



# Planning Commission Meeting Agenda

Tuesday, January 14, 2025 at 6:00 PM

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

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1. **Call to Order**
2. **Pledge of Allegiance / Invocation**
3. **Roll Call**
  - A. John Hunter - *Chair*  
Jennifer Graham - *Vice Chair*  
Pam Johnston - *Secretary / City Commissioner*  
Kris Irvin - *Member*  
Cedric Hollis - *Member*
4. **Approval / Correction of Minutes from Prior Meetings**
  - A. Regular Session - 12-10-2024
5. **Completion / Review of Unfinished Business from prior meeting**
  - A. None at this time
6. **Special reports from other City Departments or Committees if applicable**
  - A. Elect Officers for 2025
7. **New Business**

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

  - A. Owner applicant Berchell Properties LLC has submitted a rezone request for a property located along Magnolia Drive, better described as Map 127, Parcel 25.00. The rezone request includes a piece of property currently zoned IL – Light Industrial. The request asks to split zone the property. The request asks for 20.5 acres (+/-) that is north east of Magnolia Drive to be zoned R-3 High Density Residential.
  - B. Owner applicant Rose Ogilvie McClain and Yvonne Ogilvie McClain request to do a subdivision of 1.47 acres into two parcels containing .771 and .699 acres. The property is located on map 133J group G parcel 018.00, also known as 115 Columbian Ave. The property is currently zoned R-3 High Density Residential.
8. **General comments from citizens (May be limited in time and/or number of comments.)**
9. **Board / Staff Comments / Adjournment**



# Planning Commission Meeting Minutes

Tuesday, December 10, 2024 at 6:00 PM

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

## 1. Call to Order

John Hunter called the meeting to order.

## 2. Pledge of Allegiance / Invocation

Pam Johnston gave the invocation, and Kris Irvin led the Pledge of Allegiance.

## 3. Roll Call

Cedric Hollis was unable to attend tonight's meeting.

A. John Hunter - *Chair*

Jennifer Graham - *Vice Chair*

Pam Johnston - *Secretary / City Commissioner*

Kris Irvin - *Member*

Cedric Hollis - *Member*

### PRESENT

Chair John Hunter

Vice Chair Jennifer Graham

Secretary / City Commissioner Pam Johnston

Member Kris Irvin

### ABSENT

Member Cedric Hollis

## 4. Approval / Correction of Minutes from Prior Meetings

Jennifer Graham made a motion to approve the agenda and minutes from November 12, 2024 meeting and Kris Irvin seconded, and motion carried.

A. November 12, 2024 meeting minutes

## 5. Completion / Review of Unfinished Business from prior meeting

No unfinished business and no reports from other City Departments.

A. Not any at this time

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

None at this time.

- A. Not any at this time

**7. New Business**

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

- A. Owner applicant Shane Anderson has submitted application to subdivide 6.78 acres into 2 parcels consisting of 3.46 acres and 3.36 acres. The property is located at 6920 Hoover Mason Rd. Tax Map 126 Parcel 045.13. The property is zoned Light Industrial.

Motion made by Vice Chair Graham, Seconded by Secretary / City Commissioner Johnston.  
Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston,  
Member Irvin

- B. Owner applicant Justin Robinette has submitted a Site Plan for Robinette Trucking to be located adjacent to 1149 North Main Street. The site consists of 16.96 acres, Tax Map 127 Parcel 14.06. The will consists of approximately 13,000 square foot metal building. The property is zoned Light Industrial.

Planning Commission approved the Site Plan with conditions to landscape areas that abut residential, brick or stone on the building front, (36" - 48") high. Storm water calculations approved before the Land Disturbance Permit is issued.

Motion made by Vice Chair Graham, Seconded by Member Irvin.  
Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston,  
Member Irvin.

- C. Resolution 2024-PC-06 to approve the 2025 regular Planning Commission meeting dates beginning January 1, 2025 and ending December 31, 2025:

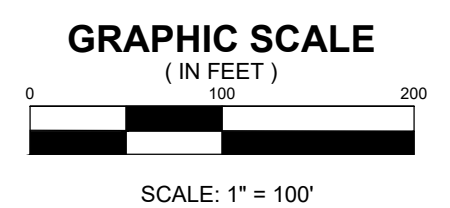
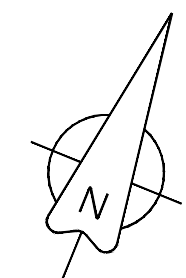
Motion made by Vice Chair Graham, Seconded by Member Irvin.  
Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston,  
Member Irvin

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

**9. Board / Staff Comments / Adjournment**

Motion made by Chair Hunter, Seconded by Vice Chair Graham.  
Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Irvin.

