



# Planning Commission Meeting Agenda

Tuesday, October 08, 2024 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 - September 10, 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 DTM Enterprise LLC has submitted a Final Plat located at 302 Locust Street to create 3 lots. The property is further identified on tax map 133J Group J Parcel 028.01 consisting of .275 acres.
  - B. Resolution 2024-PC-04 for a recommendation to accept the transfer of and ownership of said portion of Magnolia Drive.
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, September 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**

Jennifer Graham led the Pledge of Allegiance.

**3. Roll Call**

A. John Hunter - *Chair*

Jennifer Graham - *Vice Chair*

Pam Johnston - *Secretary / City Commissioner*

Kris Irvin - *Member*

Cedric Hollis - *Member*

PRESENT

Secretary / City Commissioner Pam Johnston

Chair John Hunter

Vice Chair Jennifer Graham

Member Cedric Hollis

ABSENT

Member Kris Irvin

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

Pam Johnston made a motion to approve the agenda with one change to remove True Rail from the agenda by applicant request and Jennifer Graham seconded and the vote in favor was unanimous.

Jennifer Graham made a motion to approve the minutes from last meeting, which was on August 13, 2024, with no changes and Cedric Hollis seconded the motion and the vote in favor was unanimous.

A. Regular Session - August 13, 2024

Motion made by Vice Chair Graham, Seconded by Member Hollis.

Voting Yea: Secretary / City Commissioner Johnston, Chair Hunter, Vice Chair Graham, Member Hollis

**5. Completion/review of Unfinished Business from prior meeting**

No unfinished business.

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

No special reports.

**7. New Business**

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

- A. Applicant CBC Properties LLC on behalf of Owners Buchignani Susan Elizabeth Morgan, Patricia Pullian, Emily Morgan Robertson, Robert Holloway, John E Cain III are requesting a rezoning of property on North Main Street from CH Highway Commercial to IL Light Industrial, further identified on Tax Map 127 parcel 14.06 and legally recorded in Deed Book R2308 page 1497 at the Maury County Register of Deeds. Reason for request a rezoning is for an appropriate use.

Motion made by Vice Chair Graham, Seconded by Member Hollis.

Voting Yea: Secretary / City Commissioner Johnston, Chair Hunter, Vice Chair Graham, Member Hollis

- B. Owner Kimberly Bryant on behalf of applicant Huston and Hannah Paul have requested a re-subdivision of two lots located at 429 Canaan Road being further identified as Tax Map 127 parcel 009.12 and Map 127 parcel 009.03 and duly recorded in Deed Book 2639, Page 1389 and on file at Maury County Register of Deeds. The property is zoned R-1 Low Density Residential

Motion made by Secretary / City Commissioner Johnston, Seconded by Vice Chair Graham.

Voting Yea: Secretary / City Commissioner Johnston, Chair Hunter, Vice Chair Graham, Member Hollis

- C. Applicant/Owners Allyson and Jessie Staggs request a re-subdivision of combining two lots to total 0.67 acres identified on Tax Map 1270B; Parcel 9 & 10; and located 602 Brookside Drive identified as lots 94 & 95 on Sugar Creek Section 2 plat book p18 page 274 on file at Maury County Register of Deeds. The property is zoned R-3 High Density Residential.

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Motion made by Vice Chair Graham, Seconded by Member Hollis.

Voting Yea: Secretary / City Commissioner Johnston, Chair Hunter, Vice Chair Graham, Member Hollis

- D. Owner, Mark Smith, True Rail Enterprise LLC has submitted a site plan request for property located at on South Main Street. Tax Map 150 parcel 063.11 consisting of 62.05 acres. The purpose of this request will be to develop and construct a 112,500-sf Building on the property with site improvements consisting of industrial rail road tracks. The property is zoned IL Light Industrial.

Motion to Defer

Motion made by Secretary / City Commissioner Johnston, Seconded by Chair Hunter.

Voting Yea: Secretary / City Commissioner Johnston, Chair Hunter, Vice Chair Graham,

Member Hollis

- E. Gerald Vick with WES Engineering has submitted a Preliminary Plat Request for Southbend Crossings on 68.82 acres identified on Tax Map 133 Parcel 01.00; and located on the corner of Cross Bridges Rd. and HWY 43. for the construction of 232 single family homes. The property is zoned R-3 (High Density Residential). The owner of this property is John King.

