



Board of Zoning Appeals Meeting Agenda

Thursday, November 07, 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. 8-15-24 BZA meeting minutes
5. **Completion / Review of Unfinished Business from prior meeting**
 - A. None
6. **Special reports from other City Departments or Committees if applicable**
 - 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.
 - 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.
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, August 15, 2024 at 5:00 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

John Hunter led the Pledge of Allegiance, and Chris Brooks led the Invocation.

3. Roll Call

Lisa Cole - Chair

John Hunter - Member

Jacqueline Johnson - Member

Billy Ring - Member

Terry Brewer - Member absent

A. Lisa Cole - *Chair*

John Hunter - *Member*

Jacqueline Johnson - *Member*

Billy Ring - *Member*

Terry Brewer - Member - absent

4. Approval/Correction of Minutes from Prior Meetings

John Hunter made a motion to approve the agenda without any changes and Billy Ring seconded and motion carried.

John Hunter made a motion to approve the minutes from June 25th, 2024, without any changes and Billy Ring seconded and motion carried.

A. Regular Session - 7-25-2024

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.)

Phillip Grooms spoke about the new agenda software that we have started using.

- A. Applicant, Owner, UST INC, Landmark Ceramics located at 1427 N. Main Street tax map 126 parcel 003.04 The applicant is requesting a Sign Variance for an on-ground sign to exceed the allowed square feet and sign height

John Hunter made a motion to deny the application of the new sign and Jacqueline Johnson seconded and the motion failed.

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

Dr. Michael Kaslow was present and addressed his concerns about a very large and brightly light sign.

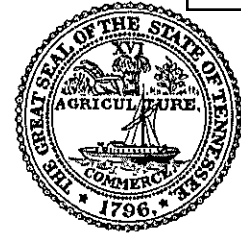
9. Board/Staff Comments/Adjournment



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: Jamie Roan
Address: 500 Mockingbird Dr
Phone Number: 931 446 5997 Email: Paramedicsmith1986@gmail.com

Applicant: Jamie Roan
Mailing Address: 500 Mockingbird Dr
Phone Number: 931 446 5997 Email: _____

Property Address: 500 Mockingbird Dr

County Tax Map: 133 B Group: B Parcel(s) 015.00

Current Zoning: R-1 Size: .56 City: Mt. Pleasant

Case No. assigned: 2024111-CU Fee Paid: Yes No Date: 10-10-24

BZA action: Tabled Denied Approved Approved with Conditions

Submittals:

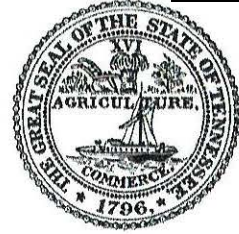
Comments from Staff Review:

Existing Use: _____

Proposed Use: _____ Date of Action: _____



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



Adjacent property owner(s) affected by request:

Property Owner: Ryan M. McNabb
Address: 608 Brookside Dr.
Tax Map Parcel # _____ Zoning: _____

Property Owner: Allison Elizabeth Bridges
Address: 606 Brookside Dr.
Tax Map Parcel # _____ Zoning: _____

Property Owner: Marianne N. Russell
Address: 502 Mockingbird Dr.
Tax Map Parcel # _____ Zoning: _____

Property Owner: Boy Brian Goldman
Address: 505 Mockingbird Dr.
Tax Map Parcel # _____ Zoning: _____

Property Owner: Jonathan Scott Huls Jr. & Wyntar Hayward
Address: 503 Mockingbird Dr.
Tax Map Parcel # _____ Zoning: _____

Board of Zoning Appeals (BZA) Applications Special Exception
(Conditional Use) \$300.00
Variances \$300.00
Appeals \$250.00

Jamie Roan
Print Name of Applicant

[Signature]
Signature of Applicant

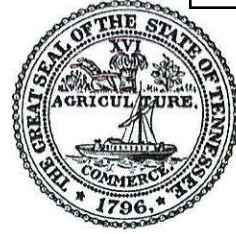
10/10/24
Date



City of Mount Pleasant

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Department of Planning and Zoning



Adjacent property owner(s) affected by request:

Property Owner: Edward L. Gillespie
Address: 501 Mockingbird Dr.
Tax Map Parcel # _____ Zoning: _____

Property Owner: Jessie D. Thompson
Address: 417 Mockingbird Dr.
Tax Map Parcel # _____ Zoning: _____

Property Owner: Franklin T. & Betsy Isbell
Address: 415 Mockingbird Dr.
Tax Map Parcel # _____ Zoning: _____

Property Owner: Charles R. & Shirley K. Spears
Address: 414 Mockingbird Dr.
Tax Map Parcel # _____ Zoning: _____

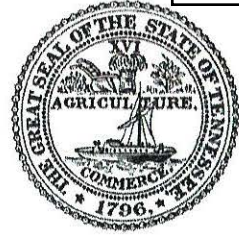
Property Owner: Darrell A. Booker & Crystal Runions
Address: 416 Mockingbird Dr.
Tax Map Parcel # _____ Zoning: _____

Board of Zoning Appeals (BZA) Applications Special Exception
(Conditional Use) \$300.00
Variances \$300.00
Appeals \$250.00

Jamie Roan _____ Jam _____ 10/10/24
Print Name of Applicant Signature of Applicant Date



City of Mount Pleasant
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Department of Planning and Zoning



Adjacent property owner(s) affected by request:

Property Owner: Rodney K. Watts
Address: 604 Brookside Dr.
Tax Map Parcel # _____ Zoning: _____

Property Owner: Allyson M. Stewart
Address: 602 Brookside Dr.
Tax Map Parcel # _____ Zoning: _____

Property Owner: Rhett Heflin
Address: 507 Mockingbird Dr.
Tax Map Parcel # _____ Zoning: _____

Property Owner: William E. Wood
Address: 504 Mockingbird Dr.
Tax Map Parcel # _____ Zoning: _____

Property Owner: William Loving
Address: 610 Brookside Dr
Tax Map Parcel # _____ Zoning: _____

Board of Zoning Appeals (BZA) Applications Special Exception
(Conditional Use) \$300.00
Variances \$300.00
Appeals \$250.00

Jamie Roan
Print Name of Applicant

Jam
Signature of Applicant

10/10/24
Date



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



Dear Homeowner,

This letter will be to inform you that Jamie Roan at 500 Mockingbird Drive has submitted a variance request application to the City of Mount Pleasant Board of Zoning Appeals, seeking a Conditional Use Permit for the construction of a 1,200-sf accessory structure to be situated on the property in the rear yard. The proposed structure will be metal cladded walls and roof.

