying Agent - Premier Sign Company
UL'S: T 76742041, T 79493325 - T 79493334

Address: 1427 N. Main Street, Mount Pleasant, TN 38474
Single Face Aluminum Monument with Halo Illumination

Date: Section 7, Item A.
Cost: \$23,000

SIGN AREA
328 SQ.FT.



Client: LANDMARK CERAMICS
Qualifying Agent - Premier Sign Company
UL'S: T 76742041, T 79493325 - T 79493334

Address: 1427 N. Main Street, Mount Pleasant, TN 38474
Single Face Aluminum Monument with Halo Illumination

Date: 1 Section 7, Item A.

Cost: \$23,000

SIGN AREA 328 SQ.FT.





GENERAL NOTES:

1. **DO NOT GUESS.** DIRECT ALL QUESTIONS CONCERNING THIS DRAWING TO ELROD ENGINEERING, LLC.(615-890-9405)
2. **DO NOT SCALE** THIS DRAWING.
3. **GRAPHICS ARE NOT TO BE** REPRODUCED FROM THIS DRAWING.
4. STEEL PIPE FABRICATED FROM PLATE SHALL CONFORM TO **ASTM A36** (FY (YIELD)= 36 KSI MIN.).
5. STEEL PIPE NOT FABRICATED FROM PLATE SHALL CONFORM TO **ASTM A53 TYPE "E" OR "S", GRADE "B" OR EQUIVALENT.** (FY (YIELD)= 35 KSI MIN.) DO NOT USE MILL REJECT PIPE. **A53 TYPE "E" IS NOT PERMITTED.**
6. "LEGIBLE" MILL TEST CERTIFICATES, EXPRESSED IN "KSI" OR "PSI", ARE REQUIRED ON ALL PIPE. ALL PIPE TO CONFORM TO ASTM A36 OR ASTM A53 TYPE "E" OR "S", GRADE "B". THE YIELD STRESS LIMITS ARE IN PLACE TO HELP ENSURE THE SIGN STRUCTURE PERFORMS TO THE ENGINEERED DESIGN. USED PIPE AND PIPE FOR WHICH MILL WILL NOT PROVIDE CERTIFICATION WILL NOT BE ALLOWED!
7. AS PIPE SECTIONS ARE NOT PERFECTLY ROUND, CAREFUL SHOP FIT-UP OF THE SPLICE CONNECTIONS SHALL BE PERFORMED. LINE-UP MARKINGS ARE TO BE PROVIDED TO AVOID COSTLY LABOR AND CRANE CHARGES.
8. PIPE SHALL BE CONSIDERED OVALLED AND UNACCEPTABLE IF THE MEASURED OUTSIDE DIAMETER AT ANY POINT VARIES BY MORE THAN 2% OF THE NOMINAL OUTSIDE DIAMETER AS SPECIFIED ON THE DESIGN DOCUMENTS. LARGE DIAMETER PIPES SHOULD BE BRACED TO HELP PREVENT DISTORTION AFTER FABRICATION.
9. PIPE WITH DIMPLED WALLS, OVALLED PIPE AND BENT CONNECTION ELEMENTS SHALL NOT BE USED.
10. BREACH OPENINGS OF ANY SIZE IN THE WALL OF ANY PIPE SECTIONS ARE STRICTLY PROHIBITED.
11. STEEL WELDING TO CONFORM TO RECOMMENDATIONS AS PUBLISHED BY THE AMERICAN WELDING SOCIETY D1.1.
12. WORKMEN WHO WILL PERFORM WELDING OPERATIONS SHALL BE CERTIFIED FOR THE APPLICABLE WELDING PROCEDURE.
13. FOR WELDING STEEL, USE **F70 SERIES LOW HYDROGEN ELECTRODES.**
14. FABRICATED STEEL SHALL BE CLEANED OF MILL SCALE, OIL, & OTHER SURFACE CONTAMINATES PRIOR TO PAINTING.
15. ALL STEEL PIPE SECTIONS(EXPOSED AND EMBEDDED), AND SPLICE CONNECTIONS MUST BE PRIMED, PAINTED AND ALLOWED TO CURE PRIOR TO SHIPPING TO SITE.
16. ALTERATION TO ANY FABRICATED PART OF THE STRUCTURE BY USE OF A CUTTING TORCH OR ANY OTHER MEANS IS PROHIBITED WITHOUT THE CONSENT OF THE ENGINEER.
17. THE BASE SECTION OF PIPE SHALL BE "PLUMB" BEFORE CONTINUING WITH THE ERECTION PROCEDURE.
18. ANY HOLES CUT IN PIPE FOR HANDLING MUST BE COMPLETELY FILLED WITH WELD MATERIAL AND GROUND SMOOTH.
19. EACH PIPE SECTION SHALL BE "PLUMB" AND STABILIZED BY WELDING PRIOR TO SETTING NEXT PIPE STAGE.