- A. No Staff comments



LEGEND  
--- PROPERTY LINE  
- - - EXISTING CONTOURS

PROPERTY OWNER:  
**BURCHELL PROPERTIES LLC**  
P.O. BOX 454  
COLUMBIA, TN 38402-0454

NOTES:

1. A PORTION OF THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE AE" (SPECIAL FLOOD HAZARD AREAS, SFHAs, SUBJECT TO INUNDATION BY THE 0.1% ANNUAL CHANCE FLOOD) WITH BASE FLOOD ELEVATION OF 612 FEET AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0265E, EFFECTIVE DATE 4/16/2007.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

| Rezoning Data          |  |
|------------------------|--|
| PROVIDED               |  |
| TOTAL PROPERTY ACREAGE | 54.88 +/- AC   |
| CURRENT ZONING         | IL   |
| PROPOSED REZONING      | 20.53 ACRES TO R-3 (HIGH DENSITY RESIDENTIAL)<br>34.35 ACRES TO REMAIN ZONE IL |

PROJECT TITLE:  
**REZONING OF A PORTION OF PARCEL 25.00 MAP 127**

CONSULTANTS:

PARCEL 25.00, MAP 127, MOUNT PLEASANT, TN 38474

| Revision |      |             |
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| No.      | Date | Description |
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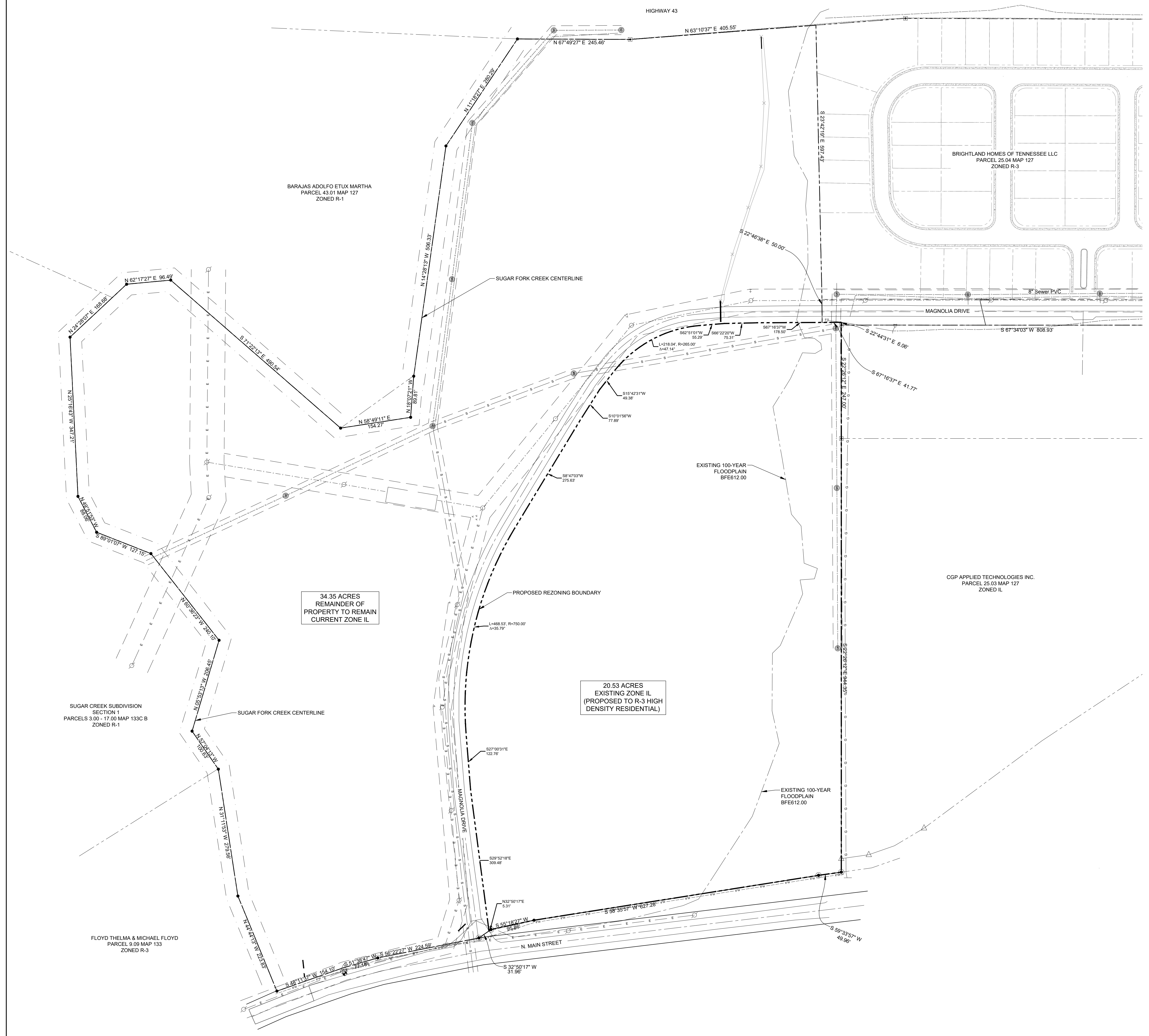
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SHEET TITLE:  
**REZONE EXHIBIT**

