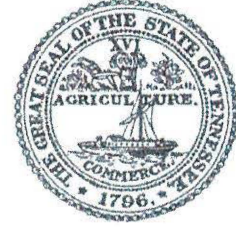




**City of Mount Pleasant**  
"Experience Our History.....Explore Our Possibilities"  
**Department of Planning and Zoning**



**BZA Appeals Application**

Prior to a request being placed on the BZA Agenda, the applicant must furnish the following information:

Property Owner: M+R Property Holdings LLC  
Address: 1534 Reid School House Road, Trafford AL 35172  
Phone Number: 205 616 3371 Email: mbohannon@rmequipment.net

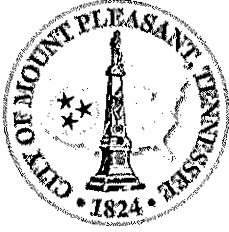
Applicant: R+M Equipment Rentals LLC  
Mailing Address: 2329 29th Avenue N, Birmingham AL 35207  
Phone Number: 205 326 1111 Email: pam.wright@rmequipment.net

Property Address: 1393 N. Main Street, Mt. Pleasant TN 38474

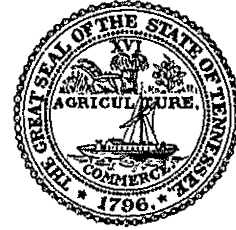
County Tax Map: 126 Group: \_\_\_\_\_ Parcel(s) 641.58

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:	<div style="border: 1px solid black; height: 40px;"></div>						
Comments from Staff Review:	<div style="border: 1px solid black; height: 60px;"></div>						
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

City Official: side yard unless a conditional use permit is first secured  
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	Requested Setback (ft): _____
	<input type="checkbox"/> Side Yard	
	<input type="checkbox"/> Rear Yard	
SIGN VARIANCE <i>(Check Applicable Sign)</i>	<input type="checkbox"/> Freestanding	Permitted Signage (ft): _____
	<input type="checkbox"/> Wall Sign	
	<input type="checkbox"/> Other Sign	
Requested Signage (ft):	_____	

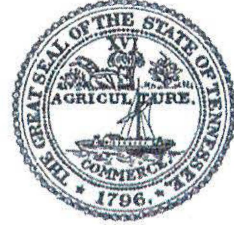
Other Variance Request: \_\_\_\_\_

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 Zoning: \_\_\_\_\_  
126 041 26  
126 041 00

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

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

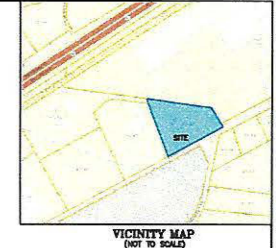
Board of Zoning Appeals (BZA) Applications Special Exception  
(Conditional Use) \$300.00  
Variances \$300.00  
Appeals \$250.00

Billy M Bohannon  
Print Name of Applicant

[Signature]  
Signature of Applicant

10/11/24  
Date

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

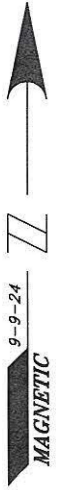
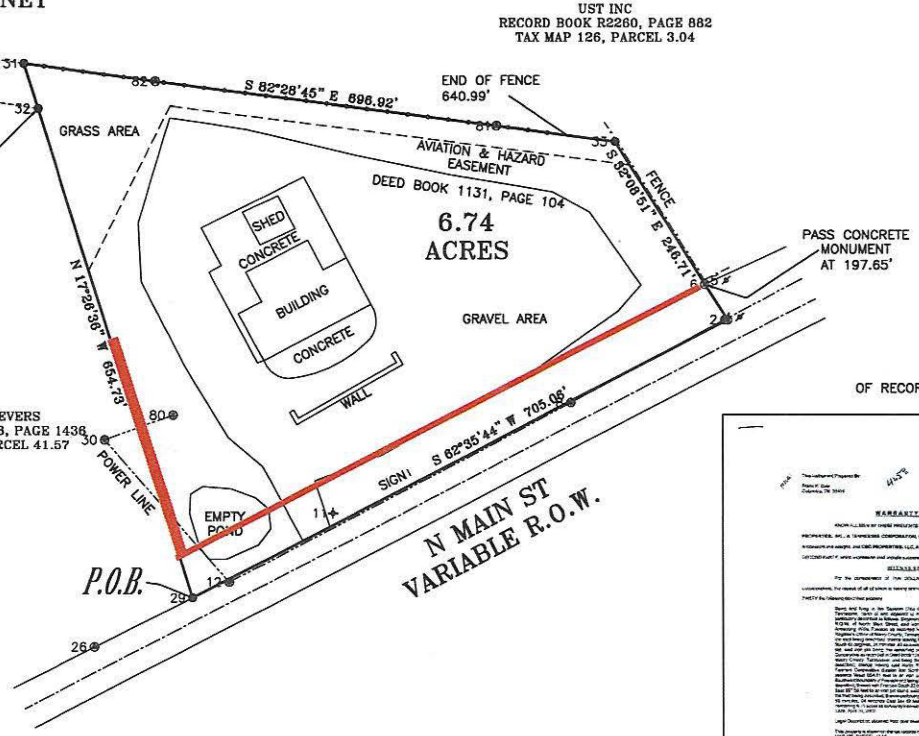