Properties within 200 feet of the subject property at 500 Mockingbird Drive, will be contacted by letter.

The Board of Zoning Appeals will meet on November 7, 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



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

10/17/2024 01:15 PM

Product	Qty	Unit Price	Price
Love 2023	17	\$0.73	\$12.41

Grand Total: \$12.41

Debit Card Remit \$12.41

Card Name: VISA
Account #: XXXXXXXXXXXXX8703
Approval #: 063052
Transaction #: 574
Receipt #: 031092
Debit Card Purchase: \$12.41
AID: A0000000980840 Contactless
AL: US DEBIT

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

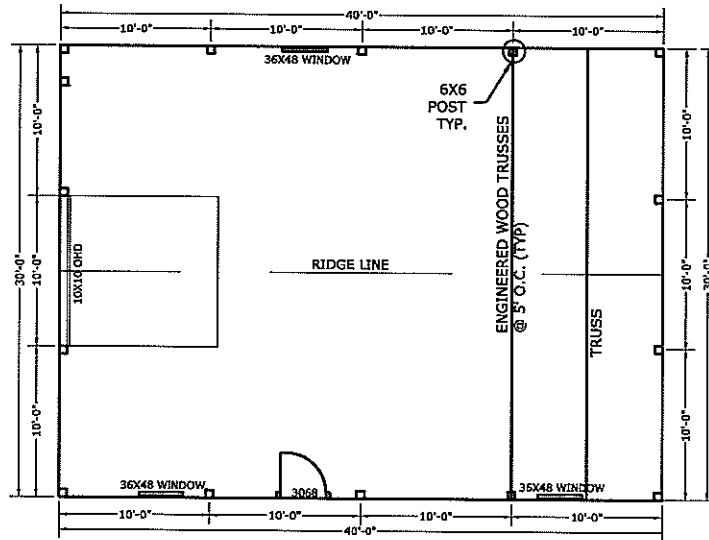
All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

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 #: 840-53700554-2-5170495-2
Clerk: 03



LAYOUT PLAN
SCALE: NONE

THIS DRAWING WAS PRODUCED BY KRISTOFFER G. LEATHERMAN AND MAY NOT BE MODIFIED IN ANY WAY NOR SHALL THIS DRAWING BE USED BY ANYONE OTHER THAN SUMMERTOWN METALS LLC OR ITS ASSIGNS WITHOUT THE EXPRESS WRITTEN PERMISSION OF KRISTOFFER G. LEATHERMAN WHOSE PROFESSIONAL ENGINEER'S STAMP APPEARS ON THIS DRAWING.

PROJECT:
JAMIE ROAN
500 MOCKINGBIRD DRIVE
MT. PLEASANT, TN 38474

DRAWING NO.
24-0919

MATERIAL SPECS.

- TRUSS - SEE SPEC SHEET
- CONCRETE - 3000 PSI MINIMUM
- REBAR - GRADE 60 MINIMUM
- STRUCTURAL STEEL - ASTM A36 MINIMUM
- WOOD - PURLINS - #2 SYP MINIMUM
- BRACING - #2 SYP MINIMUM
- POSTS - #2 SYP TREATED
- OTHER - #2 SYP MINIMUM (UNLESS NOTED)

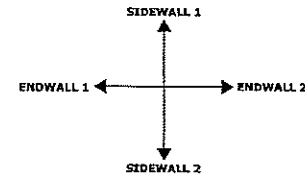
DESIGN CRITERIA - IBC 2018

1. DESIGN LOADS PER ASCE 7-16
2. ROOF LIVE LOAD = 20 PSF
DEAD LOAD = 5 PSF TOP CHORD
5 PSF BOT CHORD
3. DESIGN WIND SPEED = 105 MPH
4. WIND RISK CATEGORY II
5. WIND EXPOSURE CATEGORY B
6. BUILDING CATEGORY II
7. GROUND SNOW LOAD = 10 PSF
8. IMPORTANCE FACTOR 1.0

NOTES:

1. SEE BUILDING ELEVATION SHEET FOR NOTES AND DESIGN CRITERIA.
2. NON-STRUCTURAL ITEMS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY.
3. LOCATION AND NUMBER OF DOORS & WINDOWS MAY VARY PER OWNER / BUILDER REQUIREMENTS (2x6 FRAMING OR FRAMING PER MANUFACTURER REQUIREMENTS, UNLESS NOTED)

BY: KRISTOFFER G. LEATHERMAN, PE
TN REG NO 124807
kris_leatherman@hotmail.com
(931) 510-8720



SUMMERTOWN METALS LLC

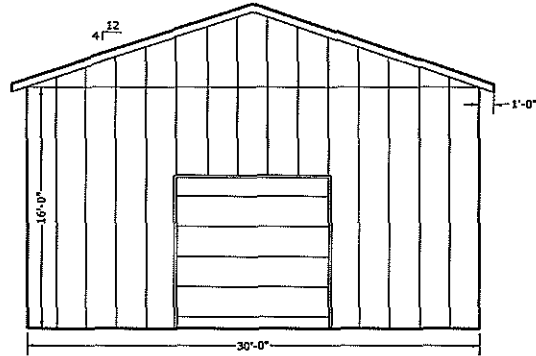
3864 Summertown Hwy - Summertown, TN 38483

Phone (931) 796-1521 Fax (425) 955-9515

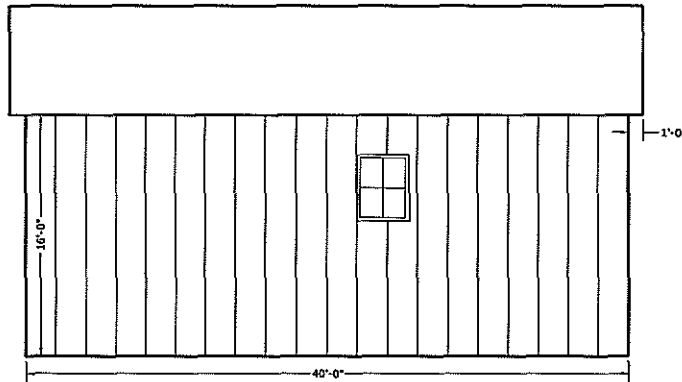
KRIS LEATHERMAN 462 AIRPORT RD LACEYS SPRING, AL 35754

LAYOUT PLAN

Squaring Diagonal:
50'-0"



ENDWALL 1



SIDEWALL 1

THIS DRAWING WAS PRODUCED BY KRISTOFFER G. LEATHERMAN AND MAY NOT BE MODIFIED IN ANY WAY NOR SHALL THIS DRAWING BE USED BY ANYONE OTHER THAN SUMMERTOWN METALS LLC OR ITS ASSIGNS WITHOUT THE EXPRESS WRITTEN PERMISSION OF KRISTOFFER G. LEATHERMAN WHOSE PROFESSIONAL ENGINEER'S STAMP APPEARS ON THIS DRAWING.