Rezone  
DATE: 12/04/2024  
DRAWN BY: AAS  
PROJECT NO.: -

SHEET NO.:

NOT FOR CONSTRUCTION



BARAJAS ADOLFO ETUX MARTHA  
PARCEL 43.01 MAP 127  
ZONED R-1

BRIGHTLAND HOMES OF TENNESSEE LLC  
PARCEL 25.04 MAP 127  
ZONED R-3

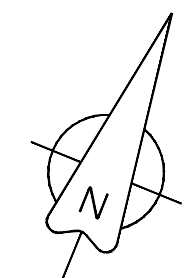
CGP APPLIED TECHNOLOGIES INC.  
PARCEL 25.03 MAP 127  
ZONED IL

34.35 ACRES  
REMAINDER OF  
PROPERTY TO REMAIN  
CURRENT ZONE IL

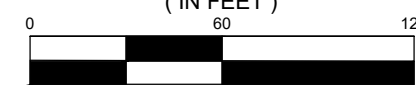
20.53 ACRES  
EXISTING ZONE IL  
(PROPOSED TO R-3 HIGH  
DENSITY RESIDENTIAL)

SUGAR CREEK SUBDIVISION  
SECTION 1  
PARCELS 3.00 - 17.00 MAP 133C B  
ZONED R-1

FLOYD THELMA & MICHAEL FLOYD  
PARCEL 9.09 MAP 133  
ZONED R-3



GRAPHIC SCALE  
(IN FEET)



SCALE: 1" = 60'

LEGEND

- - - - - PROPERTY LINE
- - - - - EXISTING CONTOURS

PROPERTY OWNER:  
**BURCHELL PROPERTIES LLC**  
 P.O. BOX 454  
 COLUMBIA, TN 38402-0454

NOTES:

- A PORTION OF THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE AE" (SPECIAL FLOOD HAZARD AREAS, SFHAs, SUBJECT TO INUNDATION BY THE 0.1% ANNUAL CHANCE FLOOD) WITH BASE FLOOD ELEVATION OF 612 FEET AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0265E, EFFECTIVE DATE 4/16/2007.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

34.35 ACRES  
 REMAINDER OF  
 PROPERTY TO REMAIN  
 CURRENT ZONE IL

20.53 ACRES  
 EXISTING ZONE IL  
 (PROPOSED TO R-3 HIGH  
 DENSITY RESIDENTIAL)

CONSULTANTS:

PROJECT TITLE:  
**REZONING OF A PORTION  
 OF PARCEL 25.00  
 MAP 127**

PARCEL 25.00, MAP 127  
 MOUNT PLEASANT, TN 38474

| Revision |      |             |
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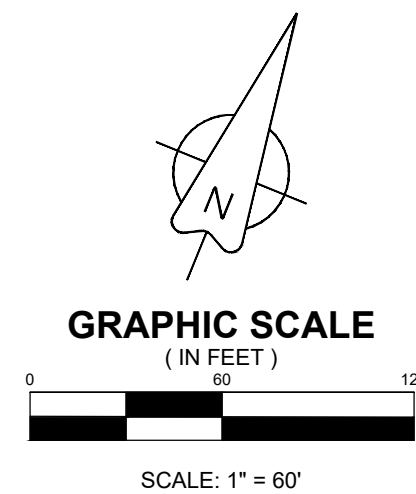
SHEET TITLE:  
**REZONE EXHIBIT**