FOUNDATION NOTES:

1. CONCRETE SHALL BE READY MIXED; DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH AS STATED IN FOUNDATION CRITERIA BELOW. **WATER IS NOT TO BE ADDED TO CONCRETE AT JOB SITE.**
2. EXCAVATION IS TO BE IN COMPLIANCE WITH OSHA REGULATIONS AND SHALL HAVE A LEVEL BOTTOM FREE OF LOOSE SOIL, WATER AND DEBRIS.
3. WHERE EXTREME FROST DEPTH IS BELOW BOTTOM OF FOUNDATION, EXCAVATE TO 6 INCHES BELOW FROST DEPTH AND INCREASE CONCRETE QUANTITY.
4. BEARING SURFACES FOR FOUNDATIONS SHOULD NOT BE DISTURBED OR LEFT EXPOSED DURING INCLEMENT WEATHER; SATURATION OF THE ON-SITE SOILS CAN CAUSE A LOSS OF STRENGTH AND INCREASED COMPRESSIBILITY. IF CONSTRUCTION OCCURS DURING INCLEMENT WEATHER, AND PLACEMENT OF THE FOUNDATION IS NOT POSSIBLE AT TIME EXCAVATED, A LAYER OF LEAN CONCRETE SHOULD BE PLACED ON THE BEARING SURFACE FOR PROTECTION.
5. IF RAIN IS EXPECTED WITHIN 24 HOURS OF COMPLETING THE CONCRETE POUR, THE CONCRETE MUST BE COVERED. IF TEMPERATURES ARE EXPECTED TO DROP BELOW 40 DEGREES WITHIN THE NEXT 24 HOURS OF COMPLETING THE CONCRETE POUR, THEN CONCRETE IS TO BE COVERED AND PROTECTED TO PREVENT HEAT LOSS AND FREEZING.
6. THE BASE OF PIPE SECTION SHALL BE "PLUMB" AND "ADEQUATELY BRACED" TO PREVENT MOVEMENT BEFORE, DURING, AND AFTER CONCRETE POUR AND LEFT IN PLACE UNTIL CONCRETE HAS SET.
7. THE BASE PIPE IS TO BE PROTECTED WITH AN ADDITIONAL **ASPHALTIC COATING** APPLIED TO PIPE FROM 6" BELOW TOP OF CONCRETE TO 12" ABOVE TOP OF FINISHED GRADE PRIOR TO CONCRETE POUR. APPROVED BRANDS OF ASPHALTIC COATINGS ARE "GARDNER NON-FIBERED" AND "HENRY NON-FIBERED" ASPHALTIC COATING.
8. CONCRETE SHALL NOT BE PLACED ON FROZEN GROUND.
9. **DO NOT COLD JOINT CONCRETE.** FOUNDATION MUST BE **POURED CONTINUOUSLY** UNTIL ALL CONCRETE HAS BEEN PLACED. CONCRETE MUST BE POURED AS A WORKABLE MIXTURE WITH A **SLUMP BETWEEN 4"-6"**, ALL CONCRETE MIXING TRUCKS MUST THOROUGHLY AND COMPLETELY MIX THE CONCRETE PRIOR TO POURING.
10. PIPE IS NOT REQUIRED TO BE FILLED WITH CONCRETE.
11. **ADDITIONAL WATER IS NOT TO BE ADDED TO CONCRETE ON SITE.** ADDITIONAL WATER DECREASES THE STRENGTH OF THE CONCRETE MIXTURE. CONCRETE SHOULD BE REJECTED IN LIEU OF CHANGING CONCRETE MIXTURE ON SITE.
12. AIR CONTENT - EXPOSURE CLASS F2 & F3:
 AGGREGATE SIZE 1/2" = 7%
 AGGREGATE SIZE 3/4" = 6%
 AGGREGATE SIZE 1" = 6%
13. VENDOR SHOULD WORK THE TOP OF THE CONCRETE TO ENSURE ALL ROCK HAS BEEN COVERED BY CEMENT AND TOP OF CONCRETE FOUNDATION IS LEVEL. TOP OF CONCRETE MAY BE BROOM FINISHED.
14. MECHANICAL VIBRATORS SHALL BE USED TO CONSOLIDATE CONCRETE AROUND SUPPORT AND/OR REINFORCEMENT.
15. CONCRETE MUST BE ALLOWED TO CURE FOR **21 DAYS** PRIOR TO INSTALLING REMAINING STAGES OF STRUCTURE OR SIGN CABINET(S).



