

**MOUNT PLEASANT BOARD OF ZONING APPEALS  
THURSDAY, AUGUST 15, 2024 5:00 P.M.  
TOM HARDIN ROOM**

**AGENDA**

**1. Call to Order**

**2. Pledge of Allegiance/Invocation**

**3. Approval of Agenda**

**Motion \_\_\_\_\_ Second \_\_\_\_\_**

**4. Approval/Correction of Minutes**

- **Prior Meeting – June 25, 2024**

**Motion \_\_\_\_\_ Second \_\_\_\_\_**

**5. Business Items**

**a) BZA-202464**

- 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.

**Motion \_\_\_\_\_ Second \_\_\_\_\_**

**6. Old Business**

**7. New Business**

**8. Staff Comments**

**9. Adjournment**

**Motion \_\_\_\_\_ Second \_\_\_\_\_**

**MOUNT PLEASANT BOARD OF ZONING APPEALS  
THURSDAY, AUGUST 15, 2024, 5:00 P.M.  
TOM HARDIN ROOM AT CITY HALL**

**PUBLIC NOTICE**

**The Mount Pleasant Board of Zoning Appeals will hear the following submittal:**

**a) Sign Variance Request: BZA-202464**

- Applicant, Owner, UST INC, Landmark Ceramics located at 1427 North 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.

**The general public is cordially invited to attend. There will be an opportunity for the public to make comments.**

**Effective: 7/29/2024**

**Posted: 7/29/2024**

**Remove: 8/16/2024**

## Mount Pleasant Board of Zoning Appeals

The Mount Pleasant Board of Zoning Appeals met in a regular scheduled meeting on Tuesday, June 25<sup>th</sup>, 2024 at 6:00 pm in the Tom Hardin room at the Mount Pleasant City Hall.

Those who were present: Lisa Cole Chair, Jacqueline Johnson Vice-Chairperson, John Hunter, Billy Ring board members. Chris Brooks Director, Chaz Molder City Attorney, Applicant/Owner, Public. Board member Kris Irvin was unable to attend.

Mrs. Cole called the meeting to order and asked that the minutes reflect there was a quorum for today's meeting.

Next, Mrs. Cole asked Mr. Ring to give the invocation and Mr. Hunter to lead the Pledge of Allegiance.

Mrs. Cole asked if there were any changes to the agenda.

Mr. Hunter made a motion to approve the agenda and Mr. Ring seconded the motion and the vote in favor was unanimous.

Mrs. Cole asked if there were any changes to the minutes from the previous meeting, which was December 5<sup>th</sup>, 2023.

Mr. Hunter made a motion to approve the minutes as presented and Mr. Ring seconded the motion and the vote in favor was unanimous.

### Business Items

Applicant, Owner, Lisa Walker is requesting a Conditional Use Permit on property located at 705 Washington Avenue, being further identified on Tax Map 1331 F Parcel 00400.000 duly recorded and on file at Maury County Register of Deeds office. The purpose for the Conditional Use Permit will be to allow the property owners to reside in a RV Camper for no more than six (6) months during the renovation of the home at 705 Washington Avenue.

Board members discussed the issue of water and waste for the RV and the property owner says there is still plumbing in the house just no hot water but he does intend to buy a storage tank for waste for the RV.

Property owners say all the neighbors have been very supportive and are happy to see the house being bought and fixed up since it had been vacant for 8 years.

Jennifer Graham and Pam Johnston from the Planning Commission are in attendance to show their support. The 12 surrounding neighbors were sent a letter to inform them of the RV camper in the back yard and that it will be there no longer than six (6) months.

Mr. Hunter made a motion to approve the Conditional Use Permit and Mrs. Johnson seconded the motion and the vote in favor was unanimous.

Old Business

No Old Business

New Business

New business is that the Board of Zoning Appeals needs to appoint a new member.

Staff Comments

No staff comments

There being no further business Mr. Hunter made a motion to adjourn the meeting and Mrs. Johnson seconded the motion and the vote in favor was unanimous.

**Chairperson**

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**Date**

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**PUBLIC NOTICE**  
FOR VARIANCE

BOARD OF ZONING APPEALS  
UPCOMING MEETING

8-15-24

CALL CITY HALL FOR  
MORE INFORMATION  
**931.379.7717**  
EXT. 280

The sign is a white rectangular board with a black metal frame. It features two circular logos at the top corners, each containing a stylized 'C' and 'H' representing City Hall. The text is centered and uses a mix of bold and regular fonts. The background of the sign is white, and the text is in black. The sign is placed on a grassy area next to a road.



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 Department of Planning and Zoning



## Staff Comments – Sign Variance, 1427 N. Main Street BZA-202464

Owner, Applicant, is requesting a sign variance on property located at 1427 N. Main Street, being further identified on Tax Map 126 Parcel 003.04 duly recorded and on file at Maury County Register of Deeds office. The owner has requested a sign area of 328.69 square feet and sign height of 12 feet.

The property is zoned Industrial Light (IL) an on-ground sign area is allowed 60 square feet (Section 12 Sign Standards, table 13) and allowed height of 8 feet (Section 12 Sign Standards table 13)

**TABLE 13: NUMBER, DIMENSIONS AND LOCATION OF INDIVIDUAL SIGNS**  
**ALL ZONING DISTRICTS**

Sign Types	R1 & R2	MHP & R3	CN	CDT	CH	IL & IH
<b>Ground Signs</b>						
Sign Area (sq. ft.)	9	30	40	NA	40	60 <sup>1</sup>
Height (ft)	4	5	6 <sup>2</sup>	NA	6	8 <sup>2</sup>
Setback (ft)	See Section 13.3.A.3.c (Number, Dimensional and Locational Limitations)					
<b>Principal Ground Signs</b>						
Number Permitted <sup>3</sup>	1	2	2	NA	2	2
<b>Building Signs</b>						
Sign Area (sq. ft.)	2	See Section 13.3.B (Special Conditions)				

1. Eighty square feet is allowed for a ground sign advertising three or more tenants on a lot with three or more tenants and at least one and one-half acres in size.
2. Twelve feet is allowed for a ground sign advertising three or more tenants on a lot with three or more tenants and at least one and one-half acres in size.
3. Must have at least 400 feet of frontage to qualify for a second sign. Signs must be separated by at least 200 feet, as measured parallel to the street(s).

**Sec. 12.3.B**

**7. Principal ground sign.** A principal ground sign shall be permitted subject to the following:

- a. Shall not exceed the applicable height specified for a ground sign in that district in table 13 (number, dimension and location of individual signs).
- b. Shall not exceed in square feet the number given in table 13. A ground sign located on a vacant lot shall not exceed 12 square feet until such time that a building permit is issued for construction. Following issuance of a building permit, the restrictions in table 13 shall apply.