PROJECT:
JAMIE ROAN
500 HOCKINGBIRD DRIVE
MT. PLEASANT, TN 38474

DRAWING NO.
24-0919

NOTE:
LOCATION AND NUMBER OF DOORS & WINDOWS MAY VARY PER OWNER / BUILDER REQUIREMENTS (2x6 FRAMING OR FRAMING PER MANUFACTURER REQUIREMENTS, UNLESS NOTED)

NOTE:
POST SPACING, POST LOCATION AND SIDING CONFIGURATION MAY VARY AT PORCHES PER OWNER / BUILDER REQUIREMENTS (MAX POST SPACING = 10'-0")

NOTES:

- CONSTRUCTION BRACING BY CONTRACTOR AND MUST REMAIN IN PLACE UNTIL ALL STRUCTURAL ITEMS SHOWN ON THIS DRAWING AND PERMANENT BRACING ARE COMPLETED.
- SEE TRUSS SPEC SHEETS FOR PERMANENT BRACING REQUIREMENTS.
- CONTRACTOR TO VERIFY DIMENSIONS BEFORE CONSTRUCTION AND/OR ORDERING MATERIAL.
- CONCRETE TO BE 3000 PSI MINIMUM COMPRESSIVE STRENGTH.
- ASSUMED SOIL BEARING = 2000 PSF MINIMUM.
- SOIL FRICTION RESISTANCE TO VERTICAL LOAD OF 300 PSF IS APPLIED.
- PRESSURE TREATMENT OF WOOD TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF AWPA STANDARD C1 FOR THE INTENDED END USE CATEGORY.
- FASTENERS INSTALLED WITH TREATED WOOD MUST BE MANUFACTURER RECOMMENDED FOR USE WITH THE ASSOCIATED WOOD TREATMENT.
- WHERE SOUTHERN YELLOW PINE (SYP) LUMBER IS SPECIFIED ON THIS DRAWING, SPF, DOUG FIR, OR HEM-FIR ARE ACCEPTABLE TO USE IF THE ALLOWABLE DESIGN STRESS VALUES MEET OR EXCEED THAT OF SYP FOR THE FOLLOWING:
1) BENDING (Fb), 2) TENSION (Ft) PARALLEL TO THE GRAIN,
3) COMPRESSION (Fc) PARALLEL TO THE GRAIN.

DESIGN CRITERIA - IBC 2018

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- IMPORTANCE FACTOR 1.0

MATERIAL SPECS.

- TRUSS - SEE SPEC SHEET
- CONCRETE - 3000 PSI MINIMUM
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- BRACING - #2 SYP MINIMUM
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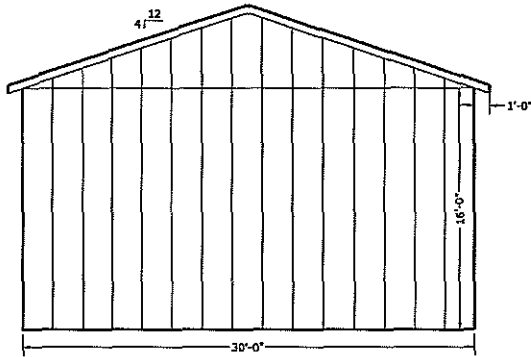
BY: KRISTOFFER G. LEATHERMAN, PE
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kris_leatherman@hotmail.com
(931) 510-8720



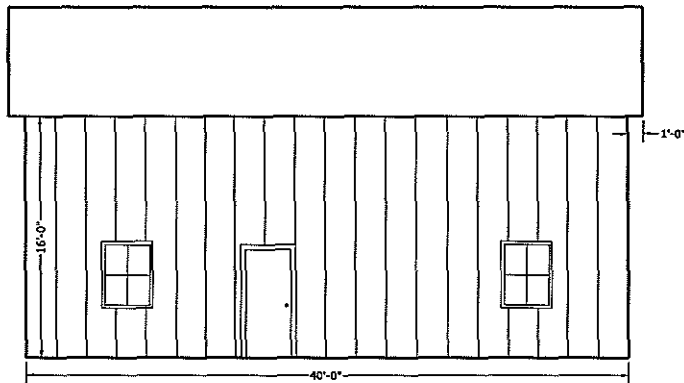
SUMMERTOWN METALS LLC
3864 Summertown Hwy - Summertown, TN 38483
Phone (931) 796-1521 Fax (425) 955-9515
KRIS LEATHERMAN 462 AIRPORT RD LACEYS SPRING, AL 35754

Scale = None
BUILDING ELEVATIONS

WIDTH: 30'
LENGTH: 40'
WALL HEIGHT: 16'-0"



ENDWALL 2



SIDEWALL 2

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500 HOCKINGBIRD DRIVE
MT. PLEASANT, TN 38474

DRAWING NO.
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3. CONTRACTOR TO VERIFY DIMENSIONS BEFORE CONSTRUCTION AND/OR ORDERING MATERIAL.
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5. ASSUMED SOIL BEARING = 2000 PSF MINIMUM.
6. SOIL FRICTION RESISTANCE TO VERTICAL LOAD OF 300 PSF IS APPLIED.
7. PRESSURE TREATMENT OF WOOD TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF AWPA STANDARD C1 FOR THE INTENDED END USE CATEGORY.
8. FASTENERS INSTALLED WITH TREATED WOOD MUST BE MANUFACTURER RECOMMENDED FOR USE WITH THE ASSOCIATED WOOD TREATMENT.
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 - 1) BENDING (Fb), 2) TENSION (Ft) PARALLEL TO THE GRAIN,
 - 3) COMPRESSION (Fc) PARALLEL TO THE GRAIN.

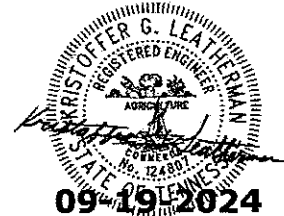
DESIGN CRITERIA - IBC 2018

1. DESIGN LOADS PER ASCE 7-16
2. ROOF LIVE LOAD = 20 PSF
DEAD LOAD = 5 PSF TOP CHORD
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8. IMPORTANCE FACTOR 1.0

MATERIAL SPECS.

