



City Commission Meeting Study Session Agenda

Thursday, August 14, 2025 at 6:00 AM

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

1. **Call to Order**
2. **Awards/Presentations/Appointments**
 - A. Mayor's Appointment - Mount Pleasant Industrial Development Board
3. **Completion / Review of Unfinished Business from prior meeting**
4. **Monthly report from Mayor**
5. **Monthly Financial / Budget report**
6. **Monthly report from City Manager**
7. **Special reports from other City Departments or Committees if applicable**
 - A. Wastewater Liaison Report - Barge Design Monthly Report
 - B. Mount Pleasant Gas System Report
8. **New Business**

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

 - A. Ordinance 2025-1135 - (First Reading) - An Ordinance for R-3 Zoning request related to Trotwood annexation.
 - B. Resolution 2025-41 - A resolution to set public hearing date and time, for possible annexation and plan of services.
 - C. Resolution 2025-42 - A Resolution approving Gray Lane paving bid.
 - D. Resolution 2025-43 - A Resolution approving UV Disinfectant at Wastewater Treatment Plant bid.
 - E. Resolution 2025-44 - A Resolution approving ARPA Water Line replacement bid.
 - F. Resolution 2025-45 - A Resolution to approve Barge Design Master Service Agreement.
 - G. Resolution 2025-46 - Resolution extending Project Major Oak's Timeframe to enter into a Pilot Agreement.
 - H. Resolution 2025-47 - Resolution for Project Mustang to enter into a Pilot Agreement.
 - I. Resolution 2025-48- Resolution for City of Mount Pleasant delegating authority to MP IDB for issuing letter of credit
 - J. Approve 2014 Property Tax Write-Offs.
9. **General comments from citizens (May be limited in time and/or number of comments.)**
10. **Board / Staff Comments / Adjournment**

The R-3 district seeks to create a district that includes many types of residential dwellings that are organized in a cohesive manner. The district uses "build-to" lines instead of traditional setbacks to establish a unified appearance from public streets. The R-3 district should be located adjacent to downtown commercial activity to energize local businesses and sidewalks are very important. Developments in R-3 zones have a high degree of connectivity and culs-de-sac are very rare. Alleys are used to provide vehicular access for townhouses and apartment buildings.

A. Bulk regulations.

1. Single- and two-family residences.

Minimum Lot Size	5,000 s.f.
Minimum Lot Width	50'
Front Setback	20'
Side Build to Line	5'
Rear Setback	20'
Maximum Lot Coverage	50%
Maximum Building Height	35'
Is Design Review Required	No

2. Townhomes.

Minimum Lot Size	2,200 s.f.
Minimum Lot Width	22
Front Setback	20'
Side Build to Line	5' *

Rear Setback	5'
Maximum Lot Coverage	80%
Maximum Building Height	35'
Is Design Review Required	Yes
* Side setback measured from end unit	

3. Multi-family.

Minimum Lot Size	2,000 s.f. per unit
Minimum Lot Width	100
Front Setback	20'
Side Build to Line	5'
Rear Setback	5'
Maximum Lot Coverage	50%
Maximum Building Height	35
Is Design Review Required	Yes

B. Permitted uses.

- Residential uses described above.
- Public utilities.
- Public schools.
- Public parks.
- Minor home occupations.

C. *Conditional uses.*

- Places of assembly or worship.
- Major home occupations.
- Accessory dwelling units.

(Ord. No. 2018-1028, § 1(Exh. A), 11-20-2018)

- A. *Purpose.* The regulations imposed and the districts created by this ordinance may be amended from time to time in accordance with this section. This process for amending the zoning ordinance text or the zoning map is intended to permit modifications in response to changed conditions or changes in city policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.
- B. *Initiation.* Applications for zoning amendments (text or map amendments) may be filed by the city or by an owner of any property that is in the city or by their authorized agent.
- C. *Procedure.* Applications shall be filed with the planning department, in accordance with the requirements of section 3.2 (application). Upon receiving a complete application, the planning department shall schedule the application for consideration by the planning commission. Amendments initiated by the city also require an application, but are exempt from fees. (See appendix A: zoning map amendment).

1. *Action by the planning commission.*

- a. The planning commission shall conduct a public hearing on a proposed zoning amendment, in accordance with section 3.4 (public hearing) no more than 60 days after receipt of a complete application. Notice for the public hearing shall be in accordance with section 3.3 (notice). If, in the planning commission's judgment, the application does not contain sufficient information to enable the commission to properly discharge its responsibilities, the commission may request additional information from the applicant. In that event, the 60-day period shall be suspended pending receipt of all requested information.
- b. The planning commission shall make findings of fact, based upon the evidence presented at the public hearing, pursuant to each of the applicable standards in subsection D. (findings of fact for zoning amendments) below.
- c. Within 45 days of the close of the public hearing, the planning commission shall forward to the Mount Pleasant commission its recommendation, together with the commission's findings of fact. The commission recommendation may take the form of approval or denial. If the requested amendment is a text amendment, the recommendation shall include the commission's proposed language.

2. *Action by the Mount Pleasant commission.*

- a. Consideration of the planning commission recommendation shall be placed on a Mount Pleasant commission agenda within 30 days. The Mount Pleasant commission may take action in the form of approval or denial. In the case of text amendments, the Mount

Pleasant commission shall not be bound by the precise language of the commission recommendation. Mount Pleasant commission may also refer the application back to the commission for further consideration.

- b. Amendments to both the text and zoning map require the approval of the Mount Pleasant commission at two separate readings by a simple majority vote. A public hearing is required at the second reading.

D. *Findings of fact for zoning amendments.* The planning commission in its review and recommendation and the Mount Pleasant commission in its deliberations shall make specific findings with regard to the following grounds for an amendment:

1. The amendment is in agreement with the land use plan for the area.
2. There will be no adverse effect upon adjoining property owners, unless such effect can be justified by the overwhelming public good or welfare.
3. No property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
4. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's land use plan and subsequently, the zoning map.

(Ord. No. 2018-1028, § 1(Exh. A), 11-20-2018)