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- c. Setbacks shall conform to table 13.
- d. One principal ground sign is permitted for each 200 feet of street frontage per lot with a maximum of two such signs being permitted. Where more than one sign is allowed, there shall be separation between each sign of at least 200 feet. Corner lots and other multi-frontage lots shall be allowed one sign for each of two street frontages even if there is not 400 feet of total frontage, but provided said signs are separated by at least 200 feet, such distance to be measured parallel to the street frontage rather than in a straight line.
- e. Principal ground signs shall be separated from principal ground signs on other lots by a distance of at least 75 feet. The planning commission may approve a lesser distance in instances where it is not physically possible or otherwise practical, in the opinion of the planning commission, to provide 75 feet separation.

**Section 4.4, Zoning variance: E. Findings of fact**

1. No variance from the provisions of this ordinance shall be granted unless the board of zoning appeals makes specific written findings of fact based directly on the standards and conditions imposed by this section. These standards are as follows:

- a. That by reason of exceptional narrowness, shallowness or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any bulk standards contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.
- b. The variance is the minimum variance that will relieve such difficulties or hardship and make possible the reasonable use of the land, building or structure.
- c. The variance will not authorize uses in a zone district other than those permitted by this ordinance.
- d. Financial considerations shall not be considered as a basis for granting a variance.

2. The board of zoning appeals in making its findings of fact, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

- a. The granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the property is located or a substantial impairment to the intent and purpose of the zoning district where the property is located or the general provisions of the ordinance.
- b. The proposed variance will not impair an adequate supply of natural light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.



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- c. The alleged difficulty or hardship has not been knowingly or intentionally created by any person having an interest in the property.
- d. The proposed variance is consistent with the spirit and intent of this ordinance and the adopted land use and transportation plan.

July 25, 2024

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**Building & Planning Director**



## **Will Hager with KCI review and comments below.**

After reviewing the provided materials, I would offer the following.

No variance from the provisions of this ordinance shall be granted unless the board of zoning appeals makes specific written findings of fact based directly on the standards and conditions imposed by this section. These standards are as follows:

- a. That by reason of exceptional narrowness, shallowness or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any bulk standards contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.
  - The applicant states the vastness of the yard and the sizeable setback are reasons for the variance. There is no physical limitation of the land which requires a larger than permitted ground sign.
- b. The variance is the minimum variance that will relieve such difficulties or hardship and make possible the reasonable use of the land, building or structure.
  - The applicant has not demonstrated the request is the minimum required for relief.
- c. The variance will not authorize uses in a zone district other than those permitted by this ordinance.
  - Not applicable in this instance.
- d. Financial considerations shall not be considered as a basis for granting a variance.
  - Not applicable.

The board of zoning appeals in making its findings of fact, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

The granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the property is located or a substantial impairment to the intent and purpose of the zoning district where the property is located or the general provisions of the ordinance.

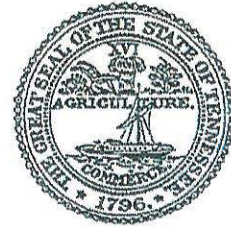
- a. In my opinion, a ground size of this magnitude would not complement surrounding development and would create an unnecessary distraction along the corridor. A wall mounted sign is permitted in this zone and would be a preferred alternative to the proposed sign.
- b. The proposed variance will not impair an adequate supply of natural light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.
  - This sign would block views into the property and may impact public safety by limiting views into the property from the public right of way. The application states the sign would improve safety along the roadway, however, this claim is only the opinion of the applicant and not evidence based. In fact, signs are

intended to grab the attention of drivers and passengers. The ordinance is written to minimize the possible adverse effects of signs on nearby public and private property while protecting First Amendment free speech rights. We do not find it necessary to grant a variance in this instance due to the fact that other sign options are available to the applicant.

- c. The alleged difficulty or hardship has not been knowingly or intentionally created by any person having an interest in the property.
- The easement referenced in the application is the result of the applicant expanding their facility, which required the utility easement to be relocated along the road frontage.
  - The requested variance proposes a sign that is more than 5 times greater than the permitted ground sign size. It is my opinion this request does not meet the spirit of the regulations and should not be approved.



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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: UST INC

Address: 1427 N Main St., Mount Pleasant TN 38474

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant: Betsy Shackelford for Tri Star Transport dba Premier Sign

Mailing Address: 1720 Ed Temple Blvd., Nashville, TN 37208

Phone Number: 615-687-4171 Email: bshackelford@tristartransport.com

Property Address: 1427 N. Main St., Mount Pleasant, TN

County Tax Map: 126 Group: \_\_\_\_\_ Parcel(s) 003.04

Current Zoning: \_\_\_\_\_ Size: \_\_\_\_\_ City: Mount Pleasant, TN

Case No. assigned: BZA-202464 Fee Paid:  Yes  No Date: 7-9-24

BZA action:  Tabled  Denied  Approved  Approved with Conditions

Submittals: \_\_\_\_\_

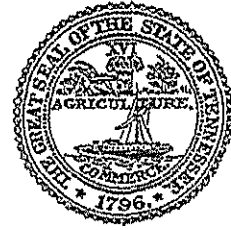
Comments from Staff Review: \_\_\_\_\_

Existing Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_ Date of Action: \_\_\_\_\_



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**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: Sign size

Zoning Ordinance Section: 12.3.A.3.b. Table 13, Sign area and height for ground signs

City Official: Phil Sutherland, Building Inspector

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): <hr/>
SIGN VARIANCE <i>(Check Applicable Sign)</i>	<input checked="" type="checkbox"/> Freestanding <input type="checkbox"/> Wall Sign <input type="checkbox"/> Other Sign	Permitted Signage (ft): 60 sq. ft. <hr/>
Requested Signage (ft):	328.69 sq. ft.	

Other Variance Request: \_\_\_\_\_

Zoning Ordinance Section: 12.3.A.3.b.

Reason For Request: Sign is to be placed 114' from road, in a yard that is 600' deep. A larger sign is proportional to the yard and space.



1720 Ed Temple Boulevard • Nashville, TN 37208 • Phone (615) 687-4171 • Fax (615) 242-5118

7-8-24

Landmark Ceramics would like to install a monument sign on their front lawn. Due to the fact that the front lawn is so large, and the set back is so great, they would like a sign larger than is typically allowed. However, a smaller sign would be lost on their vast lawn. In addition, a large sign would allow passing traffic to more easily see the sign as the traffic comes off of the Lawrenceburg Hwy and tops the hill. This will create safer road conditions for everyone.