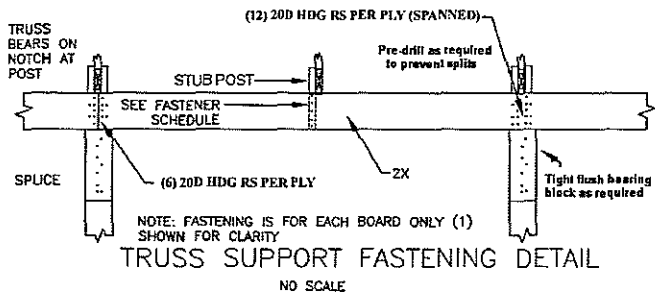
- TRUSS - SEE SPEC SHEET
- CONCRETE - 3000 PSI MINIMUM
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- STRUCTURAL STEEL - ASTM A36 MINIMUM
- WOOD - PURLINS - #2 SYP MINIMUM
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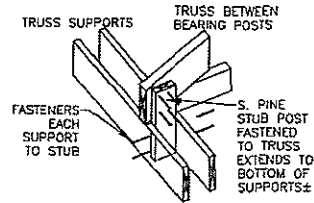


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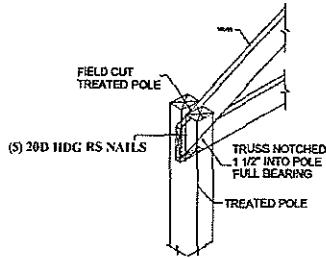
Scale = None
BUILDING ELEVATIONS



TRUSS SUPPORT FASTENING DETAIL
NO SCALE

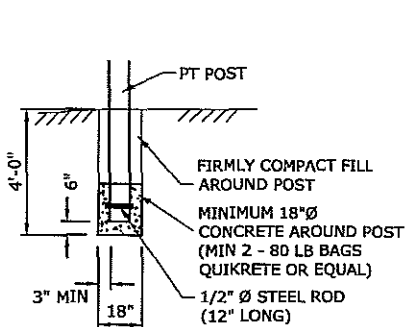


STUB POST DETAIL 2
NO SCALE - REFER TO FASTENER SCHEDULE FOR FASTENER TYPE & QUANTITY

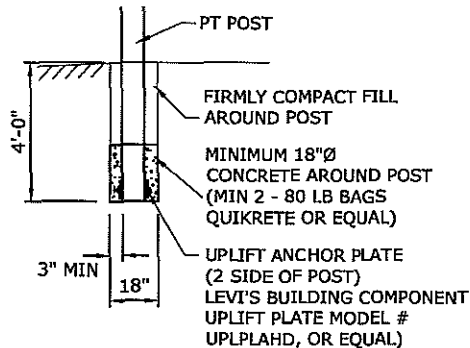


TRUSS INSTALLATION
Gable End Trusses
Extend truss supports 1 1/2" beyond post for gable truss to rest on
Scab to outside of post (do not notch) so girls line up
Nail to post on top chord and bottom chord where possible

NOTE: POST NOTCH NOT REQUIRED WHERE HEADERS ARE INSTALLED



ALTERNATE #1 - FOOTING DETAIL



ALTERNATE #2 - FOOTING DETAIL

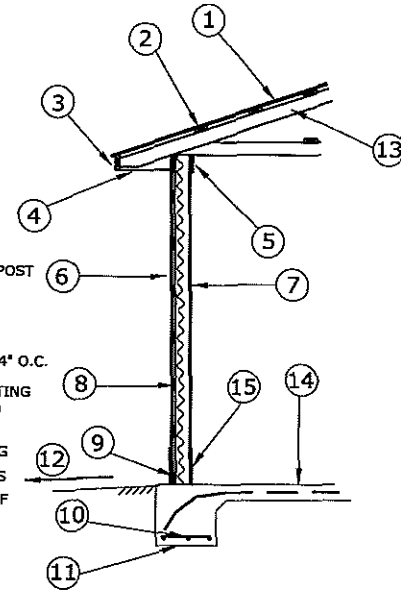
TRUSS SPACING = 5'-0" O.C.
ROOF CLOSURE, TRIM & OVERHANG, TRIM CONFIGURATION MAY VARY PER OWNER/BUILDER REQUIREMENTS

FOR LATERAL BRACING SEE TRUSS SPEC SHEET

PROJECT: JAMIE ROAN
500 MOCKINGBIRD DRIVE
MT. PLEASANT, TN 38474

DRAWING NO. 24-0919

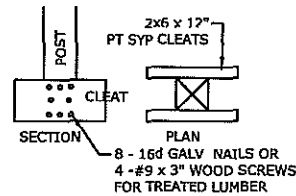
- 1) 29 GA STEEL ROOFING
- 2) 2X4 #2 SYP PURLINS 24" O.C.
- 3) 2X6 #2 SYP FASCIA & TRIM
- 4) METAL SOFFIT
- 5) (2) 2x10 #1 SYP TRUSS SUPPORTS
- 6) 29 GA STEEL SIDING
- 7) 6X6 UC4B TRT SAWN FOUNDATION POST
- 8) 2X6 #2 SYP WALL GIRT 24" OC
- 9) (1) 2X6 #2 TRT SKIRT
- 10) 3-#4 REBAR CONT. W/ #4 TIES @ 24" O.C.
- 11) 2'-0" x 2'-0" x 2'-0" CONCRETE FOOTING (CORNER POST FOOTING TO BE 2'-6" TO ACCOMMODATE ANCHOR BRACKET)
- 12) SLOPE GRADE AWAY FROM BUILDING
- 13) WOOD TRUSS DESIGNED BY OTHERS
- 14) 4" CONC SLAB WITH 6x6x10/10 WWF OVER 6 MIL POLY & 4" GRAVEL
- 15) POST ANCHOR BRACKET STURDI-WALL SW88 OR EQUAL INSTALLED PER MANUFACTURER



NOTE: SEE BUILDING ELEVATION SHEET FOR NOTES AND DESIGN CRITERIA.