Rezone  
 DATE: 12/04/2024  
 DRAWN BY: AAS  
 PROJECT NO: -

SHEET NO.:

NOT FOR CONSTRUCTION





**LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - EXISTING CONTOURS

**PROPERTY OWNER:**  
 BURCHELL PROPERTIES LLC  
 P.O. BOX 454  
 COLUMBIA, TN 38402-0454

- NOTES:**
1. A PORTION OF THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE AE" (SPECIAL FLOOD HAZARD AREAS, SFHAs, SUBJECT TO INUNDATION BY THE 0.1% ANNUAL CHANCE FLOOD) WITH BASE FLOOD ELEVATION OF 612 FEET AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0265E, EFFECTIVE DATE 4/16/2007.
  2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
  3. CONCEPT PLAN ANTICIPATES CALCULATING CUT / FILL ANALYSIS TO MOVE THE 100-YEAR FLOODPLAIN CONTOUR.

| Site Data                      |              |
|--------------------------------|--------------|
|                                | PROVIDED     |
| PROPERTY ACREAGE TO BE REZONED | 20.53 +/- AC |
| CURRENT ZONING                 | IL           |
| PROPOSED REZONING              | R-3          |
| TOTAL UNITS                    | 75           |
| LOT DIMENSION                  | 22' X 100'   |
| LOT AREA (MIN.)                | 2,200 SF     |
| LOT WIDTH (MIN.)               | 22 FT.       |
| SETBACKS                       |              |
| FRONT                          | 20'          |
| SIDES                          | 5'           |
| REAR                           | 5'           |

CONSULTANTS:

**REZONING OF A PORTION OF PARCEL 25.00 MAP 127 MAP 127**

PROJECT TITLE:

PARCEL 25.00 MAP 127 MOUNT PLEASANT, TN 38474

| Revision |      |             |  |
|----------|------|-------------|--|
| No.      | Date | Description |  |
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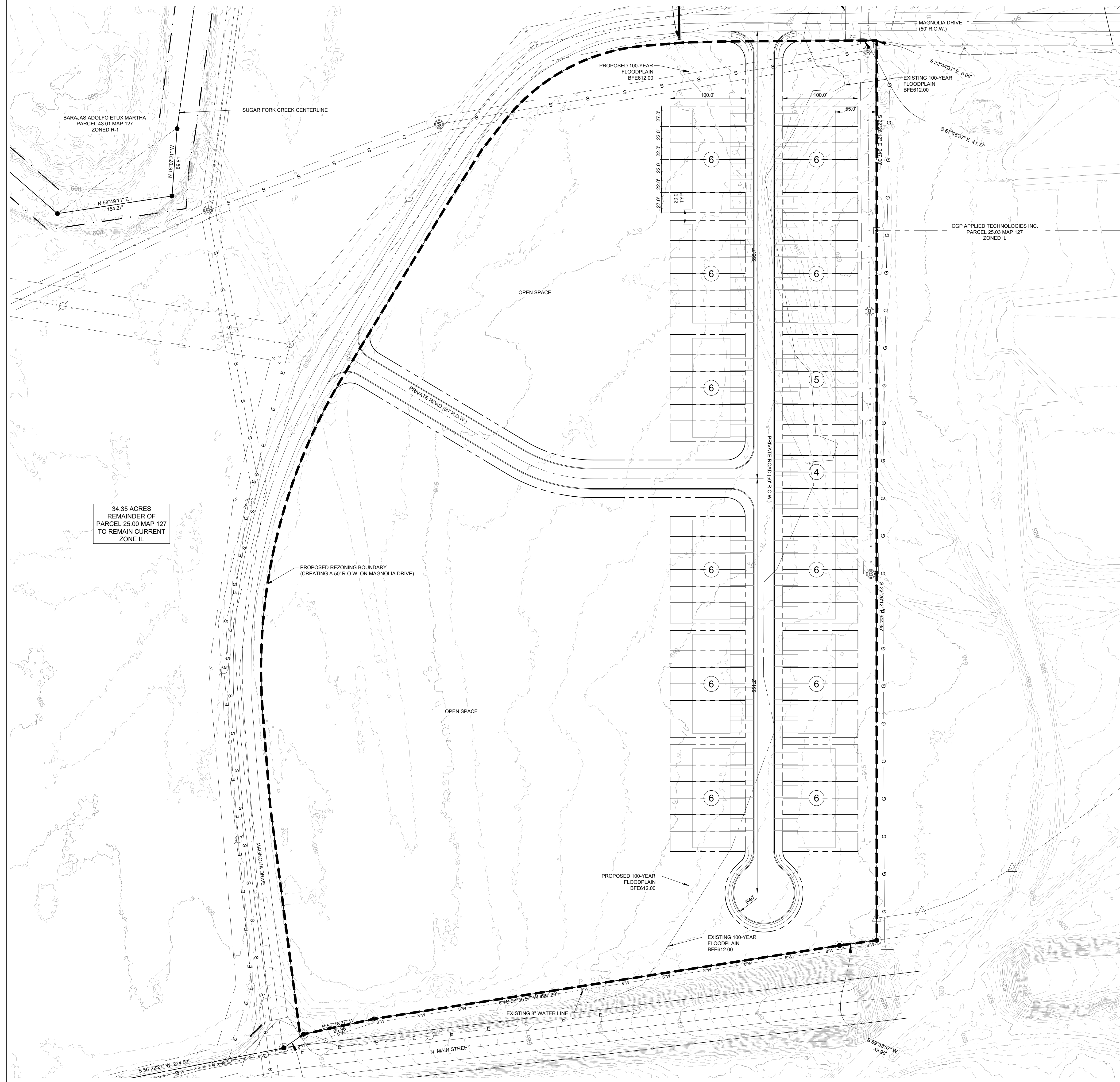
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**REZONE EXHIBIT**