The code only allows signage no larger than 60 square ft., and a height of no more than 8 ft. On this particular property, there are some utility easements that will require the sign to be set back off the road. The proposal is for the sign to be placed 114' from the road, and to be 12' tall and 27' 10.5" wide. This will allow the sign to be seen over the fence by oncoming traffic. In addition, the size is proportional to the front lawn on the business itself.

The proposed signs will not diminish or impair the property values in the vicinity. Neither ingress nor egress will be affected. In fact, by making the sign more easily visible, it should improve the traffic on the road regarding safety. The sign will not affect off street parking, nor will it change the hours of operation or noise in the area. Since the sign is set back as far as it is, the utilities will not be affected, and the halo illumination will not adversely affect drivers on the road.

Betsy Shackelford

A handwritten signature in green ink that reads "Betsy Shackelford".

Premier Sign Company

1720 Ed Temple Blvd.

Nashville, TN 37208

615-687-4171



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Department of Planning and Zoning



## SIGN APPLICATION - ZONING COMPLIANCE

To demonstrate Zoning Compliance of your request the following information is required.

SITE ADDRESS: 1427 N. Main St. PROPOSED TENANT: Landmark Ceramics

### WALL SIGNAGE

PERMIT # \_\_\_\_\_  
PERMIT FEE \$ \_\_\_\_\_

Sign Type (Wall, protection, awning, etc.)	Location of Signage (side of building the sign(s) will be installed on)	Sign Area (in square feet)
<i>monument</i>	<i>front lawn</i>	<i>328.69</i>

### FREESTANDING SIGNAGE

HEIGHT OF SIGNAGE (in feet) 11.79' SIGN AREA (in square feet) 328.69 sq. ft.

**\*note: engineered drawings must be provided for freestanding signs 20' or greater in height**

PROPOSED SETBACK FROM PROPERTY LINE (in feet) 114'

**\*note: prior to sign installation, sign location must be staked & field verified by City Staff**

STAFF ONLY
ZONING DISTRICT:
PERMIT NUMBER:
NOTES
APPROVED BY: _____ DATE: _____

**Freestanding signs require a site plan to demonstrate the sign setback from the property line. Drawings/pictures that show the sign's design, location, and measurements are required.**

Applicant's Signature Betsy Shackelford

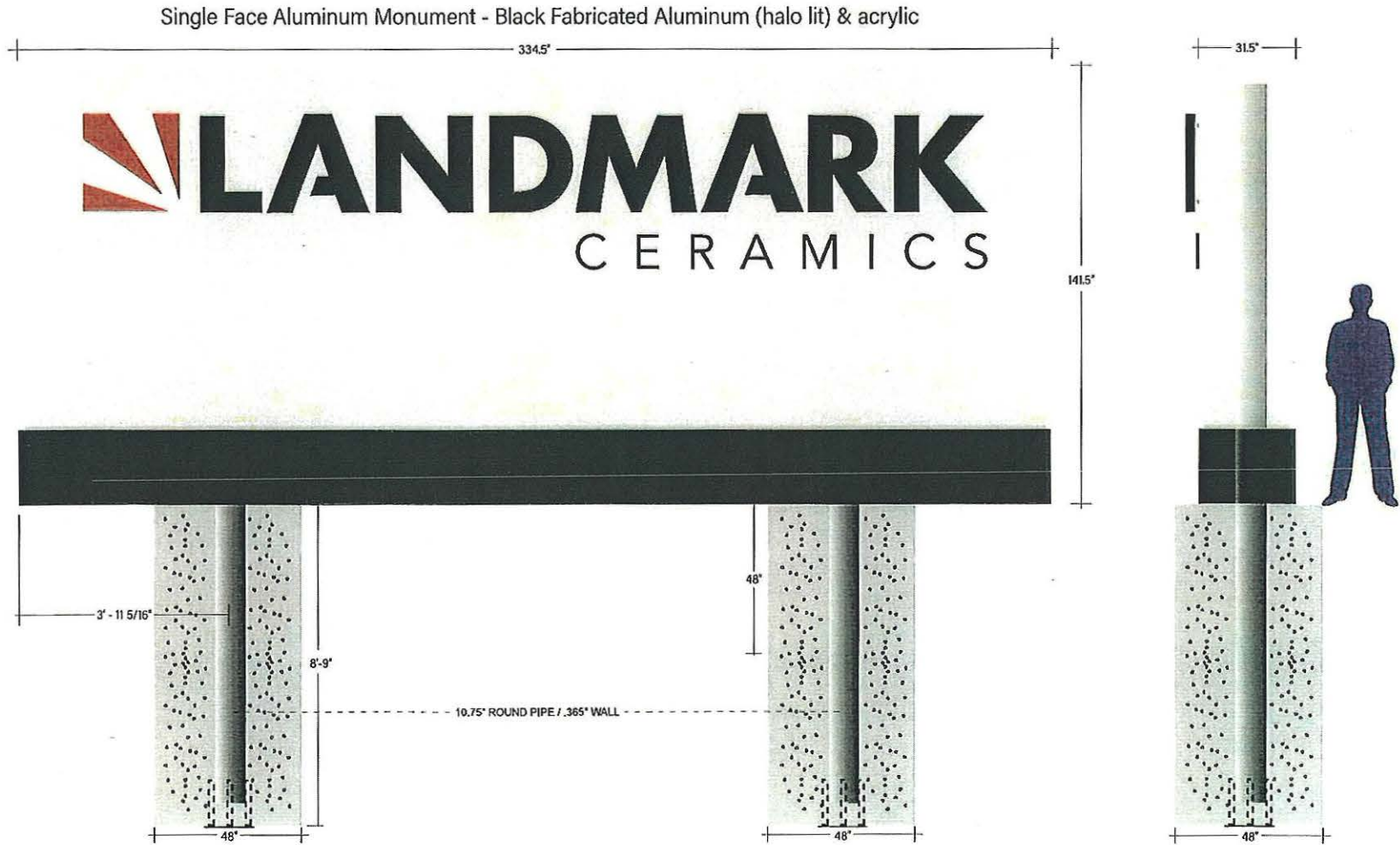
Date 12-18-23

Client: LANDMARK CERAMICS  
Qualifying Agent - Premier Sign Company  
UL'S: T 76742041, T 79493325 - T 79493334

Address: 1427 N. Main Street, Mount Pleasant, TN 38474  
Single Face Aluminum Monument with Halo Illumination

Date: 12/18/2023  
Cost: \$23,000

SIGN AREA  
328 SQ.FT.