SECTION BEARING WALLS

BY: KRISTOFFER G. LEATHERMAN, PE
TN REG NO 124807
kris_leatherman@hotmail.com
(931) 510-8720



CLEAT DETAIL

SCALE: NONE



SUMMERTOWN METALS LLC

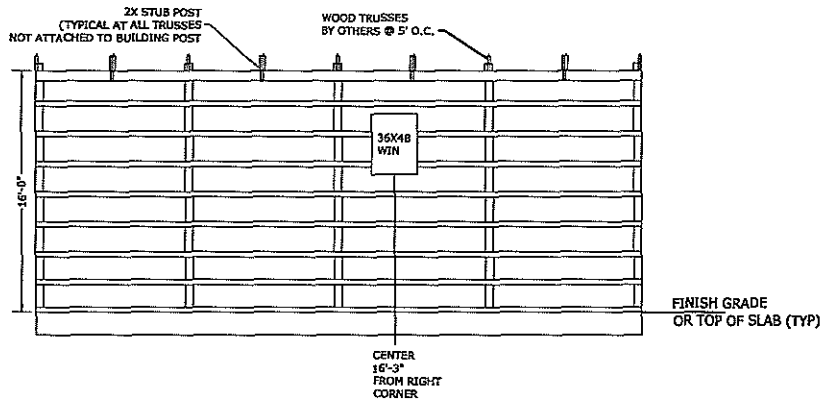
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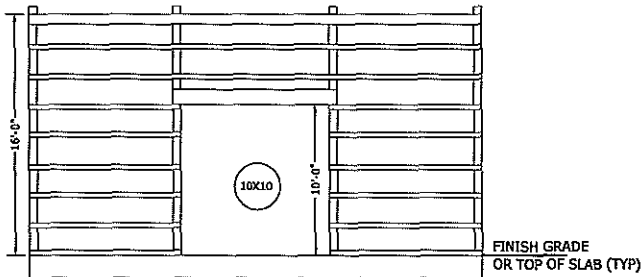
KRIS LEATHERMAN 462 AIRPORT RD LACEYS SPRING, AL 35754

BEARING WALL SECTION

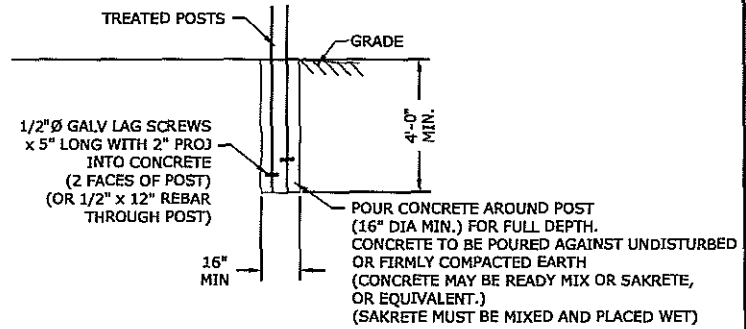
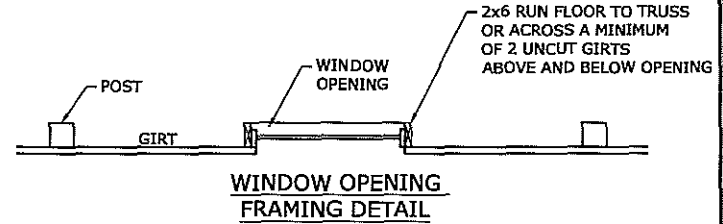
INTERIOR POSTS EXTEND FULL HEIGHT TO TOP OF TRUSS



SIDEWALL 1



ENDWALL 1



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JAMIE ROAN
500 MOCKINGBIRD DRIVE
MT. PLEASANT, TN 38474

DRAWING NO.
24-0919

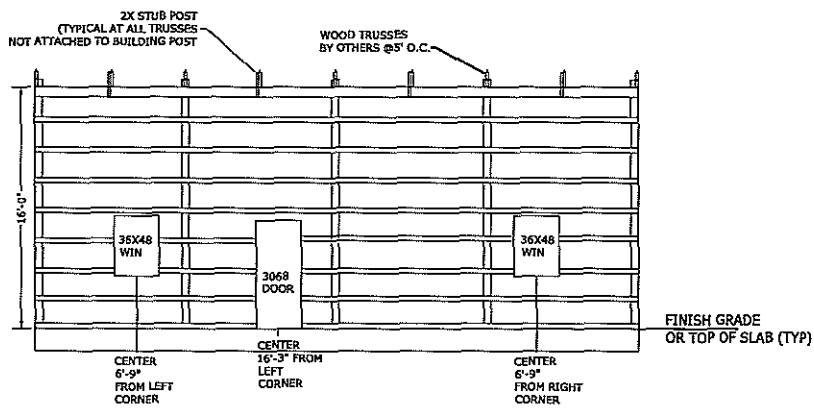
SUMMERTOWN METALS LLC

3864 Summertown Hwy - Summertown, TN 38483

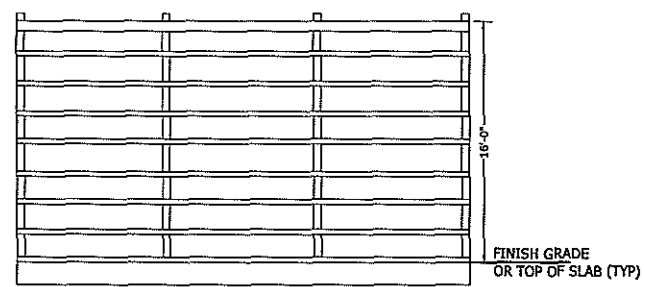
Phone (931) 796-1521 Fax (425) 955-9515

KRIS LEATHERMAN 462 AIRPORT RD LACEYS SPRING, AL 35754

WALL SECTION 1



SIDEWALL 2



ENDWALL 2

NOTE:
LOCATION AND NUMBER OF DOORS & WINDOWS MAY VARY
PER OWNER / BUILDER REQUIREMENTS (2x6 FRAMING OR
FRAMING PER MANUFACTURER REQUIREMENTS, UNLESS NOTED)

THIS DRAWING WAS PRODUCED BY
KRISTOFFER G. LEATHERMAN AND MAY NOT BE MODIFIED IN
ANY WAY NOR SHALL THIS DRAWING BE USED BY ANYONE
OTHER THAN SUMMERTOWN METALS LLC OR ITS ASSIGNS
WITHOUT THE EXPRESS WRITTEN PERMISSION OF KRISTOFFER G.
LEATHERMAN WHOSE PROFESSIONAL ENGINEER'S STAMP
APPEARS ON THIS DRAWING.



