



Board of Zoning Appeals Meeting Agenda

Tuesday, December 03, 2024 at 6:00 PM

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

1. **Call to Order**
2. **Pledge of Allegiance / Invocation**
3. **Roll Call**
 - A. Lisa Cole - *Chair*
John Hunter - *Member*
Jacqueline Johnson - *Member*
Billy Ring - *Member*
Terry Brewer - *Member*
4. **Approval / Correction of Minutes from Prior Meetings**
 - A. Regular Session - November 7, 2024
5. **Completion / Review of Unfinished Business from prior meeting**
 - A. Not any at this time
6. **Special reports from other City Departments or Committees if applicable**
 - A. Not any at this time
7. **New Business**

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

 - A. Applicant, Owner, R & M Equipment Rentals LLC located at 1393 North Main St. is requesting a Conditional Use Permit to allow a 6 (six) foot black chain link fence in the front yard.
8. **General comments from citizens (May be limited in time and/or number of comments.)**
9. **Board / Staff Comments / Adjournment**



Board of Zoning Appeals Meeting Minutes

Thursday, November 07, 2024 at 6:00 PM

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

1. Call to Order

Lisa Cole called the meeting to order

2. Pledge of Allegiance / Invocation

John Hunter led the Pledge of Allegiance and Billy Ring gave the invocation.

3. Roll Call

A. Lisa Cole - *Chair*

John Hunter - *Member*

Jacqueline Johnson - *Member*

Billy Ring - *Member*

Terry Brewer - *Member*

All members present.

4. Approval / Correction of Minutes from Prior Meetings

John Hunter made a motion to approve the minutes and agenda from last meeting on August 15, 2024 and Billy Ring seconded the motion.

A. 8-15-24 BZA meeting minutes

5. Completion / Review of Unfinished Business from prior meeting

No unfinished business.

A. None

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

None at this time.

A. None at his time.

7. New Business

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

- A. Applicant, Owner, Jamie Roan located at 500 Mockingbird Dr. tax map 133B group B parcel 012.00 The applicant is requesting a Conditional Use Permit for a 30 x 40 metal clad building to be located in the rear yard.

Jacqueline Johnson made a motion to approve the Conditional Use Permit and John Hunter seconded and motion carried.

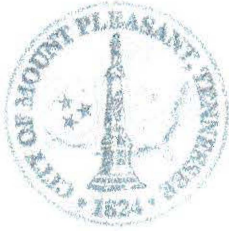
- B. Applicant, Owner, R & M Equipment Rentals LLC located at 1393 North Main St. is requesting a Conditional Use Permit to allow a 6 (six) foot black chain link fence in the front yard.

John Hunter made a motion to defer this item until Applicant can be present Billy Ring seconded, and motion carried to defer.

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

9. Board / Staff Comments / Adjournment

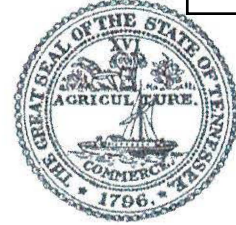
John Hunter made a motion to adjourn the meeting and Billy Ring seconded, and motion carried.



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: M+R Property Holdings LLC
Address: 1534 Reid School House Road, Trafford AL 35172
Phone Number: 205 616 3371 Email: mbohannon@rmequipment.net

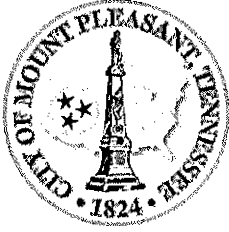
Applicant: R+M Equipment Rentals LLC
Mailing Address: 2329 29th Avenue N, Birmingham AL 35207
Phone Number: 205 326 1111 Email: pam.wright@rmequipment.net

Property Address: 1393 N. Main Street, Mt. Pleasant TN 38474

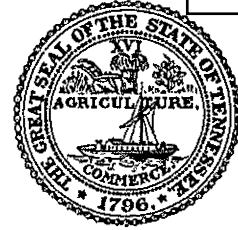
County Tax Map: 126 Group: _____ Parcel(s) 641.58

Current Zoning: OS-Commercial Size: 6.73 City: Mount Pleasant (509)

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:	<div style="border: 1px solid black; height: 40px;"></div>						
Comments from Staff Review:	<div style="border: 1px solid black; height: 60px;"></div>						
Existing Use:	_____					Date of Action:	_____
Proposed Use:	_____						



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



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: Allow a Fence in Front Yard

Zoning Ordinance Section: 10.9.1.2.a Fences are prohibited in the front or

City Official: side yard unless a conditional use permit has first secured
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.
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 type="checkbox"/> Side Yard <input type="checkbox"/> Rear Yard	Requested Setback (ft): _____
SIGN VARIANCE <i>(Check Applicable Sign)</i>	<input type="checkbox"/> Freestanding <input type="checkbox"/> Wall Sign <input type="checkbox"/> Other Sign	Permitted Signage (ft): _____
Requested Signage (ft): _____		

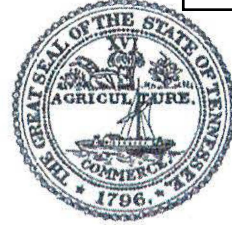
Other Variance Request: _____

Zoning Ordinance Section: _____

Reason For Request: _____



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



Adjacent property owner(s) affected by request:

Property Owner: United Farm + Home Cooperative
Address: 1385 N. Main St.
Tax Map Parcel # 126 041.11 Zoning:

Property Owner: Jeffrey A. Lefevers
Address: 1389-1391 N Main St.
Tax Map Parcel # 126 041.57 Zoning:

Property Owner: UST Inc
Address: 1427 N Main St.
Tax Map Parcel # 126 003.04 Zoning:

Property Owner: Maury County Regional Airport
Address: 1200 N Main St.
Tax Map Parcel # 126 041 27
126 041 26
126 041 00 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

Billy M Bohannon
Print Name of Applicant
Signature of Applicant
10/11/24
Date



Fence location in clouded area





City of Mount Pleasant

"Experience Our History... Explore Our Possibilities"

Department of Planning and Zoning



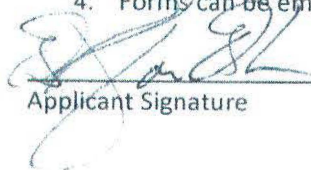
APPLICATION FOR FENCE PERMIT

Permit Cost \$50.00 – Permit must be paid for prior to fence being constructed. PERMIT #:

Property Owner & Location	Name: <u>R.M. Equipment Rentals LLC</u> Address: <u>1393 N. Main St.</u> City/State: <u>Mt. Pleasant TN</u> Zip Code: <u>38474</u> Contact: <u>Pamela Wright</u>
Contractor (Leave blank if home Owner is building fence)	Name: _____ Address: _____ City/State: _____ Zip Code: _____ Contact: _____
Fence Type	<input type="checkbox"/> Residential Privacy <input checked="" type="checkbox"/> Commercial Enclosure <input type="checkbox"/> Commercial Buffer/Screening
Fence Material and Size	<input checked="" type="checkbox"/> Chain Link (Black) Fence Height: <u>6'</u> <input type="checkbox"/> Wooden (Maximum 7') <input type="checkbox"/> Synthetic (PVC, Vinyl) <input type="checkbox"/> Fashioned Metal <input type="checkbox"/> Other: _____ Fence Length: <u>1035</u> (Approx. Linear Footage)

Required items for fence permits:

1. A survey/plot plan showing location of the fence and gates on the property must be attached to application. Email permits@mtpleasant-tn.gov to request your plot plan.
2. Approval of this permit shows that all City of Mt. Pleasant requirements have been met.
3. Finished side of fence must face out.
4. Forms can be emailed to permits@mtpleasant-tn.gov. You will be contacted when approved.

 10/11/24
 Applicant Signature Date

 City Staff Signature Date



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



APPLICATION FOR FENCE PERMIT

WAIVER

Must be completed and turned in with the Fence Permit Application
and signed by the Property Owner

Date: 10/11/24

Property Address: 1393 North Main Street, Mt. Pleasant TN 38474

Subdivision: _____

I Billy M Bohannon (please print) understand that in the event, I (the property owner) should build a fence on the City's Utility Easement and the City of Mt. Pleasant has that right of way; I am responsible for the removal and re-installation of my fence and all cost associated with this work. I further agree that I will not block the flow of water in any drainage ditch that is located on my property, or encompass any utility, electrical, gas, water, manholes or storm drains inside the fence.

Signature: [Handwritten Signature]

Final Inspection Required

Call In for final inspection at: (931) 379-7717 ext. #116

Section 7, Item A.





MOUNT PLEASANT
201 N MAIN ST
MOUNT PLEASANT, TN 38474-9998
(800)275-8777

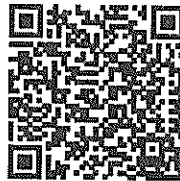
11/18/2024 12:54 PM

Product	Qty	Unit Price	Price
PurpleHeartMedal	4	\$0.73	\$2.92
Grand Total:			\$2.92
Cash			\$3.00
Change			-\$0.08

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

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

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 476084-0474
Receipt #: 840-53700554-1-1144836-1
Clerk: 01



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



Section 7, Item A.

Dear Property Owner,

This letter will be to inform you that R & M Equipment located at 1393 North Main Street (previous Robinette Trucking property) has submitted an application to the City of Mount Pleasant Board of Zoning Appeals, seeking a Conditional Use Permit for the construction of a 6 (six) foot black chain link fence be situated on the front (East) property line and side (South) property line.

10.9.i.2.a (Commercial) Fences are prohibited in the front or corner side yard unless a conditional use permit is first secured.

Properties within 200 feet of the subject property at 1393 North Main Street, will be contacted by letter.

The Board of Zoning Appeals will meet on December 3, 2024 at 6:00 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



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



Section 7, Item A.

Dear Maury Regional Airport Authority
Vacant additional parcels: 126 041 00, 126 041 26, 126 041 27

This letter will be to inform you that R & M Equipment located at 1393 North Main Street (previous Robinette Trucking property) has submitted an application to the City of Mount Pleasant Board of Zoning Appeals, seeking a Conditional Use Permit for the construction of a 6 (six) foot black chain link fence be situated on the front (East) property line and side (South) property line.

10.9.i.2.a (Commercial) Fences are prohibited in the front or corner side yard unless a conditional use permit is first secured.

Properties within 200 feet of the subject property at 1393 North Main Street, will be contacted by letter.

The Board of Zoning Appeals will meet on December 3, 2024 at 6:00 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