**Client:** LANDMARK CERAMICS  
**Qualifying Agent - Premier Sign Company**  
**UL'S:** T 76742041, T 79493325 - T 79493334

**Address:** 1427 N. Main Street, Mount Pleasant, TN 38474  
**Single Face Aluminum Monument with Halo Illumination**

**Date:** 12/18/2023  
**Cost:** \$23,000

**SIGN AREA 328 SQ.FT.**







**GENERAL NOTES:**

1. **DO NOT GUESS.** DIRECT ALL QUESTIONS CONCERNING THIS DRAWING TO ELROD ENGINEERING, LLC.(615-890-9405)
2. **DO NOT SCALE** THIS DRAWING.
3. **GRAPHICS ARE NOT TO BE** REPRODUCED FROM THIS DRAWING.
4. STEEL PIPE FABRICATED FROM PLATE SHALL CONFORM TO **ASTM A36** (FY (YIELD)= 36 KSI MIN.).
5. STEEL PIPE NOT FABRICATED FROM PLATE SHALL CONFORM TO **ASTM A53 TYPE "E" OR "S", GRADE "B" OR EQUIVALENT.** (FY (YIELD)= 35 KSI MIN.) DO NOT USE MILL REJECT PIPE. **A53 TYPE "E" IS NOT PERMITTED.**
6. "LEGIBLE" MILL TEST CERTIFICATES, EXPRESSED IN "KSI" OR "PSI", ARE REQUIRED ON ALL PIPE. ALL PIPE TO CONFORM TO ASTM A36 OR ASTM A53 TYPE "E" OR "S", GRADE "B". THE YIELD STRESS LIMITS ARE IN PLACE TO HELP ENSURE THE SIGN STRUCTURE PERFORMS TO THE ENGINEERED DESIGN. USED PIPE AND PIPE FOR WHICH MILL WILL NOT PROVIDE CERTIFICATION WILL NOT BE ALLOWED!
7. AS PIPE SECTIONS ARE NOT PERFECTLY ROUND, CAREFUL SHOP FIT-UP OF THE SPLICE CONNECTIONS SHALL BE PERFORMED. LINE-UP MARKINGS ARE TO BE PROVIDED TO AVOID COSTLY LABOR AND CRANE CHARGES.
8. PIPE SHALL BE CONSIDERED OVALLED AND UNACCEPTABLE IF THE MEASURED OUTSIDE DIAMETER AT ANY POINT VARIES BY MORE THAN 2% OF THE NOMINAL OUTSIDE DIAMETER AS SPECIFIED ON THE DESIGN DOCUMENTS. LARGE DIAMETER PIPES SHOULD BE BRACED TO HELP PREVENT DISTORTION AFTER FABRICATION.
9. PIPE WITH DIMPLED WALLS, OVALLED PIPE AND BENT CONNECTION ELEMENTS SHALL NOT BE USED.
10. BREACH OPENINGS OF ANY SIZE IN THE WALL OF ANY PIPE SECTIONS ARE STRICTLY PROHIBITED.
11. STEEL WELDING TO CONFORM TO RECOMMENDATIONS AS PUBLISHED BY THE AMERICAN WELDING SOCIETY D1.1.
12. WORKMEN WHO WILL PERFORM WELDING OPERATIONS SHALL BE CERTIFIED FOR THE APPLICABLE WELDING PROCEDURE.
13. FOR WELDING STEEL, USE **F70 SERIES LOW HYDROGEN ELECTRODES.**
14. FABRICATED STEEL SHALL BE CLEANED OF MILL SCALE, OIL, & OTHER SURFACE CONTAMINATES PRIOR TO PAINTING.
15. ALL STEEL PIPE SECTIONS(EXPOSED AND EMBEDDED), AND SPLICE CONNECTIONS MUST BE PRIMED, PAINTED AND ALLOWED TO CURE PRIOR TO SHIPPING TO SITE.
16. ALTERATION TO ANY FABRICATED PART OF THE STRUCTURE BY USE OF A CUTTING TORCH OR ANY OTHER MEANS IS PROHIBITED WITHOUT THE CONSENT OF THE ENGINEER.
17. THE BASE SECTION OF PIPE SHALL BE "PLUMB" BEFORE CONTINUING WITH THE ERECTION PROCEDURE.
18. ANY HOLES CUT IN PIPE FOR HANDLING MUST BE COMPLETELY FILLED WITH WELD MATERIAL AND GROUND SMOOTH.
19. EACH PIPE SECTION SHALL BE "PLUMB" AND STABILIZED BY WELDING PRIOR TO SETTING NEXT PIPE STAGE.