Drawn	BLR
Checked	WML
EE Job#	100.25737
Created	12/13/2023



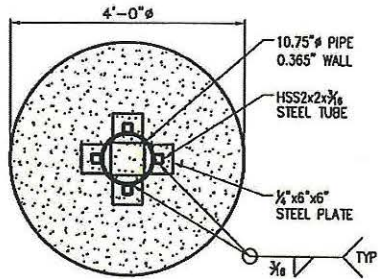
IMAGELIFE SIGNS & GRAPHICS
 921 8TH AVE. S.
 NASHVILLE, TN 37203

GENERAL NOTES			
No.	Date	Revision	By
--	--	--	--

S-1

SIGN COMPANY TO USE EXPERIENCED EXCAVATION CREW TO PERFORM FOUNDATION EXCAVATION.

WHERE REQUIRED, PLACE ELECTRICAL CONDUIT IN FOUNDATION PRIOR TO CONCRETE POUR.



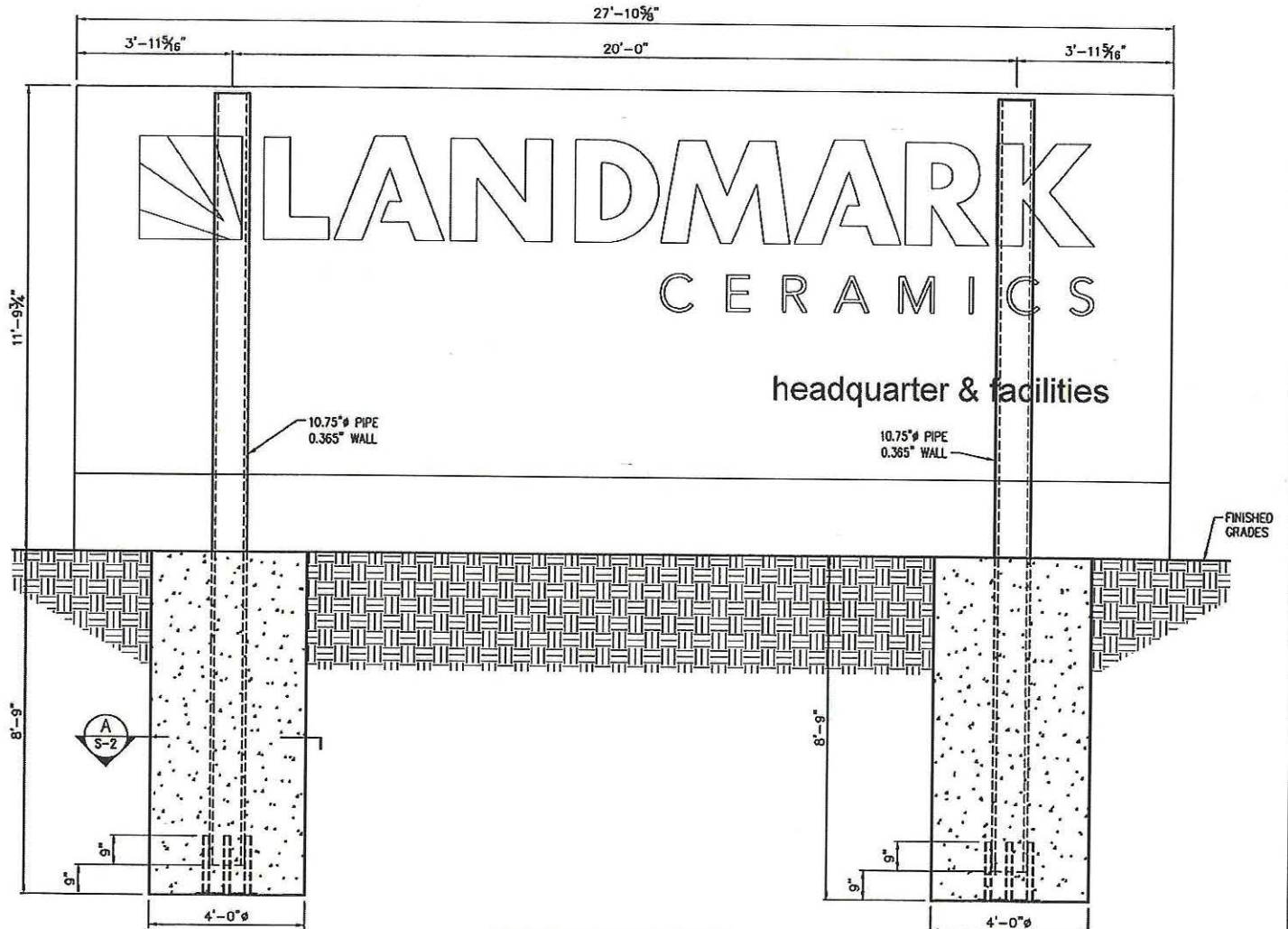
SECTION A
SCALE: 1/2" = 1'-0"

DESIGN CRITERIA

BUILDING CODE: IBC 2018/ASCE 7-16
ANALYSIS: LRFD-AISC 15TH
CHAPTER 16: SECTION 1609.3.1
ULTIMATE WIND SPEED $V_{ult} = 115$ MPH
NOMINAL WIND SPEED $V_{nom} = 89$ MPH
RISK CATEGORY: II $V_{nom} = V_{act} \times 0.6$
EXPOSURE: C

FOUNDATION DESIGN CRITERIA

THIS CONCRETE FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318-14. ALLOWABLE LATERAL SOIL PRESSURE = 100PSF/FT WITH 2X INCREASE APPLIED. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2500PSI IN 28 DAYS. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION.



STRUCTURE ELEVATION
SCALE: 3/8" = 1'-0"

Drawn	BLR
Checked	WML
EE Job #	100.25737
Created	12/13/2023

ELROD ENGINEERING
371 Seven Oaks Blvd., Suite 220
Smyrna, TN 37167
615-890-9405

IMAGELIFE SIGNS & GRAPHICS
921 8TH AVE. S.
NASHVILLE, TN 37203

11'-9 3/4" OAH MONUMENT SIGN
LANDMARK CERAMICS
1727 N. MAIN ST.
MOUNT PLEASANT, TN 38474

No.	Date	Revision	By
--	--	--	--

S-2



Design Code:	IBC 2018/ASCE 7-16	Client:	ImageLife Signs & Graphics
Wind Speed:	115mph	Project #:	100.z5737
Risk Categ:	II	Date:	12/13/2023
Exposure:	C	Facility Ref:	Lankmark Ceramics
Wind load:	30.3 PSF	Address:	1727 N. Main St.
Monument or Pylon:	M 'M' or 'P'		Mount Pleasant, TN 38474
'R'reinforced or 'U'nreinforced Footing	U 'R' or 'U'	Sign Type:	Monument Sign

