



July 25, 2024

Mr. Chris Brooks
Planning & Building Codes Director
City of Mount Pleasant, TN
209 Bond Street
Mount Pleasant, TN. 38474

**RE: *Xxentria – Cherry Glen Industrial Park
William Shirley Road at Sam Watkins Blvd
Mount Pleasant, TN 38474***

Mr. Brooks,

Included with this letter is the resubmittal documents for the Site Plan review for the proposed Xxentria manufacturing facility within the Cherry Glen Industrial Park. The project site is located at the northeast corner of William Shirley Road and Sam Watkins Boulevard.

The proposed project includes one industrial tilt-up building totaling approximately 167,480 square feet. The building material consists of pre-cast concrete that is consistent with other Class A industrial buildings in Tennessee and the southeast.

Both the building layout and site are designed as required for Xxentria's facility operations and are unable to be rotated or mirrored. The front of the building along William Shirley Road accommodates employee parking and the building's office. The west and north sides of the building accommodate both building internal operations and shipping/receiving logistics, the east side accommodates two (2) equipment entrances and back-and-forth operations for a future onsite Phase 2 building to the east.

The building's west dock area fronts Sam Watkins Boulevard and does not encroach in to the 50' side street yard. Thus, this does not appear to vary from the Section 11.2.L.1 off-street loading location code. Additionally, the project is proposing landscape screening from the intersection and street trees to screen the off-street pavement areas along both Sam Watkins Blvd and William Shirley Rd. The established manufacturing program for Xxentria has a set process flow through the facility that has dictated placement of dock and drive-in positions. To shift the door locations would require them to change their process flow, which is very problematic to the Xxentria workflow. In addition, the current layout has been positioned within the overall site to allow for future development by Xxentria in order to expand their presence in the market.

The site also proposed to use 30-foot mounting height for the site lighting, which exceeds the city zoning ordinance 22-ft height, while being at the max Planning Commission allowable height of 30-ft (Sec 11.3.D). A 30-ft mounting height is standard for Class A industrial facilities and meets the listed 30-ft max height in the city's design review guidelines. Furthermore, 30-foot mounting heights were

used to allow for increase uniformity of lighting on the site. There will be no spill light along the majority of the property lines per the submitted photometric plan.

Included with this resubmittal letter is a comment response memo, the site plan, grading and utility plans, a landscape plan, a site lighting plan and building elevations. Full civil plans will be provided in the future for the Land Disturbance Permit submittal. We appreciate your review and assistance with this project. Please do not hesitate to contact me with any questions or concerns at our office (615) 564-2701.

Sincerely,



Brendan Boles, PE