**FOUNDATION NOTES:**

1. CONCRETE SHALL BE READY MIXED; DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH AS STATED IN FOUNDATION CRITERIA BELOW. **WATER IS NOT TO BE ADDED TO CONCRETE AT JOB SITE.**
2. EXCAVATION IS TO BE IN COMPLIANCE WITH OSHA REGULATIONS AND SHALL HAVE A LEVEL BOTTOM FREE OF LOOSE SOIL, WATER AND DEBRIS.
3. WHERE EXTREME FROST DEPTH IS BELOW BOTTOM OF FOUNDATION, EXCAVATE TO 6 INCHES BELOW FROST DEPTH AND INCREASE CONCRETE QUANTITY.
4. BEARING SURFACES FOR FOUNDATIONS SHOULD NOT BE DISTURBED OR LEFT EXPOSED DURING INCLEMENT WEATHER; SATURATION OF THE ON-SITE SOILS CAN CAUSE A LOSS OF STRENGTH AND INCREASED COMPRESSIBILITY. IF CONSTRUCTION OCCURS DURING INCLEMENT WEATHER, AND PLACEMENT OF THE FOUNDATION IS NOT POSSIBLE AT TIME EXCAVATED, A LAYER OF LEAN CONCRETE SHOULD BE PLACED ON THE BEARING SURFACE FOR PROTECTION.
5. IF RAIN IS EXPECTED WITHIN 24 HOURS OF COMPLETING THE CONCRETE POUR, THE CONCRETE MUST BE COVERED. IF TEMPERATURES ARE EXPECTED TO DROP BELOW 40 DEGREES WITHIN THE NEXT 24 HOURS OF COMPLETING THE CONCRETE POUR, THEN CONCRETE IS TO BE COVERED AND PROTECTED TO PREVENT HEAT LOSS AND FREEZING.
6. THE BASE OF PIPE SECTION SHALL BE "PLUMB" AND "ADEQUATELY BRACED" TO PREVENT MOVEMENT BEFORE, DURING, AND AFTER CONCRETE POUR AND LEFT IN PLACE UNTIL CONCRETE HAS SET.
7. THE BASE PIPE IS TO BE PROTECTED WITH AN ADDITIONAL **ASPHALTIC COATING** APPLIED TO PIPE FROM 6" BELOW TOP OF CONCRETE TO 12" ABOVE TOP OF FINISHED GRADE PRIOR TO CONCRETE POUR. APPROVED BRANDS OF ASPHALTIC COATINGS ARE "GARDNER NON-FIBERED" AND "HENRY NON-FIBERED" ASPHALTIC COATING.
8. CONCRETE SHALL NOT BE PLACED ON FROZEN GROUND.
9. **DO NOT COLD JOINT CONCRETE.** FOUNDATION MUST BE **POURED CONTINUOUSLY** UNTIL ALL CONCRETE HAS BEEN PLACED. CONCRETE MUST BE POURED AS A WORKABLE MIXTURE WITH A **SLUMP BETWEEN 4"-6"**, ALL CONCRETE MIXING TRUCKS MUST THOROUGHLY AND COMPLETELY MIX THE CONCRETE PRIOR TO POURING.
10. PIPE IS NOT REQUIRED TO BE FILLED WITH CONCRETE.
11. **ADDITIONAL WATER IS NOT TO BE ADDED TO CONCRETE ON SITE.** ADDITIONAL WATER DECREASES THE STRENGTH OF THE CONCRETE MIXTURE. CONCRETE SHOULD BE REJECTED IN LIEU OF CHANGING CONCRETE MIXTURE ON SITE.
12. AIR CONTENT - EXPOSURE CLASS F2 & F3:  
 AGGREGATE SIZE 1/2" = 7%  
 AGGREGATE SIZE 3/4" = 6%  
 AGGREGATE SIZE 1" = 6%
13. VENDOR SHOULD WORK THE TOP OF THE CONCRETE TO ENSURE ALL ROCK HAS BEEN COVERED BY CEMENT AND TOP OF CONCRETE FOUNDATION IS LEVEL. TOP OF CONCRETE MAY BE BROOM FINISHED.
14. MECHANICAL VIBRATORS SHALL BE USED TO CONSOLIDATE CONCRETE AROUND SUPPORT AND/OR REINFORCEMENT.
15. CONCRETE MUST BE ALLOWED TO CURE FOR **21 DAYS** PRIOR TO INSTALLING REMAINING STAGES OF STRUCTURE OR SIGN CABINET(S).



Drawn	BLR
Checked	WML
EE Job#	100.z5737
Created	12/13/2023

**ELROD ENGINEERING**  
 371 Seven Oaks Blvd., Suite 210  
 Smyrna, TN 37167  
 615-890-9405

**IMAGELIFE SIGNS & GRAPHICS**  
 921 8TH AVE. S.  
 NASHVILLE, TN 37203

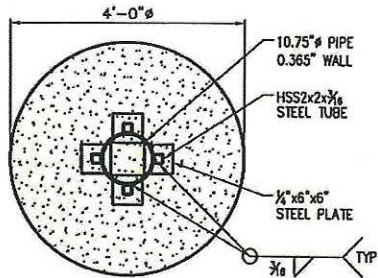
GENERAL NOTES	
LANDMARK CERAMICS	
1727 N. MAIN ST.	
MOUNT PLEASANT, TN 38474	

No.	Date	Revision	By
--	--	--	--

**S-1**

SIGN COMPANY TO USE EXPERIENCED EXCAVATION CREW TO PERFORM FOUNDATION EXCAVATION.

WHERE REQUIRED, PLACE ELECTRICAL CONDUIT IN FOUNDATION PRIOR TO CONCRETE POUR.