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

- F. Gerald Vick with WES Engineering on behalf of Alen Blevins has requested a 12-month extension for the Sugar Creek Town Homes Preliminary Plat approved plans on November 14, 2023 and Construction Drawings approved plans on December 12, 2023 The property is zoned R-3 High Density.

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

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

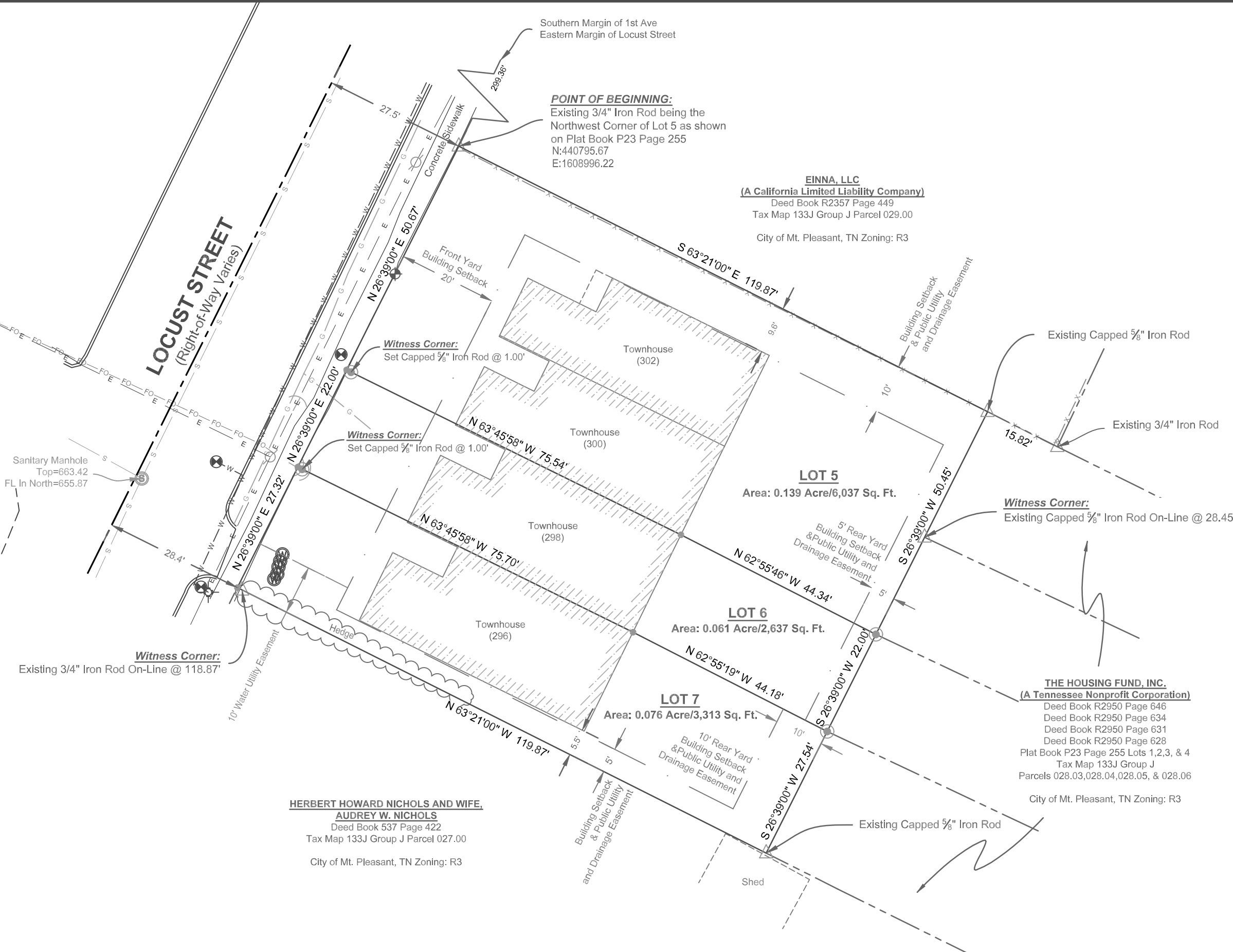
**9. Board/Staff Comments/Adjournment**

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

# LEGEND

|                          |                               |
|--------------------------|-------------------------------|
| PROPERTY LINE            | —————                         |
| ADJOINING LINE           | - - - - -                     |
| EASEMENT LINE            | — E — E — E — E —             |
| ELECTRIC LINE            | —————                         |
| CENTERLINE               | —————                         |
| PAVEMENT EDGE            | - - - - -                     |
| FENCE LINE               | - X - X - X - X - X - X - X - |
| WATER LINE               | - W - W - W - W - W - W - W - |
| SANITARY LINE            | - S - S - S - S - S - S - S - |
| GAS LINE                 | - G - G - G - G - G - G - G - |
| EXISTING MONUMENT        | △                             |
| CONCRETE MONUMENT        | □                             |
| SET CAPPED 5/8" IRON ROD | ⊙                             |
| NO MONUMENT SET          | •                             |
| POWER POLE               | ⊕                             |
| WATER METER              | ⊗                             |
| SANITARY MANHOLE         | ⊙                             |
| WATER VALVE              | ⊕                             |
| GUIDE WIRE               | ⊙                             |
| FIRE HYDRANT             | ⊕                             |
| SURVEY CONTROL           | ⊕                             |



### CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein 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: \_\_\_\_\_, 2024  
DTM ENTERPRISE LLC

### CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled „MT. PLEASANT TOWNS PHASE 2„ has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: \_\_\_\_\_, 2024  
Name, Title, and Agency or Authorized Approving Agent

### CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled „MT. PLEASANT TOWNS PHASE 2„ has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: \_\_\_\_\_, 2024  
Name, Title, and Agency or Authorized Approving Agent

### CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivisions plat shown herein 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: \_\_\_\_\_, 2024  
Secretary, Planning Commission

### E-911 PROGRAM CERTIFICATION OF APPROVAL

This is to certify that this plat has been reviewed and is in compliance with the Maury County E-911 Program.

Date: \_\_\_\_\_, 2024  
E-911 Director

### 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 herein; 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 CREATE 3 RESIDENTIAL LOTS FROM PLAT BOOK P23 PAGE 255 LOT 5 (TAX MAP 133J GROUP J PARCEL 028.01.)
  - 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.
  - A GNSS REAL-TIME KINEMATIC SURVEY WAS PERFORMED USING A BASE STATION ESTABLISHED BY A STATIC SESSION AND CORRECTED BY THE ONLINE POSITION USER SERVICE (OPUS) YIELDING AN OVERALL NORMALIZED RMS: 0.06' AND A COMBINED SCALE FACTOR OF 0.99993468 COMPUTED AT SURVEY CONTROL POINT SHOWN HEREON. OBS USED: 5055 / 5312: 95%; START 2021/10/13 12:59:00; STOP 2021/10/13 15:04:00; ANT NAME TP5HIPER\_VR NONE # FIXED ANTS: 34 / 34: 100%.
- | PID    | DESIGNATION                    | LATITUDE    | LONGITUDE    | DISTANCE(m) |
|--------|--------------------------------|-------------|--------------|-------------|
| DJ9558 | TN35 TDOT DISTRICT 35 CORS ARP | N360614.153 | W0873721.522 | 73140.3     |
| DJ9562 | TN37 TDOT COLUMBIA CORS ARP    | N353613.757 | W0870537.696 | 12768.7     |
| DM4145 | TN39 TDOT DISTRICT 39 CORS ARP | N351129.046 | W0870026.748 | 42532.6     |
- SUBJECT TO ALL EXISTING ROAD RIGHT-OF-WAY EASEMENTS, ALL EXISTING UTILITY EASEMENTS, INGRESS/EGRESS EASEMENTS, OR OTHER EASEMENTS RECORDED OR UNRECORDED.
  - VISIBLE UTILITIES ARE SHOWN HEREON. TN811 ONE-CALL TICKET NUMBER 212811969 & 212811961.
  - FIELD SURVEY PERFORMED ON SEPTEMBER 12-13, 2021, JULY 30, 2022, APRIL 28, 2023, AND JULY 19, 2024.
  - AREAS SHOWN HEREON.
  - ALL CORNERS ARE MONUMENTED WITH A SET CAPPED 5/8" IRON ROD UNLESS OTHERWISE NOTED.
  - POINT OF BEGINNING IS MONUMENTED AND LABELED HEREON.
  - DISCREPANCIES BETWEEN SURVEY AND RECORD DISTANCES SHOWN HEREON.
  - ZONING: MT. PLEASANT, TN R3: HIGH DENSITY RESIDENTIAL DISTRICT- TOWNHOMES. 22' MINIMUM LOT WIDTH, 2,200 SQ. FT. MINIMUM LOT SIZE, AND 80% MAXIMUM LOT COVERAGE. 20' FRONT YARD SETBACK, 5' SIDE BUILD TO LINE, AND 5' REAR YARD SETBACK AS SHOWN HEREON. REFER TO THE ZONING ORDINANCE OF MT. PLEASANT, TN FOR MORE INFORMATION. THE SETBACKS SHOWN HEREON WERE PREVIOUSLY REVIEWED & APPROVED BY THE CITY OF MT. PLEASANT PLANNING COMMISSION.
  - 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.



