



November 6, 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 11.2 – Offstreet Loading & Parking**

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 Surfacing requirement published within Section 11.2 of the Zoning Ordinance. The Ingress/Egress Drive, Employee Parking Area, and the immediate areas adjacent to the building do in fact satisfy the “Surfacing” requirements listed in the Zoning Ordinance language (i.e., heavy duty asphalt or concrete). We respectfully request that the surfacing requirements be waived for the remainder of the parking surfaces and extended approach aprons (for shop entry) as shown on Sheet C2.0 Site Plan. The remainder of the parking area will be utilized for heavy equipment and vehicular storage. Due to the intended use of this area, nature of the turning movements and heavy loadings, it is desired to have a relatively durable surface with minimal maintenance that the property owner can self-perform. The proposed surface is to be a layer of 8 inch thick, compacted aggregate base (303-01 Mineral Aggregate, Type A-Base, Grading D), with washed ¾” aggregate Limestone Cover Material.

Respectfully,

Christopher R. Collier, P.E.