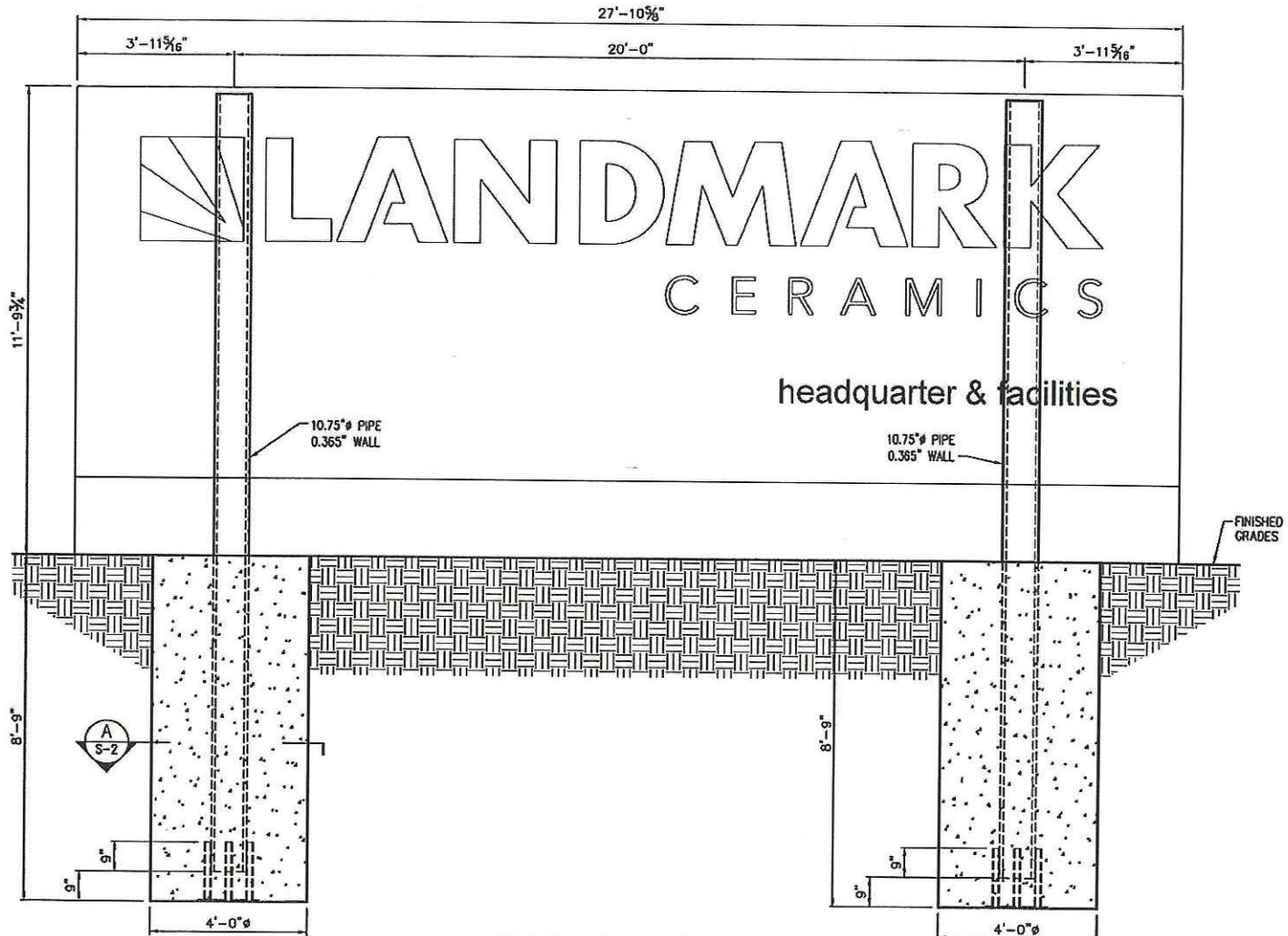
SECTION A  
SCALE: 1/2\"/>

**DESIGN CRITERIA**

BUILDING CODE: IBC 2018/ASCE 7-16  
 ANALYSIS: LRFD-AISC 15TH  
 CHAPTER 16: SECTION 1609.3.1  
 ULTIMATE WIND SPEED  $V_{ult} = 115$  MPH  
 NOMINAL WIND SPEED  $V_{nom} = 89$  MPH  
 RISK CATEGORY: II  $V_{nom} = V_{ult}/1.6$   
 EXPOSURE: C

**FOUNDATION DESIGN CRITERIA**

THIS CONCRETE FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318-14. ALLOWABLE LATERAL SOIL PRESSURE = 100PSF/FT WITH 2X INCREASE APPLIED. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2500PSI IN 28 DAYS. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION.



STRUCTURE ELEVATION  
SCALE: 3/8\"/>

Drawn	BLR
Checked	WML
EE Job #	100.z5737
Created	12/13/2023

**ELROD ENGINEERING**  
 471 Seven Oaks Blvd., Suite 220  
 Smyrna, TN 37167  
 615-890-9405

IMAGELIFE SIGNS & GRAPHICS  
 921 8TH AVE. S.  
 NASHVILLE, TN 37203

11'-9 3/4" OAH MONUMENT SIGN  
 LANDMARK CERAMICS  
 1727 N. MAIN ST.  
 MOUNT PLEASANT, TN 38474

No.	Date	Revision	By
--	--	--	--

S-2

Design Code:	IBC 2018/ASCE 7-16	Client:	ImageLife Signs & Graphics
Wind Speed:	115mph	Project #:	100.z5737
Risk Categ:	II	Date:	12/13/2023
Exposure:	C	Facility Ref:	Lankmark Ceramics
Wind load:	30.3 PSF	Address:	1727 N. Main St. Mount Pleasant, TN 38474
Monument or Pylon:	M 'M' or 'P'	Sign Type:	Monument Sign
'R'reinforced or 'U'nreinforced Footing	U 'R' or 'U'		

Area (sf)	% of Load	Load (psf)	Shape factor	Shear (k)	Centroid (ft)	Moment (k-ft)	Moment (k-ft) (Drilled)
329.37	78%	30.29	1	7.782	5.906	50.555	67.578
0.00	100%	30.29	1	0.000	0.000	0.000	0.000
0.00	100%	30.29	1	0.000	0.000	0.000	0.000
0.00	100%	30.29	1	0.000	0.000	0.000	0.000
0.00	100%	30.29	1	0.000	0.000	0.000	0.000
0.00	100%	30.29	1	0.000	0.000	0.000	0.000
0.00	100%	30.29	1	0.000	0.000	0.000	0.000
0.00	100%	30.29	1	0.000	0.000	0.000	0.000

base  $V_x$  = 7.78      base  $M_x$  = 50.55      67.58

Weld Check	No		wt. (lbs/ft.) = 40.52
Z =	36.80		d = 10.75
$F_y$ =	35	$F_y = 35$ (Pipe) or $36$ (PL Rnd) or $42$ (HSS Rnd) or $45$ (A252 gr3)	nominal t = 0.365
$\phi$ =	0.9		design t = 0.339
$M_n$ =	107.3	Load Factor (LF) = 1	$d_1 = 10.0711$
$\phi M_n$ =	96.61	$M_u = LF(M_x) = 67.58$	Z = 36.80
			A = 11.10
			S = 28.01
	<b>10.75 " OD Pipe</b>	<b>0.365 " Wall</b>	
			70.0% <b>OK</b>

Limiting D/t Ratio = 372.86      D/t = 31.7      **OK. AISC Specification F8 Is Applicable**

Compact Section D/t Limit:  $0.07 * E / F_y = 58.0$       Is Section Compact? Yes. Yielding Controls (F8-1)

Non-Compact Section D/t Limit:  $0.31 * E / F_y = 256.9$       Is Section Non-Compact? Yes. Use Lesser of (F8-1) AND (F8-2)

Yielding Check      **Wall Is Not Slender**

(F8-1)  $M_n = F_y Z = 107.3$       **(Governing Equation)**

Local Buckling Check

Non-Compact Sections

(F8-2)  $M_n = ((0.021E / (D/t) + F_y) S) = 126.6$

Slender Walled Sections

(F8-3)  $M_n = (0.33E / (D/t) S) = 705.4$

If Compact=(F8-1) OR If Non-Compact=(F8-2) OR If Slender=(F8-3) 107.3

**Overall Result:  $M_n = 107.3$**



**(ROUND) PIER FOUNDATION ANALYSIS**

Date:	12/13/2023
Project #:	100.z5737
Lankmark Ceramics	
Monument Sign	

Section 1807.3.2.1 (Unconstrained) --  $d = 0.5A \{1 + [1 + (4.36h/A)]^{1/2}\}$

$P$ = Applied Lateral Force - kips		<b>7.78</b>	<-
$M$ = Moment @ Base - k-ft		<b>50.55</b>	<-
$S_o$ = Lateral Bearing Pressure (psf/ft of Depth) (Table 1819.6)		<b>100.00</b>	<-
Diameter of Support Embedded into Concrete - in.		<b>10.750</b>	<-
$b$ = Diameter of Footing - ft.		<b>4.00</b>	<-
$d$ = Depth of Footing - ft.		<b>8.750</b>	<-
<b>Design</b>		<b>8.556</b>	<-
Load Combination Factor For (W)=	ASCE 7-05 = 1.0 ASCE 7-10/7-16 = .6	0.60	
Factored Shear		<b>4668.00</b>	
Factored Moment		<b>30330.00</b>	
TEST	<b>1500.00</b>	<b>583.33</b>	<b>583.33</b>
$S_1 = 2 \times (d/3) \times (S_o)$			<b>583.33</b>
$A = (2.34P) / (S_1 \times b)$			<b>4.681</b>
$h$ = Centroid of Moment			<b>6.497</b>

