

REQUESTED REZONING **Commercial Highway (CH)**

1681 N Main Street | 2.58 acres

To: Chris Brooks, Planning & Building Codes Director

City of Mount Pleasant

Thank you for the staff comments. The applicant respectfully maintains the request to rezone 1681 N Main Street to Commercial Highway (CH). The responses below address each staff question directly.

1 How does CH fit the Suburban Corridor?

The property fronts North Main Street, a major transportation corridor, and Exhibit A shows an existing commercial pattern around the site. The proposed development is a low-customer-traffic contractor headquarters. CH provides the operational flexibility needed for an enclosed shop, equipment parking, and screened staging, while the actual use remains consistent with the low-intensity commercial character anticipated along the corridor.

2 Why is this location appropriate rather than a site nearer Zion Road?

Commercial areas nearer Zion Road are better positioned for intersection-oriented and higher-volume activity. This 2.58-acre property has direct North Main Street frontage, depth for a screened shop and staging area, and commercial zoning adjoining the property and nearby along the corridor. It is a logical transition site for a contractor headquarters, not an isolated commercial request within a residential neighborhood.

3 Is there a proposed plan for the site?

No formal site plan has been submitted. The current concept is for Eco Erosion, LLC to develop the site in phases with a small office, future enclosed shop, employee and equipment parking, and screened outdoor staging for company vehicles, trailers, and small equipment. Access would be from North Main Street. If rezoning is approved, the appropriate steps will be taken to develop a final plan and obtain all required approvals before development proceeds.

Required Findings**1. Agreement with the land use plan**

The corridor frontage, existing commercial context, and low-intensity contractor use support the commercial component of the Suburban Corridor.

2. No adverse effect on adjoining owners

Screening, landscaped buffers, controlled lighting, and an on-site operational layout will limit impacts on nearby residences.

3. No special benefit to the public's detriment

The amendment supports orderly use of a major-corridor property and a local employer without creating an incompatible use pattern.

4. Changed conditions

Commercial zoning and development along this segment of North Main Street have made the site a logical commercial transition location.

For these reasons, the applicant respectfully requests approval of the Commercial Highway (CH) amendment.

Nolan Bone

Applicant / Owner