Rezone  
 DATE: 12/04/2024  
 DRAWN BY: AAS  
 PROJECT NO: -

SHEET NO:

**NOT FOR CONSTRUCTION**



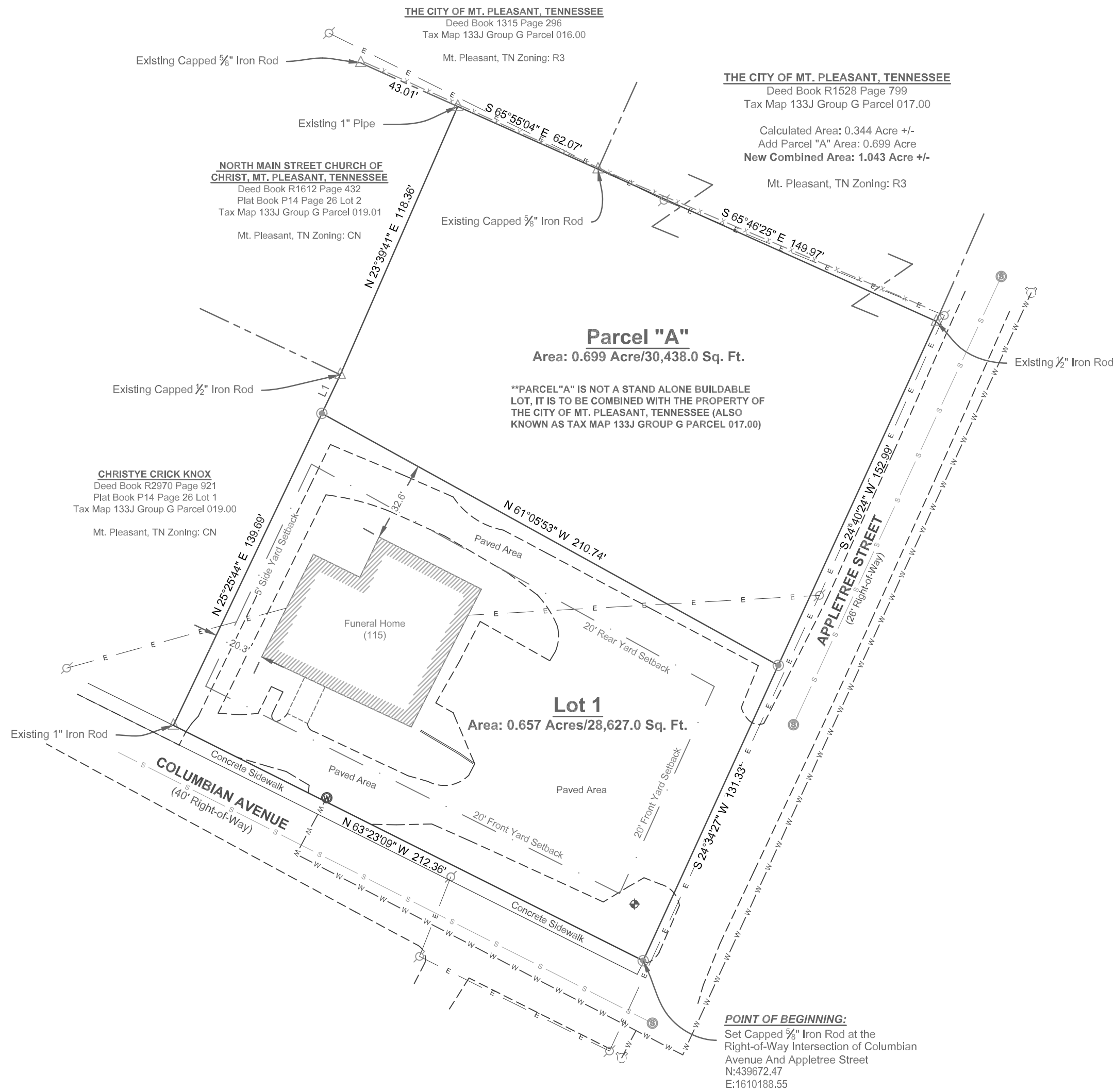
34.35 ACRES  
 REMAINDER OF  
 PARCEL 25.00 MAP 127  
 TO REMAIN CURRENT  
 ZONE IL