Area (sf)	% of Load	Load (psf)	Shape factor	Shear (k)	Centroid (ft)	Moment (k-ft)	Moment (k-ft) (Drilled)
329.37	78%	30.29	1	7.782	5.906	50.555	67.578
0.00	100%	30.29	1	0.000	0.000	0.000	0.000
0.00	100%	30.29	1	0.000	0.000	0.000	0.000
0.00	100%	30.29	1	0.000	0.000	0.000	0.000
0.00	100%	30.29	1	0.000	0.000	0.000	0.000
0.00	100%	30.29	1	0.000	0.000	0.000	0.000
0.00	100%	30.29	1	0.000	0.000	0.000	0.000

base $V_x = 7.78$ base $M_x = 50.55$ 67.58

Weld Check	No
Z =	36.80
$F_y =$	35
$\phi =$	0.9
$M_n =$	107.3
$\phi M_n =$	96.61

$F_y = 35$ (Pipe) or 36 (PL Rnd) or 42 (HSS Rnd) or 45 (A252 gr3)

Load Factor (LF) = 1
 $M_u = LF(M_x) = 67.58$

< 96.61
 70.0% OK

wt. (lbs/ft.) = 40.52
 d = 10.75
 nominal t = 0.365
 design t = 0.339
 $d_i = 10.0711$
 Z = 36.80
 A = 11.10
 S = 28.01

Limiting D/t Ratio = 372.86 D/t = 31.7
 Compact Section D/t Limit: $0.07 * E / F_y = 58.0$
 Non-Compact Section D/t Limit: $0.31 * E / F_y = 256.9$

OK. AISC Specification F8 Is Applicable

Is Section Compact? Yes. Yielding Controls (F8-1)
 Is Section Non-Compact? Yes. Use Lesser of (F8-1) AND (F8-2)
Wall Is Not Slender

Yielding Check

(F8-1) $M_n = F_y Z = 107.3$ **(Governing Equation)**

Local Buckling Check

Non-Compact Sections

(F8-2) $M_n = ((0.021E / (D/t) + F_y) S) = 126.6$

Slender Walled Sections

(F8-3) $M_n = (0.33E / (D/t) S) = 705.4$

If Compact=(F8-1) OR If Non-Compact=(F8-2) OR If Slender=(F8-3) 107.3

Overall Result: $M_n = 107.3$



December 13, 2023

Seal is applicable to calculation pages "C1" through "C5".

(ROUND) PIER FOUNDATION ANALYSIS

Date:	12/13/2023
Project #:	100.z5737
Lankmark Ceramics	
Monument Sign	

Section 1807.3.2.1 (Unconstrained) -- $d = 0.5A \{1 + [1 + (4.36h/A)]^{1/2}\}$

P = Applied Lateral Force - kips	7.78	<-
M = Moment @ Base - k-ft	50.55	<-
S_o = Lateral Bearing Pressure (psf/ft of Depth) (Table 1819.6)	100.00	<-
Diameter of Support Embedded into Concrete - in.	10.750	<-
b = Diameter of Footing - ft.	4.00	<-
d = Depth of Footing - ft.	8.750	<-
Design	8.556	<-
Load Combination Factor For (W)=	ASCE 7-05 = 1.0 ASCE 7-10/7-16 = .6	0.60
Factored Shear	4668.00	
Factored Moment	30330.00	
TEST	1500.00	583.33
$S_1 = 2 \times (d/3) \times (S_o)$		583.33
$A = (2.34P) / (S_1 \times b)$		4.681
h = Centroid of Moment		6.497

Reinforcement Design (Use w/Anchor Bolts)
If Support is Direct Embed into Concrete Disregard Reinforcement