**Reinforcement Design (Use w/Anchor Bolts)**

**If Support is Direct Embed into Concrete Disregard Reinforcement**

$d =$	<b>27.3333</b>	
$b =$	<b>47.1239</b>	
$MU = (Moment * Load Factor) =$	<b>50550</b>	
Load Factor =	<b>1.00</b>	<-
$f_y =$	<b>60000</b>	<-
$f'_c =$	<b>2500</b>	<-
$\alpha =$	<b>2.25</b>	<-
$\alpha = A_s f_y / (0.85 f'_c b) =$	<b>0.514</b>	
Req'd Flexural Steel = $A_s = ((M_u * 12) / (0.9 * 60,000 (d - \alpha/2))) * 2 =$	<b>0.857</b>	$\rho = (\#_{bars} * Area_{bar}) / (\pi * r^2)$
Req'd Temp & Shrinkage Steel = $A_s = 0.0018(A_g) =$	<b>3.257</b>	

DEPTH:	<b>8.75 ft.</b>
DIAMETER:	<b>4 ft.</b>
(support filled) CONC. VOL:	<b>4.072 cy.</b>
(support not filled) CONC. VOL:	<b>3.903 cy.</b>

**Elrod Engineering, LLC**

Project : Landmark Ceramics  
 Subject : Monument Sign  
 Location : Mout Pleasant, TN

File : 100z5737  
 Date : 12/13/2023  
 Eng : BLR

**Design Wind Pressure, p, Equation 29.3-1 (ASCE 7-16)**

System Type	Structure Type	Equation
Other Structures (Directional Procedure)	Rigid Structures of all Heights Solid Freestanding Walls & Solid Freestanding Signs	$p = qh G C_f$ qh : velocity pressure at h G : Section 26.11.4 C <sub>f</sub> : Figure 29.3-1 F = p A <sub>s</sub> A <sub>s</sub> : gross area of wall or sign

**Velocity Pressure Calculations:**

Velocity pressure qh is calculated in accordance with section 26.10.

qh = Velocity pressure @ height (h)

$$qh = \text{Constant} \cdot K_z \cdot K_{zt} \cdot K_d \cdot V^2$$

(Eq 26.10-1)

(Section C26.10)

Where : Constant = Numerical Constant  
 =  $\frac{1}{2} \cdot [ (\text{Air density lb/ cu ft}) / (32.2 \text{ ft/s}^2) ] \cdot [ (\text{mi/h}) (5280 \text{ ft/mi}) \cdot (1 \text{ hr}/3600 \text{ s}) ]^2$   
 = 0.00256

Mean Sea Level = 0.00 ft  
 Air Density @MSL = 0.0765 lb/cu ft (Table C26.9-1)  
 Occupancy Category = II (Table 1.5-1)  
 Exposure Category = C (Section 26.7.3)  
 $\alpha$  = 9.50 (Table 26.11-1)  
 Z<sub>g</sub> = 900.00 ft (Table 26.11-1)  
 Basic Wind Speed = 115.00 mph (Figure 26.5-1&2 A-D)

Structure Height = 11.81 ft  
 Width = 27.89 ft  
 Depth = 2.63 ft  
 Where : K<sub>h</sub> = Velocity pressure coefficient @ height h  
 =  $2.01 \cdot (Z/Z_g)^{\alpha}$  for 15 ft ≤ Z ≤ Z<sub>g</sub> (Table 26.10-1)  
 =  $2.01 \cdot (15/Z_g)^{\alpha}$  for Z < 15 ft  
 = 0.85

K<sub>zt</sub> = Topographic factor (Figure 26.8-1)  
 =  $(1 + K_1 \cdot K_2 \cdot K_3)^2$

Topography = None  
 K<sub>zt</sub> @h = 1.00  
 K<sub>d</sub> = Wind directionality factor (Table 26.6-1)  
 = 0.85

## Elrod Engineering, LLC

Project : Landmark Ceramics  
 Subject : Monument Sign  
 Location : Mout Pleasant, TN

File : 100z5737  
 Date : 12/13/2023  
 Eng : BLR

### Gust Effect Factor, $G_f$ , Obtained by Rational Analysis

*The gust effect factor  $G_f$  obtained by rational analysis uses the dynamic properties of the system.*

#### Values Obtained from Table 26.11-1

$z_{min}$  = 15 ft  
 $\epsilon$  = 0.2  
 $\ell$  = 500 ft  
 $c$  = 0.2

#### Calculated Values

Analysis = Category II : Rigid Structure-Complete Analysis  
 $z(\bar{z})$  = 15 ft  
 $l_z$  =  $c \cdot (33/z(\bar{z}))^{1/6}$  (Eq. 26.11-7)  
 = 0.2280869  
 $L_z$  =  $\ell \cdot (z(\bar{z})/33)^\epsilon$  (Eq. 26.11-9)  
 = 427.0566 ft  
 $Q$  =  $Sqr [ 1 / ( 1 + 0.63 \cdot [(b+h)/L_z]^{0.63} ) ]$  (Eq. 26.11-8)  
 = 0.936  
 $g_q$  = 3.4  
 $g_v$  = 3.4  
 Gust Factor (  $G$  ) =  $0.925 \cdot \{ (1 + 1.7 \cdot g_q \cdot l_z \cdot Q) / ( 1 + 1.7 \cdot g_v \cdot l_z ) \}$  (Eq. 26.11-6)  
 $G$  = 0.891

**Elrod Engineering, LLC**

Project : Landmark Ceramics  
 Subject : Monument Sign  
 Location : Mout Pleasant, TN

File : 100z5737  
 Date : 12/13/2023  
 Eng : BLR

Design Wind Pressure, p, Equation 29.3-1

**Figure 29.3-1 (Solid Freestanding Walls & Freestanding Solid Signs)**

Horizontal dimension of sign (B) = 27.89 ft  
 Height of sign from ground surface to top (h) = 11.81 ft  
 Vertical dimension of sign (s) = 11.81 ft  
 Ratio of solid area to gross area (epsilon) = 1.00  
 Horizontal dimension of return corner (Lr) = 2.63 ft  
 Aspect Ratio (B/s) = 2.36  
 Clearance Ratio (s/h) = 1.00  
 Depth Ratio (Lr/s) = 0.22

Case	Kz	Ks	Kzt	Kd	qr (psf)	Cf	p (psf)	F (lbs)
A&B	0.85	1.00	1.00	0.85	24.43	1.39	30.29	9,976.80