PROPOSED REZONING BOUNDARY  
 (CREATING A 50' R.O.W. ON MAGNOLIA DRIVE)

PROPOSED 100-YEAR  
 FLOODPLAIN  
 BFE612.00

EXISTING 100-YEAR  
 FLOODPLAIN  
 BFE612.00

EXISTING 8" WATER LINE



# LEGEND

- PROPERTY LINE —————
- ADJOINING LINE - - - - -
- EASEMENT LINE - - - - -
- ELECTRIC LINE — E — E — E —
- CENTERLINE ————
- PAVEMENT EDGE - - - - -
- FENCE LINE — X — X — X — X — X —
- WATER LINE — W — W — W — W — W —
- SANITARY LINE — S — S — S — S —
- GAS LINE — G — G — G — G —
- EXISTING MONUMENT  $\Delta$
- CONCRETE MONUMENT  $\square$
- SET CAPPED 5/8" IRON ROD  $\odot$
- NO MONUMENT SET  $\bullet$
- POWER POLE  $\circ$
- WATER METER  $\oplus$
- SANITARY MANHOLE  $\ominus$
- WATER VALVE  $\otimes$
- SURVEY CONTROL  $\opl�$
- FIRE HYDRANT  $\odot$



**PROPERTY DATA:**  
**ROSE OGLIVIE MCCLAIN AND**  
**AUDREY YVONNE OGLIVIE**  
Deed Book 1310 Page 7  
Tax Map 133J Group G Parcel 018.00

**Overall Surveyed Area: 1.356 Acres**  
Mt. Pleasant, TN Zoning: R3

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 1310, Page 7, County Registers Office, and that I (we) hereby adopt this plat of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date \_\_\_\_\_ Rose Ogilvie McClain  
Date \_\_\_\_\_ Audrey Yvonne Ogilvie

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2673, Page 389, County Registers Office, and that I (we) hereby adopt this plat of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date \_\_\_\_\_ City of Mt. Pleasant, Tennessee Representative

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivisions plat shown hereon has been found to comply with the Mount Pleasant Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

Date \_\_\_\_\_ Secretary, Planning Commission

**CERTIFICATE OF SURVEY ACCURACY**  
I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class IV Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, survey having a positional accuracy of 0.05'. This survey meets the standards of practice for surveying in the State of Tennessee.