BY: KRISTOFFER G.
LEATHERMAN, PE
TN REG NO 124807
kris_leatherman@hotmail.com
(931) 510-8720

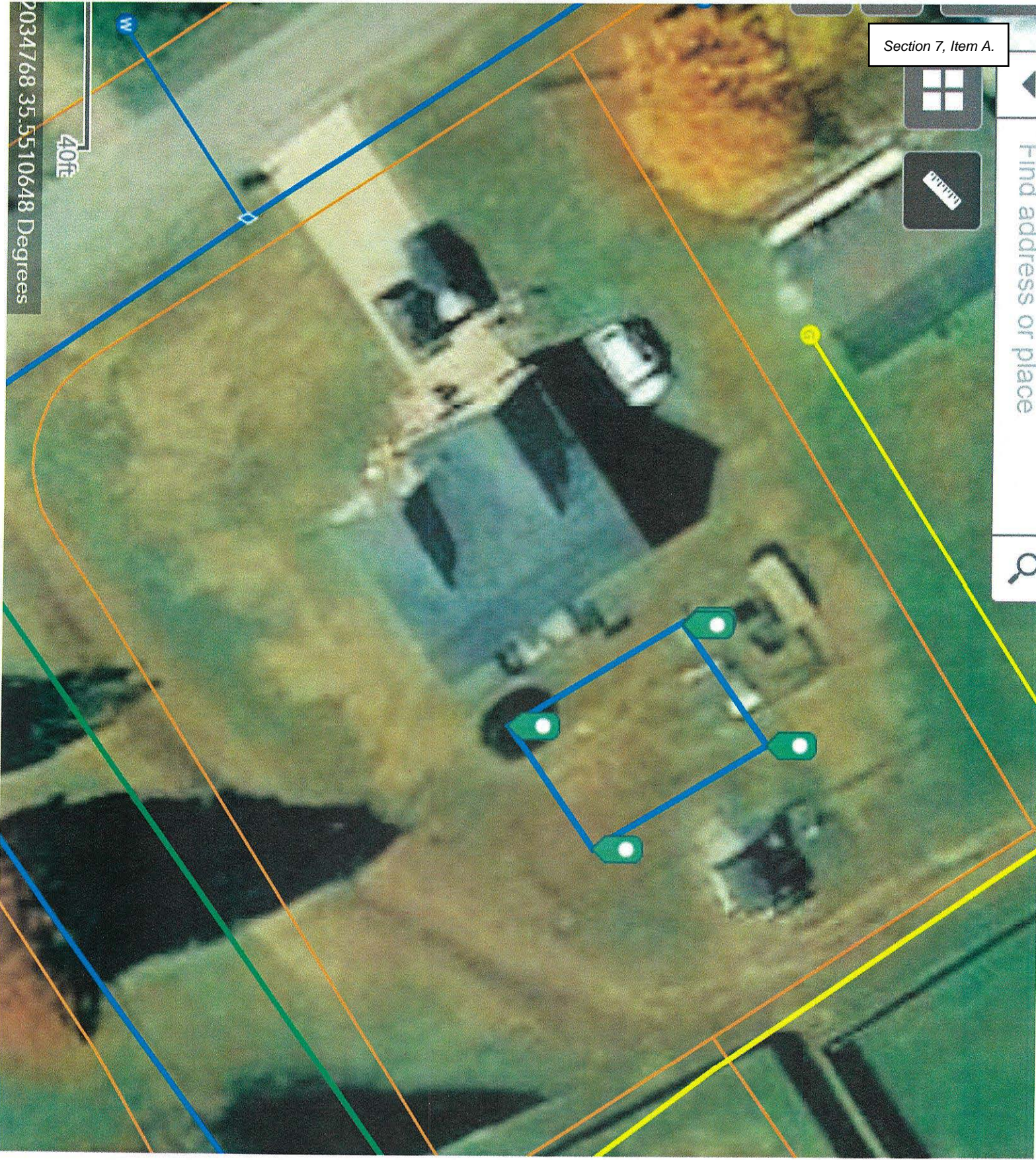
NOTE:
SEE BUILDING ELEVATION SHEET FOR
NOTES AND DESIGN CRITERIA.

PROJECT:
JAMIE ROAN
500 HICKINGBIRD DRIVE
MT. PLEASANT, TN 38474

DRAWING NO.
24-0919

SUMMERTOWN METALS LLC
3864 Summertown Hwy - Summertown, TN 38483
Phone (931) 796-1521 Fax (425) 955-9515
KRIS LEATHERMAN 462 AIRPORT RD LACEYS SPRING, AL 35754

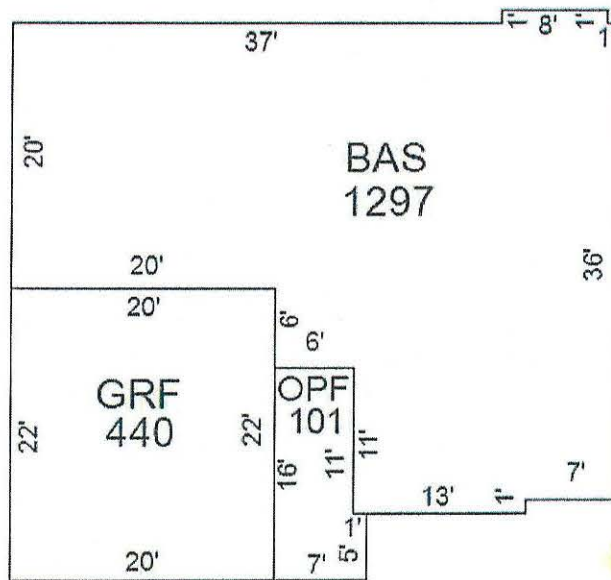
WALL SECTION 2



2034768 35.5510648 Degrees
40ft

Areas	Square Feet
OPF - OPEN PORCH	101
FINISHED	

Building Sketch: 



1,838 total sq. ft. under Roof

Disclaimer: In some instances, the areas depicted on the sketch may not perfectly match the areas listed under Building Areas due to timing differences. Work on a resolution is underway. In most cases, differences will be resolved during the next weekend update.

