

EXHIBIT A

Being a survey of PARCEL 16.00 (2.58 Acres) of the property of Barbara D. Brown at 1681 and 1683 North Main Street, Mt. Pleasant, TN 38474. Recorded in Deed Book 359, Page 419 in the Register's Office of Maury County, Tennessee. Being Parcel 16.00 on Tax Map 126. Located on the North side of North Main Street and in the Eighth (8th) Civil District of Maury County, Tennessee. Being more accurately described as follows:

Beginning at a CRB found on the North right of way margin of North Main Street (lying approximately 470 feet Northeast of Redwood Circle, marking the Southeast corner of McGee Properties Family Partnership per Deed Book R1464, Page 135 (R.O.M.C.T.) and also marking the Southwest corner and POINT OF BEGINNING for survey of PARCEL 16.00 (2.58 Acres); thence leaving said right of way margin run North 25 degrees 50 minutes 37 seconds West 298.66 feet, along the East line of McGee Properties Family Partnership, to a CRB found; thence continue North 25 degrees 50 minutes 37 seconds West 264.68 feet, along the East line of McGee Properties Family Partnership, to a CRB (Alexander) set, marking the Northeast corner of McGee Properties Family Partnership (Parcel 15.01) and also marking the Northwest corner of this PARCEL 16.00 (2.58 Acres); thence run North 71 degrees 33 minutes 22 seconds East 195.15 feet, along the South line of McGee Properties Family Partnership (Parcel 33.00 on Tax Map 111) per Deed Book R2144, Page 1100 (R.O.M.C.T.), to a CRB (Alexander) set, marking the Northeast corner of this PARCEL 16.00 (2.58 Acres); thence run South 28 degrees 42 minutes 12 seconds East 530.04 feet, along the West line of McGee Properties Family Partnership (Parcel 33.00), to a CRB (Alexander) set on the North right of way margin of North Main Street, marking the Southwest corner of McGee Properties Family Partnership and also marking the Southeast corner of this PARCEL 16.00 (2.58 Acres); thence run South 63 degrees 36 minutes 23 seconds West 75.00 feet, along the North right of way margin of North Main Street, to a point; thence run South 60 degrees 57 minutes 23 seconds West 145.20 feet, along the North right of way margin of North Main Street, back to the POINT OF BEGINNING. Containing 2.58 acres per survey by Glen W. Alexander, RLS TN# 2035, 2481 Mooresville Pike, Culleoka, TN 38451, (931-698-2338), glenwood@bellsouth.net July 8, 2025.

Zoning Amendment – 1681 N. Main Street

Staff Comments

Our review identified the following questions and needs for the submitted zoning amendment.

- The Maury County Comprehensive Plan calls for this area to be developed under the Suburban Corridor character area which is characterized by residential and low-intensity commercial development along major transportation corridors.
- Commercial Highway (CH) zoning is the city's most intense commercial zoning and may not align with the recommended character area.
- There is CH zoned property closer to the intersection of N. Main Street and Zion Road. The applicant may want to prepare statements that support the location of the current request versus closer to the intersection.
- Is there a proposed plan for this site?

Please remember the Planning Commission will consider the following findings of fact as they deliberate this request and shall make specific findings with regard to the following grounds for an amendment:

1. The amendment is in agreement with the land use plan for the area.
2. There will be no adverse effect upon adjoining property owners, unless such effect can be justified by the overwhelming public good or welfare.
3. No property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
4. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's land use plan and subsequently, the zoning map.