**PROPERTY DATA:**  
DTM ENTERPRISE LLC  
(A Tennessee Limited Liability Company)  
Deed Book R2673 Page 389  
Plat Book P23 Page 255 Lot 5  
Tax Map 133J Group J Parcel 028.01

Overall Surveyed Area: 0.275 Acre/11,987 Sq. Ft.

City of Mt. Pleasant, TN Zoning: R3

|  |   |   |
|--|---|---|
| <b>FINAL PLAT</b>                      |   |   |
| <b>MT. PLEASANT TOWNS - PHASE 2</b>    |   |   |
| LOCUST STREET, MT. PLEASANT, TENNESSEE |   |   |
| DRAWN BY: ELR                          | <b>ESSENTIAL LAND SURVEYING &amp; MAPPING, LLC</b><br>811 HATCHER LANE,<br>COLUMBIA, TN 38401<br>PHONE: 931-286-6483<br>EMAIL: CPUGH@ELSM-LLC.COM | DATE: 07/25/2024                                |
| CHECKED BY: JCP                        |   | REVISED: 9/24/2024                              |
| SCALE: 1"=20'                          |   | JOB #:<br>240703_Mt.PleasantTownsPh2<br>PAGE #: |
|  |   | 1 of 1  |

# Final Plat – Mt. Pleasant Towns Phase 2

October 1, 2024

The applicant is requesting to subdivide a 0.276-acre property into three lots from the previously approved townhome site plan. The lots are zoned for R3 – High Density Residential. Townhouses are a permitted use in this zoning district.

As shown, two lots will contain 1 townhome each. The third lot will contain two townhomes. The plat complies with lot size requirements of the zoning ordinance. A number of design criteria were waived when the site plan was approved and those should be carried forward now that the townhomes are built. These are related to build-to requirements and driveway locations.

Other issues have presented themselves that were not concerns when the townhouses were proposed on a single lot. Specifically, these relate to utility service lines for each townhome unit. Existing water meters are clustered in the western corner of the site near Walnut Street. Although public utility easements are noted, service line locations are not shown. Staff assumes service lines for water and sewer may cross the proposed property lines to reach the units they serve. This represents an issue for maintenance and upkeep for future lot owners. Any privately owned and maintained service line (e.g., water or sewer) needs to be secured in an appropriate easement for the clear purpose of maintenance by the appropriate lot owner. This is necessary to ensure that lot owners can service these lines as necessary without confusion of where this maintenance can happen.

The following items need to be addressed for this application.

- Show location and sizes of service lines for existing water and sewer utilities.
- Add appropriate easements for effected lot owners to maintain their individual service lines. These easements should also be defined in the notes on the plat.