Outbuildings & Yard Items

Building/Card#	Type	Description	Units
1	WDK - WOOD DECK		180
1	DRW - DRIVEWAY		1

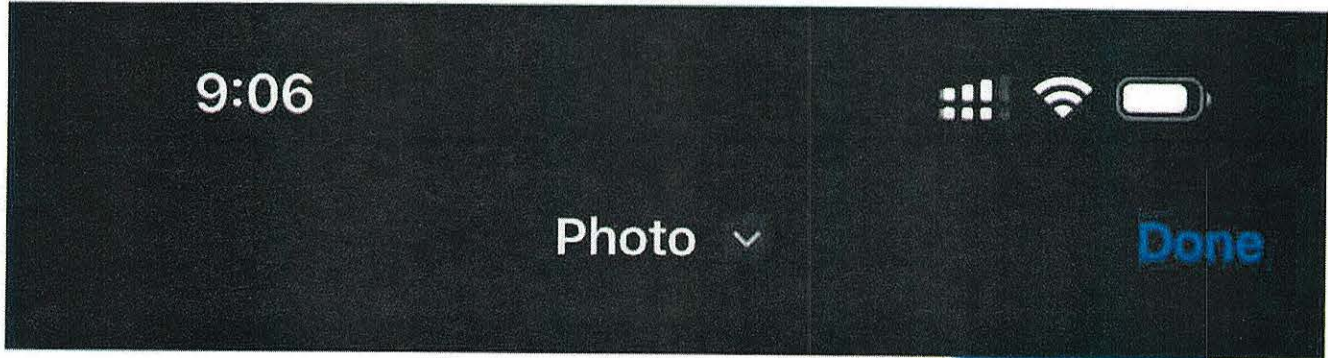


Delete Archive Report Reply Reply all Forward Zoom R

Color

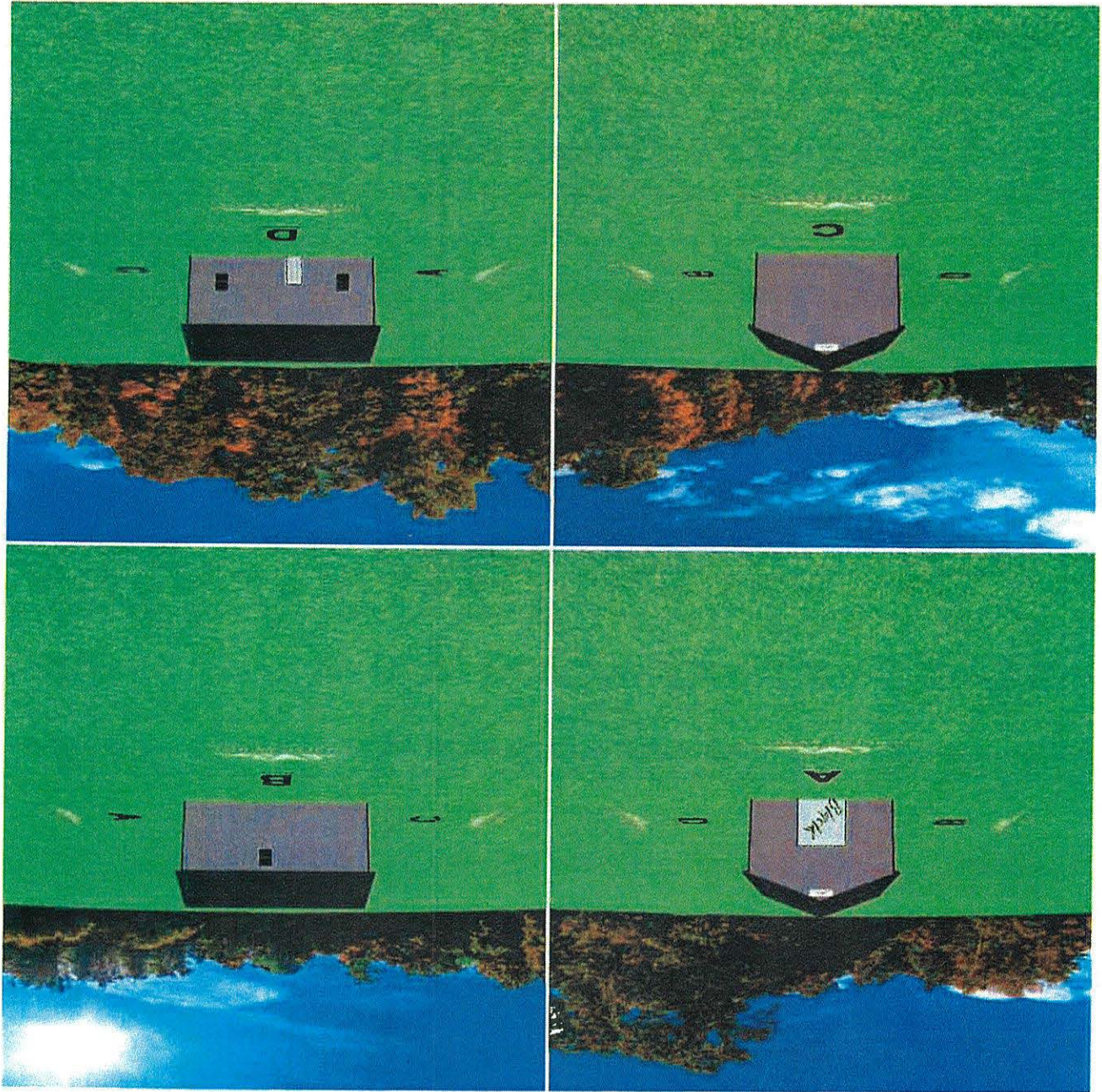
JS Jamie Smith <paramedicsmith1986@gm: ☺ Reply Reply all Forward ...
To: Roan, Jamie Fri 10/11/2024 9:09 AM

Retention: Exchange 7 year retention policy (7 years) Expires: Fri 10/10/2024 9:09 AM



- Pure White
- Bone White
- Light Gray
- Galvalume
- County Charcoal
- Dark Red
- Black
- Stone
- Clay

E



Gardner Door Black

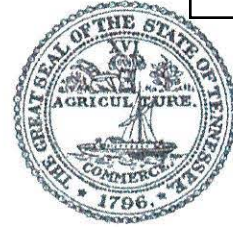




City of Mount Pleasant

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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

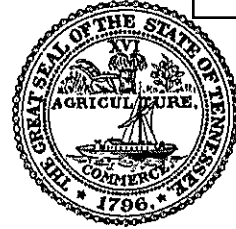
County Tax Map: 126 Group: _____ Parcel(s) 641.58

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:	_____					
Comments from Staff Review:	_____					
Existing Use:	_____					Date of Action:
Proposed Use:	_____					



City of Mount Pleasant
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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 side yard unless a conditional use permit has first secured

City Official: 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): _____		

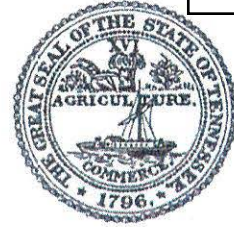
Other Variance Request: _____

Zoning Ordinance Section: _____

Reason For Request: _____



City of Mount Pleasant
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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]
Signature of Applicant

10/11/24
Date



City of Mount Pleasant
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Department of Planning and Zoning



Section 7, Item B.