$d =$	27.3333	
$b =$	47.1239	
$MU = (Moment * Load Factor) =$	50550	
Load Factor =	1.00	<-
$f_y =$	60000	<-
$f'_c =$	2500	<-
$\alpha =$	2.25	<-
$\alpha = A_s f_y / (0.85 f'_c b) =$	0.514	
Req'd Flexural Steel = $A_s = ((M_u * 12) / (0.9 * 60,000 (d - \alpha/2))) * 2 =$	0.857	$\rho = (\#_{bars} * Area_{bar}) / (\pi * r^2)$
Req'd Temp & Shrinkage Steel = $A_s = 0.0018(A_g) =$	3.257	

DEPTH:	8.75 ft.
DIAMETER:	4 ft.
(support filled) CONC. VOL:	4.072 cy.
(support not filled) CONC. VOL:	3.903 cy.

Elrod Engineering, LLC

Project : Landmark Ceramics
 Subject : Monument Sign
 Location : Mout Pleasant, TN

File : 100z5737
 Date : 12/13/2023
 Eng : BLR

Design Wind Pressure, p, Equation 29.3-1 (ASCE 7-16)

System Type	Structure Type	Equation
Other Structures (Directional Procedure)	Rigid Structures of all Heights Solid Freestanding Walls & Solid Freestanding Signs	$p = qh G C_f$ qh : velocity pressure at h G : Section 26.11.4 C _f : Figure 29.3-1 F = p A _s A _s : gross area of wall or sign

Velocity Pressure Calculations:

Velocity pressure qh is calculated in accordance with section 26.10.

qh = Velocity pressure @ height (h)

$$qh = \text{Constant} \cdot K_z \cdot K_{zt} \cdot K_d \cdot V^2$$

(Eq 26.10-1)
 (Section C26.10)

Where : Constant = Numerical Constant
 = $\frac{1}{2} \cdot [\{ \text{Air density lb/ cu ft} \} / \{ 32.2 \text{ ft/s}^2 \}] \cdot [\{ \text{mi/h} \} \{ 5280 \text{ ft/mi} \} \cdot \{ 1 \text{ hr/3600 s} \}]^2$
 = 0.00256

Mean Sea Level = 0.00 ft
 Air Density @MSL = 0.0765 lb/cu ft (Table C26.9-1)
 Occupancy Category = II (Table 1.5-1)
 Exposure Category = C (Section 26.7.3)
 α = 9.50 (Table 26.11-1)
 Z_g = 900.00 ft (Table 26.11-1)
 Basic Wind Speed = 115.00 mph (Figure 26.5-1&2 A-D)

Structure Height = 11.81 ft
 Width = 27.89 ft
 Depth = 2.63 ft
 Where : K_h = Velocity pressure coefficient @ height h
 = $2.01 \cdot (Z/Z_g)^{\alpha}$ for 15 ft ≤ Z ≤ Z_g (Table 26.10-1)
 = $2.01 \cdot (15/Z_g)^{\alpha}$ for Z < 15 ft
 = 0.85

K_{zt} = Topographic factor (Figure 26.8-1)
 = $(1 + K_1 \cdot K_2 \cdot K_3)^2$

Topography = None
 K_{zt} @h = 1.00
 K_d = Wind directionality factor (Table 26.6-1)
 = 0.85

Elrod Engineering, LLC

Project : Landmark Ceramics
 Subject : Monument Sign
 Location : Mout Pleasant, TN

File : 10025737
 Date : 12/13/2023
 Eng : BLR

Gust Effect Factor, G_f , Obtained by Rational Analysis

The gust effect factor G_f obtained by rational analysis uses the dynamic properties of the system.