UST INC  
 RECORD BOOK R2280, PAGE 882  
 TAX MAP 126, PARCEL 3.04

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

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

1393 N MAIN ST  
 MT PLEASANT, TN  
 38474

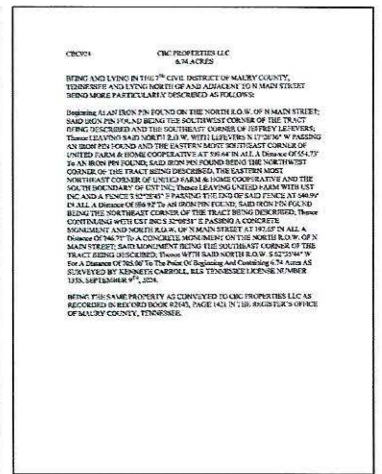
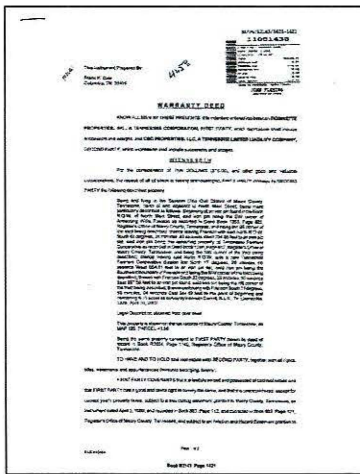


THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS REFERENCED IN OLD REPUBLIC NATION TITLE INSURANCE COMPANY, TITLE POLICY #242800, AS DATED JULY 19TH, 2024.

**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.

OF RECORD AS SURVEYED



**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 HEREON.  
*Kenneth Carroll*  
 KENNETH CARROLL  
 TENN. REG. NO. 1335

ALTA SURVEY FOR CBC PROPERTIES LLC		
SCALE: 1" = 100'	APPROVED BY: KENNETH CARROLL	DRAWN BY: SC
DATE: 9-9-24	REVISOR: / /	
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



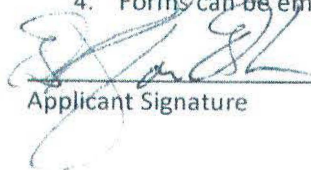
### APPLICATION FOR FENCE PERMIT

Permit Cost \$50.00 – Permit must be paid for prior to fence being constructed. PERMIT #:

<b>Property Owner &amp; Location</b>	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>Pamela Wright</u>
<b>Contractor</b> <small>(Leave blank if home Owner is building fence)</small>	Name: _____ Address: _____ City/State: _____ Zip Code: _____ Contact: _____
<b>Fence Type</b>	<input type="checkbox"/> Residential Privacy <input checked="" type="checkbox"/> Commercial Enclosure <input type="checkbox"/> Commercial Buffer/Screening
<b>Fence Material and Size</b>	<input checked="" type="checkbox"/> Chain Link (Black)      Fence Height: <u>6'</u> <input type="checkbox"/> Wooden      (Maximum 7') <input type="checkbox"/> Synthetic (PVC, Vinyl) <input type="checkbox"/> Fashioned Metal <input type="checkbox"/> Other: _____ 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](mailto: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](mailto:permits@mtpleasant-tn.gov). You will be contacted when approved.

  
 Applicant Signature      Date 10/11/24

\_\_\_\_\_  
 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**



**PUBLIC**  
NOTICE  
FOR BIDDING

STATE OF TEXAS  
DEPARTMENT OF TRANSPORTATION  
CONSTRUCTION DIVISION

SECTION 01100  
CONSTRUCTION OF NEW AND  
RECONSTRUCTION OF EXISTING  
ROADWAYS

FOR THE  
STATE OF TEXAS  
CONSTRUCTION DIVISION  
MAIL STOP 7777



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

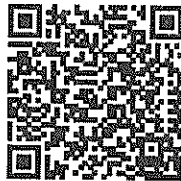
11/18/2024 12:54 PM

Product	Qty	Unit Price	Price
PurpleHeartMedal	4	\$0.73	\$2.92
Grand Total:			\$2.92
Cash			\$3.00
Change			-\$0.08

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 #: 840-53700554-1-1144836-1  
Clerk: 01