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 November 7, 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



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

10/22/2024 02:43 PM

Product	Qty	Unit Price	Price
Love 2024	4	\$0.73	\$2.92

Grand Total: \$2.92

Cash \$20.00

Change -\$17.08

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.

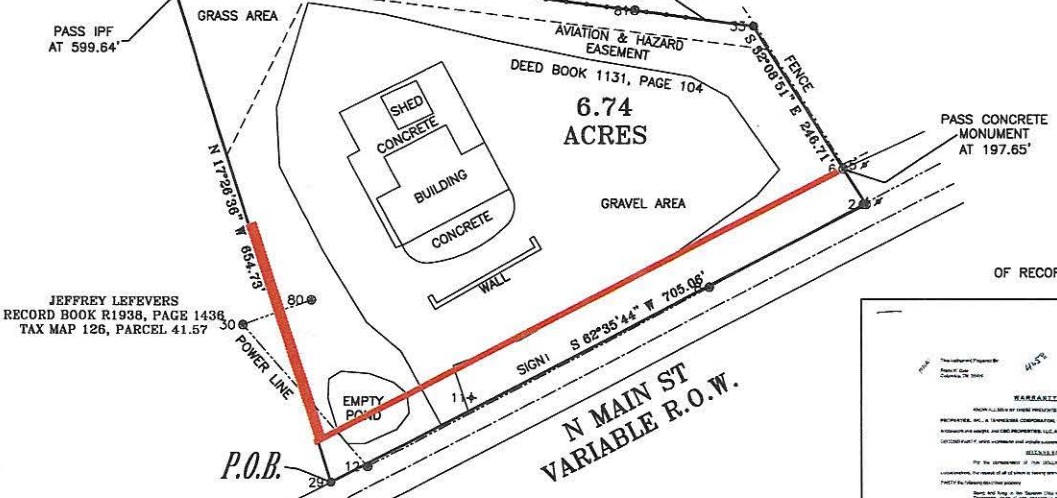
UFN: 476084-0474
Receipt #: 840-53700554-2-5177465-1
Clerk: 13

CARROLL LAND SURVEYING
495 EAST MAIN STREET, SUITE 1
HOHENWALD, TN 38462
PHONE: (931)796-1654
FAX: (931)796-1651
EMAIL: CSURVEY@BELLSOUTH.NET



UST INC
RECORD BOOK R2280, PAGE 882
TAX MAP 126, PARCEL 3.04

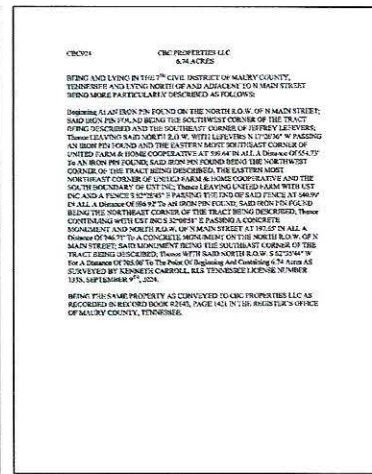
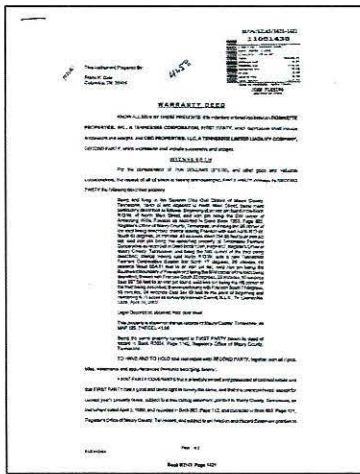
UNITED FARM & HOME COOPERATIVE
RECORD BOOK R2705, PAGE 948
TAX MAP 126, PARCEL 41.11



JEFFREY LEFEVRES
RECORD BOOK R1938, PAGE 1436
TAX MAP 126, PARCEL 41.57

1393 N MAIN ST
MT PLEASANT, TN
38474

OF RECORD AS SURVEYED



THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS REFERENCED IN OLD REPUBLIC NATION TITLE INSURANCE COMPANY, TITLE POLICY #242800, AS DATED JULY 19TH, 2024.

- SCHEDULE B PART II EXCEPTIONS:
- 8) TREE CUTTING EASEMENT OF RECORD IN BOOK 663, PAGE 112, AS CORRECTED IN BOOK 663, PAGE 121, SAID REGISTER'S OFFICE, DOES NOT APPLY.
 - 9) AVIATION AND HAZARD EASEMENT OF RECORD IN BOOK 1131, PAGE 104, SAID REGISTER'S OFFICE, APPLIES AS SHOWN.

LEGEND

- ⋈ = WATER VALVE
- + = WATER METER
- ⊙ = FIRE HYDRANT
- ⊙ = UTILITY POLE
- ⊙ = IRON PIN FOUND
- ⊙ = CONCRETE MONUMENT

Certified to OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, M&R PROPERTY HOLDINGS, LLC.
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 8 & 9 of Table A thereof. The fieldwork was completed on SEPTEMBER 5TH 2024.

Date of Plot or Map: 9-9-24



NOTE: MY REVIEW OF THE "FEMA" FLOOD HAZARD MAP AVAILABLE INDICATES THAT THIS PROPERTY IS IN ZONE "X" AS INDICATED BY MAP

47119C0260E
AS DATED APRIL 16TH, 2007.

Kenneth Carroll



CERTIFICATION
I, KENNETH CARROLL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, THAT IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICES FOR A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY WAS 1:10,000 + AS SHOWN HEREDIN.
Kenneth Carroll
KENNETH CARROLL
TENN. REG. NO. 1335

ALTA SURVEY FOR
CBC PROPERTIES LLC

SCALE: 1" = 100'
DATE: 9-9-24

APPROVED BY:
Kenneth Carroll

DRAWN BY: SC
REVISED: / /

7TH CIVIL DISTRICT - MAURY COUNTY, TN

REF: RECORD BOOK R2143, PAGE 1421
TAX MAP 126, PARCEL 41.58

JOB NAME:
CBC924
(JC)



Fence location in clouded area







City of Mount Pleasant

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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>Parneka Wright</u>	
Contractor (Leave blank if 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) <input type="checkbox"/> Wooden <input type="checkbox"/> Synthetic (PVC, Vinyl) <input type="checkbox"/> Fashioned Metal <input type="checkbox"/> Other: _____	Fence Height: <u>6'</u> (Maximum 7') 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.

[Signature] 10/11/24
 Applicant Signature Date

 City Staff Signature Date



City of Mount Pleasant
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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: 

Final Inspection Required

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