Values Obtained from Table 26.11-1

z_{min} = 15 ft
 ϵ = 0.2
 ℓ = 500 ft
 c = 0.2

Calculated Values

Analysis = Category II : Rigid Structure-Complete Analysis
 $z(\zeta)$ = 15 ft
 I_z = $c \cdot (33/z(\zeta))^{1/6}$ (Eq. 26.11-7)
 = 0.2280869
 L_z = $\ell \cdot (z(\zeta)/33)^\epsilon$ (Eq. 26.11-9)
 = 427.0566 ft
 Q = $Sqr [1 / (1 + 0.63 \cdot [(b+h)/L_z]^{0.63})]$ (Eq. 26.11-8)
 = 0.936
 g_q = 3.4
 g_v = 3.4
 Gust Factor (G) = $0.925 \cdot [(1 + 1.7 \cdot g_q \cdot I_z \cdot Q) / (1 + 1.7 \cdot g_v \cdot I_z)]$ (Eq. 26.11-6)
 G = 0.891

Elrod Engineering, LLC

Project : Landmark Ceramics
 Subject : Monument Sign
 Location : Mout Pleasant, TN

File : 100z5737
 Date : 12/13/2023
 Eng : BLR

Design Wind Pressure, p, Equation 29.3-1

Figure 29.3-1 (Solid Freestanding Walls & Freestanding Solid Signs)

Horizontal dimension of sign (B) = 27.89 ft
 Height of sign from ground surface to top (h) = 11.81 ft
 Vertical dimension of sign (s) = 11.81 ft
 Ratio of solid area to gross area (epsilon) = 1.00
 Horizontal dimension of return corner (Lr) = 2.63 ft
 Aspect Ratio (B/s) = 2.36
 Clearance Ratio (s/h) = 1.00
 Depth Ratio (Lr/s) = 0.22

Case	Kz	Ks	Kzt	Kd	qr (psf)	Cf	p (psf)	F (lbs)
A&B	0.85	1.00	1.00	0.85	24.43	1.39	30.29	9,976.80

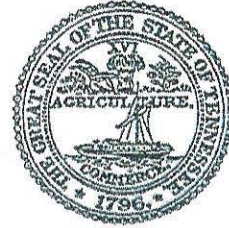
Case C

Region	Kz	Ks	Kzt	Kd	qr (psf)	Cf	p (psf)	F (lbs)
0 to s	0.85	1.00	1.00	0.85	24.43	1.90	41.40	5,775.17
s to 2s	0.85	1.00	1.00	0.85	24.43	1.26	27.39	3,820.86
2s to 3s	0.85	1.00	1.00	0.85	24.43	0.92	20.03	1,009.20

Sum = 10,605.23



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



Adjacent property owner(s) affected by request:

Property Owner: James L Harris
Address: 1523 N. Main St., Mount Pleasant, TN
Tax Map Parcel # 126 041.23 Zoning: _____

Property Owner: IRA Innovations LLC
Address: 1480 N. Main St., Mount Pleasant, TN 38474 / P.O. Box 190, Hohenwald
Tax Map Parcel # 126 041.18 Zoning: _____ TN 38462

Property Owner: Herbert H Nichols ETUX and Agnes Ruth
Address: 1468 N. Main St., Mount Pleasant, TN 38474
Tax Map Parcel # 126 041.04 Zoning: _____

Property Owner: Fred Gillham Jr. Owner 2= C/O Timco Inc.
Address: 1434 N. Main St., Mount Pleasant, TN 38474
Tax Map Parcel # 126 041.30 Zoning: _____

Property Owner: Hohenwald Financial Services LLC
Address: 1400 N. Main St., Mount Pleasant, TN 38474
Tax Map Parcel # 126 041.29 Zoning: _____

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

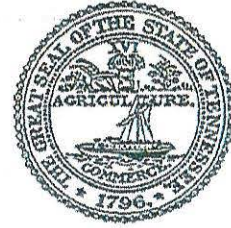
Betsy Shackelford
Print Name of Applicant

Betsy Shackelford
Signature of Applicant

7-8-24
Date



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



Adjacent property owner(s) affected by request:

Property Owner: Maury County Regional Airport Authority
Address: N. Main St., Mount Pleasant, TN
Tax Map Parcel # 126 041.27 Zoning: _____

Property Owner: Maury County Regional Airport Authority
Address: N. Main St., Mount Pleasant, TN
Tax Map Parcel # 126 041.26 Zoning: _____

