

November 11, 2024

City of Mt. Pleasant
ATTN: Mr. Chris Brooks
209 Bond Road
Mt. Pleasant, TN 38474
(931) 379-7717

RE: Robinette Trucking Site Plan Submittal
Zoning Ordinance Variance Request
For **Section 11.4 – Landscaping, Screening
& Tree Preservation**

Dear Mr. Brooks:

On behalf of CBC Properties, Property Owner and Developer of the proposed project, we are requesting the Planning Department and Commission to allow a variance from the standard landscaping requirements published within Section 11.4 of the Zoning Ordinance. We feel that this waiver is applicable due to the unique layout of the Parcel, its means of access/proximity to Public R.O.W., and the building's location within the property. The selected location of the proposed building is surrounded by existing businesses and densely vegetated Railroad R.O.W. that currently provides a buffer from the General Public. While we fully understand the purpose of the landscaping elements (and their requirements) listed within the Zoning Ordinance's language, we respectfully ask that these elements and their requirements be waived.

The Property Owner & Developer will commit to bringing a desirable and aesthetically pleasing product to The City of Mt. Pleasant and proposes the installation of the landscaping elements as shown on Sheet L1.0 within the Site Plan Submittal documents. All selected plantings will be chosen from the approved plantings list within the Zoning Ordinance language (*App. E – Landscape Standards*), and all installation will be consistent with the Planting Details as specified in the Zoning Ordinance language (*App. E – Landscape Standards, AE.5 – Planting Details*).

Respectfully,

Christopher R. Collier, P.E.