**Case C**

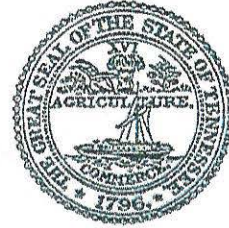
Region	Kz	Ks	Kzt	Kd	qr (psf)	Cf	p (psf)	F (lbs)
0 to s	0.85	1.00	1.00	0.85	24.43	1.90	41.40	5,775.17
s to 2s	0.85	1.00	1.00	0.85	24.43	1.26	27.39	3,820.86
2s to 3s	0.85	1.00	1.00	0.85	24.43	0.92	20.03	1,009.20

Sum = 10,605.23





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



Adjacent property owner(s) affected by request:

Property Owner: James L Harris  
Address: 1523 N. Main St., Mount Pleasant, TN  
Tax Map Parcel # 126 041.23 Zoning: \_\_\_\_\_

Property Owner: IRA Innovations LLC  
Address: 1480 N. Main St., Mount Pleasant, TN 38474 / P.O. Box 190, Hohenwald  
Tax Map Parcel # 126 041.18 Zoning: \_\_\_\_\_ TN 38462

Property Owner: Herbert H Nichols ETUX and Agnes Ruth  
Address: 1468 N. Main St., Mount Pleasant, TN 38474  
Tax Map Parcel # 126 041.04 Zoning: \_\_\_\_\_

Property Owner: Fred Gillham Jr. Owner 2= C/O Timco Inc.  
Address: 1434 N. Main St., Mount Pleasant, TN 38474  
Tax Map Parcel # 126 041.30 Zoning: \_\_\_\_\_

Property Owner: Hohenwald Financial Services LLC  
Address: 1400 N. Main St., Mount Pleasant, TN 38474  
Tax Map Parcel # 126 041.29 Zoning: \_\_\_\_\_

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

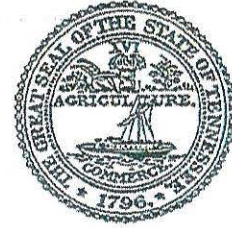
Betsy Shackelford  
Print Name of Applicant

Betsy Shackelford  
Signature of Applicant

7-8-24  
Date



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



Adjacent property owner(s) affected by request:

Property Owner: Maury County Regional Airport Authority

Address: N. Main St., Mount Pleasant, TN

Tax Map Parcel # 126 041.27 Zoning: \_\_\_\_\_

Property Owner: Maury County Regional Airport Authority

Address: N. Main St., Mount Pleasant, TN

Tax Map Parcel # 126 041.26 Zoning: \_\_\_\_\_

Property Owner: CBC Properties LLC

Address: 1393 N. Main St., Mount Pleasant, TN 38474

Tax Map Parcel # 126 041.58 Zoning: \_\_\_\_\_

Property Owner: United Farm & Hope Cooperative

Address: 1385 N. Main St., Mount Pleasant, TN 38474

Tax Map Parcel # 126 041.11 Zoning: \_\_\_\_\_

Property Owner: Jeffrey A Lefevers

Address: 1389 - 1391 N. Main St., Mount Pleasant, TN 38474

Tax Map Parcel # 126 041.57 Zoning: \_\_\_\_\_

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

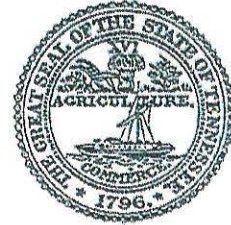
Betsy Shackelford  
Print Name of Applicant

Betsy Shackelford  
Signature of Applicant

7-8-24  
Date



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



Adjacent property owner(s) affected by request:

Property Owner: South Central Tennessee Development District  
Address: Sam Watkins Blvd., Mount Pleasant, TN  
Tax Map Parcel # 126 041.59 Zoning: \_\_\_\_\_

Property Owner: Ind. Development Board of Maury County C/O Bobby Harris  
Address: 102 Sam Watkins Blvd., Mount Pleasant, TN  
Tax Map Parcel # 126 041.66 Zoning: \_\_\_\_\_

Property Owner: Maury County Tennessee, Attn: Patty Farris  
Address: N. Main St., Mount Pleasant, TN 38474 / 2 Public Sq Columbia TN 38401  
Tax Map Parcel # 126 041.01 Zoning: \_\_\_\_\_

Property Owner: William K Vertrees  
Address: 1529 N. Main St.  
Tax Map Parcel # 126.041.22 Zoning: \_\_\_\_\_

Property Owner: Michael Kaslow  
Address: 1522 N. Main St.  
Tax Map Parcel # 126 041.00 Zoning: \_\_\_\_\_

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

Betsy Shackelford  
Print Name of Applicant

Betsy Shackelford  
Signature of Applicant

7-8-28  
Date

# City of Mount Pleasant

*"Experience Our History...Explore Our Possibilities"*

Bill White, Mayor  
Jacqueline Grandberry, Vice Mayor  
Mike Davis, Commissioner  
Willie Alderson, Commissioner  
Pam Johnston, Commissioner

Phillip Grooms, City Manager  
Kori Bledsoe Jones, City Attorney

## Department of Planning and Zoning

Dear Property Owner,

This letter will be to inform you that UST INC. Landmark Ceramics located at 1427 North Main Street has submitted a sign variance request application to the City of Mount Pleasant Board of Zoning Appeals for an on-ground sign size of (328.69 square feet) and (12 feet in height). The allowed size for an on-ground sign will be (60 square feet) and (8 feet in height).

Properties within 200 feet of the subject property boundaries located at 1427 North Main Street will be contacted by letter to inform them of this variance request.

The Board of Zoning Appeals will meet on August 15, 2024 at 5:00 P.M. at City Hall in the Tom Hardin room, the Public is invited.

For additional information call or email [cbrooks@mtpleasant-tn.com](mailto: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](http://www.mtpleasant-tn.gov)

OUR REF NO.	YOUR INVOICE NO.	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT PART N	NET CHECK AMOUNT
		7/27/24	USPS			\$ 14.60
			For Mount Pleasant Veterans Landmark Ceramics			



METRO  
 2245 ROCKY L PARKS BLVD  
 WISCONSIN, WI 53224-6506  
 (800) 275-8777

11:39 AM

07/27/2024

Product	Qty	Unit Price	Price
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Garden Delights	1	\$14.60	\$14.60
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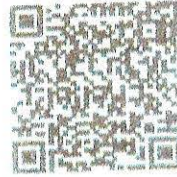
Grand Total: \$14.60

Personal-Bus Check \$14.60

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