Joseph C. Pugh (Date) \_\_\_\_\_  
TN RLS# 3183

- SURVEY NOTES:**
- THE PURPOSE OF THIS SURVEY IS TO COMBINE PARCEL "A" WITH THE PROPERTY OF THE CITY OF MT. PLEASANT, TENNESSEE (ALSO KNOWN AS TAX MAP 133J GROUP G PARCEL 017.00) ALSO TO SHOW THE REMAINING PROPERTY OF ROSE OGLIVIE MCCLAIN AND AUDREY YVONNE OGLIVIE (LOT 1 SHOWN HEREON.)
  - ZONINGS: MT. PLEASANT, TN R3: HIGH DENSITY RESIDENTIAL DISTRICT. 20' FRONT YARD SETBACK, 5' SIDE YARD SETBACK, AND 20' REAR YARD SETBACK AS SHOWN HEREON. REFER TO THE ZONING ORDINANCE OF MT. PLEASANT, TN FOR MORE INFORMATION.
  - TITLE SEARCH WAS NOT PROVIDED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
  - BEARINGS REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM GRID NORTH AS DETERMINED BY GPS OBSERVATION.
  - HORIZONTAL DATA SHOWN HEREON WAS GATHERED USING TOPCON HIPER VR (DUAL FREQUENCY) GPS. REAL TIME KINEMATICS (RTK) AND STATIC CONTROL WERE UTILIZED.
  - I, JOSEPH C. PUGH, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL REAL TIME KINEMATIC (RTK) GPS SURVEY MADE AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:  
TYPE OF SURVEY – REAL TIME KINEMATIC (RTK),  
GPS DEVICE – TOPCON HIPER VR  
POSITIONAL ACCURACY – 0.05'  
PUBLISHED/FIXED CONTROL – TENNESSEE DEPARTMENT OF TRANSPORTATION CORS NETWORK  
GEOID MODEL – NAVD88 GEOID18  
DATUM/EPOCH – NAD83(2011)  
DISTANCE – GRID  
BEARING – GRID
  - SUBJECT TO ALL EXISTING ROAD RIGHT-OF-WAY EASEMENTS, ALL EXISTING UTILITY EASEMENTS, INGRESS/EGRESS EASEMENTS, OR OTHER EASEMENTS RECORDED OR UNRECORDED. COLUMBIAN AVENUE RIGHT-OF-WAY SHOWN HEREON IS BASED ON RECORDED PLAT.
  - VISIBLE UTILITIES ARE SHOWN HEREON.
  - AREA SHOWN HEREON.
  - FIELD SURVEY PERFORMED ON NOVEMBER 4, 2024.
  - ALL CORNERS ARE MONUMENTED WITH A SET CAPPED 5/8" IRON ROD UNLESS OTHERWISE NOTED.
  - DISCREPANCIES BETWEEN SURVEY AND RECORD DISTANCES SHOWN HEREON.
  - POINT OF BEGINNING IS MONUMENTED AND LABELED HEREON.
  - PROPERTY LOCATED WITHIN A ZONE X UNSHADED OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP 47119C0265E WITH EFFECTIVE DATE APRIL 16, 2007.

**UTILITY NOTE:**  
This surveyor has not physically located the underground utilities. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The individual lot owner will have to verify the location of such utilities prior to any construction. In Tennessee it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than 3 or more than 10 working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 800-351-1111.

|   |   |   |
|---|---|---|
| <b>FINAL PLAT</b>                               |   |   |
| <b>CITY OF MT. PLEASANT, TENNESSEE</b>          |   |   |
| 115 COLUMBIAN AVENUE, MOUNT PLEASANT, TENNESSEE |   |   |
| <b>DRAWN BY:</b> ELR                            | <b>ESSENTIAL LAND SURVEYING &amp; MAPPING, LLC</b><br><br>811 HATCHER LANE,<br>COLUMBIA, TN 38401<br>PHONE: 931-286-6483<br>EMAIL: CPUGH@ELSM-LLC.COM | <b>DATE:</b> 12/03/2024                           |
| <b>CHECKED BY:</b> JCP                          |   | <b>REVISED:</b>                                   |
| <b>SCALE:</b> 1"=40'                            |   | <b>JOB #:</b> 241014_MtPleasant<br><b>PAGE #:</b> |
|   |   | 1 of 1  |