

Exhibit B

ZONING AMENDMENT WORKSHEET

The regulations imposed and the districts created by the Zoning Ordinance may be amended from time to time. This process for amending the Zoning Ordinance Text or the Zoning Map is intended to permit modifications in response to changed conditions or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.

CONSIDERATIONS:

The zoning amendment for property located on **1681 North Main Street** consisting of **2.58 acres**, further identified by Tax Map **126** Parcel **016.00** and legally recorded in Plat Book **R3109** Page **32-34** on file at Register of Deeds Office of Maury County is presented to the Planning Commission for review. Request from applicant/owner Joseph N Bone is for consideration to change the current zoning designation of **(R-1) Low Density Residential** to that of **(CH) Highway Commercial**.

This zoning amendment request should be considered based on evidence presented at the public hearing, and viewed as a singular stand-alone request. Consideration should not be given to prior rulings when making a decision.

The Planning Commission shall forward their recommendation to the Mount Pleasant City Commission along with their findings of fact listed below.

FINDINGS OF FACT FOR ZONING AMENDMENT:

1. The amendment **IS** ____/**IS NOT** ____ in agreement with the Land Use plan for the area because:
2. There **WILL** ____/**WILL NOT** ____ be an adverse effect upon adjoining property owners because:
If there is an adverse effect on adjoining property owners, such effect **CAN** ____/**CANNOT** ____ be justified by the overwhelming public good or welfare because:
3. There **IS** ____/**IS NOT** ____ a property owner or small group of property owners that will benefit materially from the change to the detriment of the general public. Reasons:
4. The following conditions affecting the area **HAVE** ____/**HAVE NOT** ____ changed to a sufficient extent to warrant an amendment to the area's Land Use plan and subsequently, the zoning map:

The Planning Commission recommends that the zoning amendment be:

APPROVED ____ **DISAPPROVED** ____ **Commission Member:** _____

Date: _____