



Planning Commission Meeting Agenda

Tuesday, March 11, 2025 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. 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. 2-11-25 P.C. minutes
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, John King has submitted an application to rezone property from High Density Residential (R-3) to Highway Commercial (CH) The request is to rezone 1.1 acres located off US 43 and South Cross Bridges Rd. The property is further identified on Tax Map 133 Parcel 001.00
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, February 11, 2025 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

Jennifer Graham led the Pledge of Allegiance and Pam Johnston gave the Invocation.

3. Roll Call

All Present

PRESENT

Chair John Hunter

Vice Chair Jennifer Graham

Secretary / City Commissioner Pam Johnston

Member Cedric Hollis

Member Kris Irvin

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

Cedric Hollis made a motion to approve the last meetings minutes from 1-24-2025 and Pam Johnston seconded the motion.

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

A. 1-14-2025 meeting minutes

5. Completion / Review of Unfinished Business from prior meeting

None at this time.

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

None at this time.

7. New Business

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

No new business.

- A. Applicant Doster Construction Company on behalf of Maury Regional Airport Authority has submitted application for a new 5,436 square foot Airport Terminal to be located at 1200 N Main Street better described as Map 127, Parcel 041.00. The property is zoned IL Light Industrial.

Pam Johnston made a motion to approve the new airport terminal and Cedric Hollis seconded and motion carried.

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

- 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 Jennifer Graham seconded.

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

RESOLUTION 2025-PC-02

AN RESOLUTION OF RECOMMENDATION TO AMENDING TITLE 14, ZONING AND LAND USE CONTROL, CHAPTER 2, ZONING ORDINANCE, OF THE MOUNT PLEASANT MUNICIPAL CODE, THE SAME BEING THE ZONING ORDINANCE FOR THE CITY OF MOUNT PLEASANT, TENNESSEE, INCLUDING THE MUNICIPAL ZONING MAP INCORPORATED THEREIN BY REZONING A PROPERTY FROM **HIGH DENSITY RESIDENTIAL (R-3) to HIGHWAY COMMERCIAL (CH)**

WHEREAS, Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mt. Pleasant Municipal Code (hereinafter referred to as the “Zoning Ordinance”) constitutes the comprehensive zoning ordinance for the City of Mount Pleasant, Tennessee, and incorporated therein is the Municipal Zoning Map; and

WHEREAS, The City Commission of Mount Pleasant, Tennessee has broad discretion to change or amend the Zoning Ordinance for the purpose of promoting the health, safety, prosperity, morals and general welfare of the City; and

WHEREAS, Owner, John King, submitted an application to the Mount Pleasant Planning Commission staff requesting that said Zoning Ordinance be amended by rezoning **approximately 1.10 acres of property located S Cross Bridges Rd. identified as Tax Map 133, Parcel 001.00**, more fully described below and shown on Exhibit A attached hereto from **High Density Residential (R-3) to Highway Commercial (CH)**

WHEREAS, the property is currently zoned High Density Residential (R-3) Property. The property to the North is zoned High Density Residential (R-3). The property to the West is zoned High Density Residential (R-3). The property to the East is zoned Highway Commercial (CH) and The property to the South is zoned Medium Density Residential (R-2); and,

WHEREAS, Mount Pleasant Planning Department staff comments are attached hereto and incorporated herein as **Exhibit A**; and,

WHEREAS, the Mount Pleasant Planning Commission adopts the considerations and Findings of Fact set forth in the Zoning Amendment Worksheet attached hereto as **Exhibit B**; and,

WHEREAS, upon consideration of the foregoing the Mount Pleasant Planning Commission
RECOMMENDS _____ **DOES NOT RECOMMEND** _____ **the requested**
rezoning of the property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT PLEASANT,
TENNESSEE, AS FOLLOWS:

1. City of Mount Pleasant Municipal Planning Commission _____ **RECOMMENDS**
_____ **DOES NOT RECOMMEND** that the City of Mount Pleasant re-zone the property
to (IL) Light Industrial as described in the body of this resolution.

2. Pursuant to Mount Pleasant Zoning Ordinance 4.7(C)(1), the planning commission in its
review and recommendation make the specific findings set forth in **Exhibit B** as grounds for the
amendment.

Approved and adopted this _____ day of _____, 2025.