Property Owner: CBC Properties LLC
Address: 1393 N. Main St., Mount Pleasant, TN 38474
Tax Map Parcel # 126 041.58 Zoning: _____

Property Owner: United Farm & Hope Cooperative
Address: 1385 N. Main St., Mount Pleasant, TN 38474
Tax Map Parcel # 126 041.11 Zoning: _____

Property Owner: Jeffrey A Lefevers
Address: 1389 - 1391 N. Main St., Mount Pleasant, TN 38474
Tax Map Parcel # 126 041.57 Zoning: _____

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

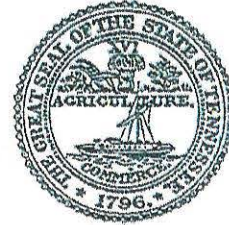
Betsy Shackelford
Print Name of Applicant

Betsy Shackelford
Signature of Applicant

7-8-24
Date



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



Adjacent property owner(s) affected by request:

Property Owner: South Central Tennessee Development District
Address: Sam Watkins Blvd., Mount Pleasant, TN
Tax Map Parcel # 126 041.59 Zoning: _____

Property Owner: Ind. Development Board of Maury County C/O Bobby Harris
Address: 102 Sam Watkins Blvd., Mount Pleasant, TN
Tax Map Parcel # 126 041.66 Zoning: _____

Property Owner: Maury County Tennessee, Attn: Patty Farris
Address: N. Main St., Mount Pleasant, TN 38474 / 2 Public Sq Columbia TN 38401
Tax Map Parcel # 126 041.01 Zoning: _____

Property Owner: William K Vertrees
Address: 1529 N. Main St.
Tax Map Parcel # 126.041.22 Zoning: _____

Property Owner: Michael Kaslow
Address: 1522 N. Main St.
Tax Map Parcel # 126 041.00 Zoning: _____

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

Betsy Shackelford
Print Name of Applicant

Betsy Shackelford
Signature of Applicant

7-8-28
Date

City of Mount Pleasant

"Experience Our History...Explore Our Possibilities"

Bill White, Mayor
Jacqueline Grandberry, Vice Mayor
Mike Davis, Commissioner
Willie Alderson, Commissioner
Pam Johnston, Commissioner

Phillip Grooms, City Manager
Kori Bledsoe Jones, City Attorney

Department of Planning and Zoning

Dear Property Owner,

This letter will be to inform you that UST INC. Landmark Ceramics located at 1427 North Main Street has submitted a sign variance request application to the City of Mount Pleasant Board of Zoning Appeals for an on-ground sign size of (328.69 square feet) and (12 feet in height). The allowed size for an on-ground sign will be (60 square feet) and (8 feet in height).

Properties within 200 feet of the subject property boundaries located at 1427 North Main Street will be contacted by letter to inform them of this variance request.

The Board of Zoning Appeals will meet on August 15, 2024 at 5:00 P.M. at City Hall in the Tom Hardin room, the Public is invited.

For additional information call or email cbrooks@mtpleasant-tn.com

Chris Brooks
Planning & Building Codes Director
Phone : 931-379-7717 x181
City of Mount Pleasant
209 Bond Street
Mount Pleasant, TN. 38474
www.mtpleasant-tn.gov

OUR REF NO.	YOUR INVOICE NO.	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT PART N	NET CHECK AMOUNT
		7/27/24	USPS			\$ 14.60
			For Mount Pleasant Veterans Landmark Ceramics			



METRO
 2245 ROCKY L PARKS BLVD
 WISCONSIN, WI 53728-6506
 (800) 275-8777

11:39 AM

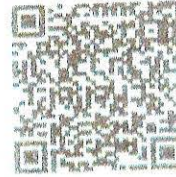
Product	Qty	Unit Price	Price
Garden Delights	1	\$14.60	\$14.60

Grand Total: \$14.60
 Personal-Bus Check \$14.60

Preview your Mail
 Track your Packages
 Sign up for FREE @
<https://firstclassdelivery.usps.com>

All sales final on stamps and postage.
 Refunds for guaranteed services only.
 Thank you for your business.

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