RESOLUTION 2024-PC-04

AN RESOLUTION OF THE MOUNT PLEASANT PLANNING COMMISSION TO RECOMMEND AMENDING THE STREET MAP OF THE ZONING ORDINANCE TO ACCEPT A PORTION OF MAGNOLIA DRIVE AS A CITY STREET

WHEREAS, Brightland Homes of Tennessee, LLC (“Brightland Homes”) has requested the City of Mount Pleasant accept ownership and maintenance of **a portion of Magnolia Drive** that crosses Brightland Homes’ property (Deed Book R3010, Page 216, Register’s Office of Maury County), consisting of approximately 17,435 square feet and running in a southwesterly direction from Canaan Road; and,

WHEREAS, upon information and belief, the City constructed and paved Magnolia Drive, has maintained and policed Magnolia Drive and that Magnolia Drive has been used for public use since its construction in 1989; and,

WHEREAS, notwithstanding the above, this portion of Magnolia Drive is currently included in the legal description for the property owned by Brightland Homes and Brightland Homes desires to transfer the legal ownership of the portion of Magnolia Drive that crosses its property to the City; and,

WHEREAS, Brightland Homes prepared a legal description of the portion of Magnolia Drive that it wishes to dedicate to the City of Mount Pleasant which incorporated herein as **Exhibit A**; and,

WHEREAS, acceptance of a street must be considered by the Planning Commission pursuant to TCA 13-4-104 and, therefore, requires a recommendation from the Planning Commission to the City Commission; and,

WHEREAS, it also alters the street map, which is part of the City’s Zoning Ordinance; and,

WHEREAS, the City of Mount Pleasant Municipal Planning Commission held a public hearing on the proposed zoning amendment pursuant to section 4.7 of the City’s Zoning Ordinance on October 8, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT PLEASANT MUNICIPAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The City of Mount Pleasant Municipal Planning Commission recommends that the City accept the transfer of and ownership of said portion of Magnolia Drive as such acceptance is in the best interest of the City of Mount Pleasant.

Section 2. Pursuant to 4.7(C)(1), 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:

- i. The amendment is in agreement with the land use plan for the area.
- ii. There will be no adverse effect upon adjoining property owners, unless such effect can be justified by the overwhelming public good or welfare.
- iii. No property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
- iv. 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.

Section 3. This Resolution shall take effect upon final passage.

Approved this 8th day of October, 2024.

\_\_\_\_\_  
JOHN HUNTER, CHAIRMAN

ATTEST:

\_\_\_\_\_  
PAM JOHNSON, SECRETARY

LEGAL FORM APPROVED:

\_\_\_\_\_  
KORI BELDSOE JONES, ATTORNEY



UTILITY AND  
EASEMENT  
20' MIN

TYPICAL CORNER LOT  
N.T.S.

DRAINAGE EASEMENT

5' SIDEWALK SEE DETAILS ON  
SHEET DT-2 (TYP.)

1' EXTRUDED CURB

**Section 7, Item B.**

Concrete Right-of-Way  
Measurement Point (Disturb)

OS4  
PROPOSED  
POND 1

OS3  
PROPOSED  
POND 2

CONNECT TO  
MAGNOLIA DR.

MAGNOLIA DR.

MAGNOLIA DR.

S22° 46' 37.78"E 50.00'

N67° 16' 36.92"E 41.77'

Sanitary Manhole  
Top=28.41  
FL In East = 617.29  
FL In South = 617.31  
FL In West = 617.21

GCP APPLIED TECHNOLOGIES INC.  
Trid 1 - 5.98 +/- Acres U-  
Deed Book R2356 Page 1656  
Tax Map 127 Parcel 025.03  
Mount Pleasant, TN  
Zoning: IL - Light Industrial

Sanitary Manhole  
Top=29.44  
FL In East = 623.04  
FL In South = 623.09  
FL In West = 622.89

L=193.73, 370.00  
A=230.00  
D=29.95  
B=9.82\*24.02' W  
C=191.52 1/2" Iron Rod Found

Sanitary Manhole  
Top=28.76  
FL In East=624.37  
FL In West=624.23  
Concrete Pond 53  
From Centerville

N82° 25' 56.52"W 162.82' - From Centerville

10" Petroleum Pipeline  
25' From Centerville  
Easement, 1-800-548-5402

S55° 14' 04.89"E 72.12'

N5° 01' 26.55"E 66.49'

S27° 03' 14.60"E 66.49'

S27° 03' 14.60"E 66.49'

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Section 7, Item B.

10