JOHN HUNTER, CHAIRMAN

ATTEST:

PAM JOHNSON, SECRETARY

LEGAL FORM APPROVED:

KORI BELDSOE JONES, ATTORNEY

Exhibit A

R-3

Rezone to Highway
Commercial 1.1 acres

R-3

R-2

CH

Section 7, Item

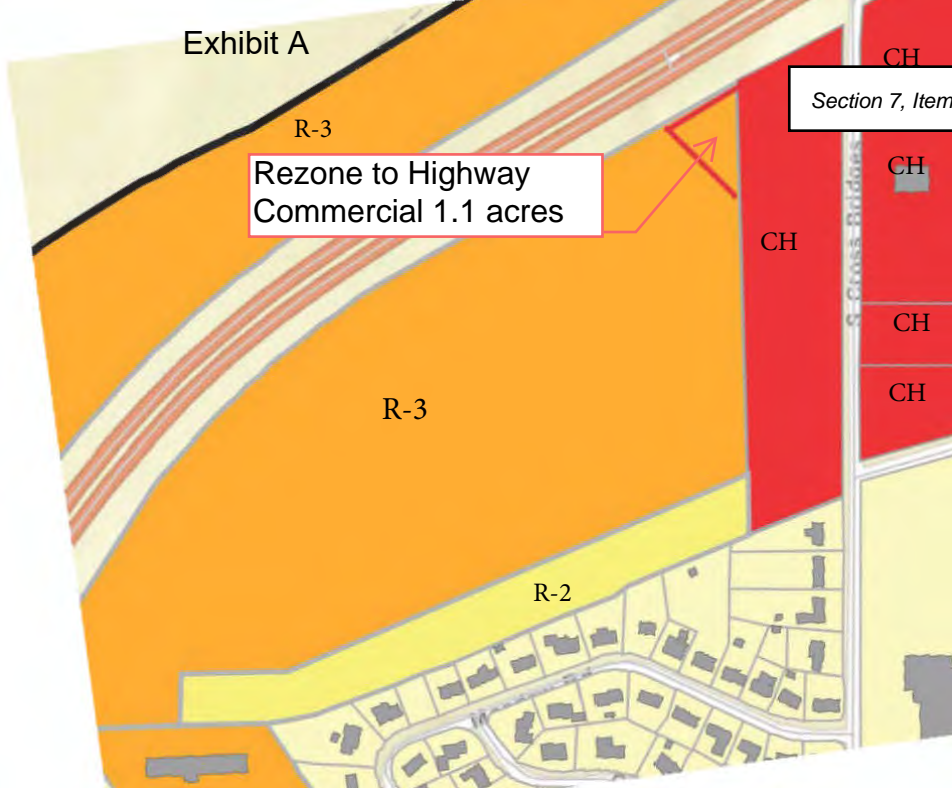
CH

CH

CH

CH

S Cross Bridges



ZONING AMENDMENT WORKSHEET

The regulations imposed and the districts created by the Zoning Ordinance may be amended from time to time. 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.

CONSIDERATIONS:

The zoning amendment for property located on **S Cross Bridges Rd** consisting of 1.10 acres, further identified by Tax Map **133** Parcel **001.00** and legally recorded in Plat Book **R2653** Page(s) **582** on file at Register of Deeds Office of Maury County is presented to the Planning Commission for review. Request from applicant/owner **Gary John King ETUX Neelley Parkes** is for consideration to change the current zoning designation of **(R-3) High Density Residential** to that of **(CH) Highway Commercial**.

This zoning amendment request should be considered based on evidence presented at the public hearing, and viewed as a singular stand-alone request. Consideration should not be given to prior rulings when making a decision.

The Planning Commission shall forward their recommendation to the Mount Pleasant City Commission along with their findings of fact listed below.

FINDINGS OF FACT FOR ZONING AMENDMENT:	
1.	The amendment IS ____/ IS NOT ____ in agreement with the Land Use plan for the area because:
2.	There WILL ____/ WILL NOT ____ be an adverse effect upon adjoining property owners because: If there is an adverse effect on adjoining property owners, such effect CAN ____/ CANNOT ____ be justified by the overwhelming public good or welfare because:
3.	There IS ____/ IS NOT ____ a property owner or small group of property owners that will benefit materially from the change to the detriment of the general public. <u>Reasons:</u>
4.	The following conditions affecting the area HAVE ____/ HAVE NOT ____ changed to a sufficient extent to warrant an amendment to the area's Land Use plan and subsequently, the zoning map:

The Planning Commission recommends that the zoning amendment be:

APPROVED ____ **DISAPPROVED** ____ **Commission Member:** _____

Date: _____



Section 7, Item A.



PROPOSED SANITARY
EVIDENCE CONNECTION
AT THE INTERSECTION
OF THE 100' OF FF-101
IMPROVEMENT

PROPOSED
OUT PARCEL
CH ZONING

TRACT
34
239,982.5 Sq. Feet
5.57 Acres

CH ZONE BOUNDARY
LINE (TOP)

Tax Map
(001,00)

JOHN AND NEESLEY
KING

PROPOSED
15'
WATER LINE

TRACT
30
200,320.5 Sq. Feet
4.60 Acres

PROPOSED
15'
WATER LINE

PROPOSED
OUT PARCEL
CH ZONING

CH ZONE BOUNDARY
LINE (TOP)

8

BENCHMARK #1
at the intersection of
E 806,735.3
E 806,735.3
E 806,735.3
E 806,735.3 (N40886)

