

# 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 at North Main Street, further identified by Tax Map 127 Group \_\_\_ Parcel 14.06 and legally recorded in Plat Book R2308 Page(s) 1497 on file at Register of Deeds Office of Maury County is presented to the Planning Commission for review. Request from applicant/owner **Buchignani Susan Elizabeth Morgan, Patricia Pullian, Emily Morgan Robertson, Robert Holoway, John E Cain III** is for consideration to change the current zoning designation of (CH) Commercial Highway to that of (IL) Light Industrial.

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 <input checked="" type="checkbox"/> /IS NOT <input type="checkbox"/>	in agreement with the Land Use plan for the area because:
<i>Prop could be either way its mainly industrial anyway Com + Light Industrial</i>	
2. There WILL <input type="checkbox"/> /WILL NOT <input checked="" type="checkbox"/>	be an adverse effect upon adjoining property owners because:
If there is an adverse effect on adjoining property owners, such effect CAN <input type="checkbox"/> /CANNOT <input checked="" type="checkbox"/> be justified by the overwhelming public good or welfare because:	
3. There IS <input type="checkbox"/> /IS NOT <input checked="" type="checkbox"/>	a property owner or small group of property owners that will benefit materially from the change to the detriment of the general public. <u>Reasons:</u>
<i>no calls for or against</i>	
4. The following conditions affecting the area HAVE <input type="checkbox"/> /HAVE NOT <input checked="" type="checkbox"/>	changed to a sufficient extent to warrant an amendment to the area's Land Use plan and subsequently, the zoning map:
<i>NONE - not a detriment to the general public</i>	
<i>Supports both causes either way</i>	

The Planning Commission recommends that the zoning amendment be **APPROVED**   
**DISAPPROVED**  Commission Member: \_\_\_\_\_

Date: 9.10.24

*JG made motion  
CH 2nd*

*Keri's notes she added from the recording.*

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### CONSIDERATIONS:

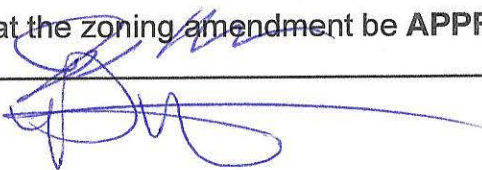
The zoning amendment for property located at North Main Street, further identified by Tax Map 127 Group \_\_\_ Parcel 14.06 and legally recorded in Plat Book R2308 Page(s) 1497 on file at Register of Deeds Office of Maury County is presented to the Planning Commission for review. Request from applicant/owner **Buchignani Susan Elizabeth Morgan, Patricia Pullian, Emily Morgan Robertson, Robert Holoway, John E Cain III** is for consideration to change the current zoning designation of (CH) **Commercial Highway** to that of (IL) **Light Industrial**.

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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 <input checked="" type="checkbox"/> /IS NOT <input type="checkbox"/>	in agreement with the Land Use plan for the area because:
2. There WILL <input type="checkbox"/> /WILL NOT <input checked="" type="checkbox"/>	be an adverse effect upon adjoining property owners because:
If there is an adverse effect on adjoining property owners, such effect CAN <input type="checkbox"/> /CANNOT <input type="checkbox"/> be justified by the overwhelming public good or welfare because:	
3. There IS <input type="checkbox"/> /IS NOT <input checked="" type="checkbox"/>	a property owner or small group of property owners that will benefit materially from the change to the detriment of the general public. <u>Reasons:</u>
4. The following conditions affecting the area HAVE <input type="checkbox"/> /HAVE NOT <input type="checkbox"/>	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: 9/10/24

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### CONSIDERATIONS:

The zoning amendment for property located at North Main Street, further identified by Tax Map **127** Group \_\_\_ Parcel **14.06** and legally recorded in Plat Book **R2308** Page(s) **1497** on file at Register of Deeds Office of Maury County is presented to the Planning Commission for review. Request from applicant/owner **Buchignani Susan Elizabeth Morgan, Patricia Pullian, Emily Morgan Robertson, Robert Holoway, John E Cain III** is for consideration to change the current zoning designation of **(CH) Commercial Highway** to that of **(IL) Light Industrial**.

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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 <input checked="" type="checkbox"/> /IS NOT <input type="checkbox"/> in agreement with the Land Use plan for the area because:
2.	There WILL <input type="checkbox"/> /WILL NOT <input checked="" type="checkbox"/> be an adverse effect upon adjoining property owners because:  If there is an adverse effect on adjoining property owners, such effect CAN <input type="checkbox"/> /CANNOT <input type="checkbox"/> be justified by the overwhelming public good or welfare because:
3.	There IS <input type="checkbox"/> /IS NOT <input checked="" type="checkbox"/> a property owner or small group of property owners that will benefit materially from the change to the detriment of the general public. <u>Reasons:</u>
4.	The following conditions affecting the area HAVE <input type="checkbox"/> /HAVE NOT <input checked="" type="checkbox"/> 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: \_\_\_\_\_

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FINDINGS OF FACT FOR ZONING AMENDMENT:	
1. The amendment IS <input checked="" type="checkbox"/> /IS NOT <input type="checkbox"/>	in agreement with the Land Use plan for the area because:
<i>both land issues &amp; zoning are surrounding</i>	
2. There WILL <input type="checkbox"/> /WILL NOT <input checked="" type="checkbox"/>	be an adverse effect upon adjoining property owners because:
If there is an adverse effect on adjoining property owners, such effect CAN <input type="checkbox"/> /CANNOT <input checked="" type="checkbox"/> be justified by the overwhelming public good or welfare because:	
3. There IS <input type="checkbox"/> /IS NOT <input checked="" type="checkbox"/>	a property owner or small group of property owners that will benefit materially from the change to the detriment of the general public. <u>Reasons:</u>
<i>none appear</i>	
4. The following conditions affecting the area HAVE <input type="checkbox"/> /HAVE NOT <input type="checkbox"/>	changed to a sufficient extent to warrant an amendment to the area's Land Use plan and subsequently, the zoning map:
<i>Supports both causes</i>	

The Planning Commission recommends that the zoning amendment be **APPROVED**  **DISAPPROVED**  Commission Member: *[Signature]*  
Date: *8.9.10.24*

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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 <input checked="" type="checkbox"/> /IS NOT _____ in agreement with the Land Use plan for the area because:	<i>in an industrial area</i>
2. There WILL _____ /WILL NOT <input checked="" type="checkbox"/> 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: <i>received no calls for or against</i>
3. There IS _____ /IS NOT <input checked="" type="checkbox"/> a property owner or small group of property owners that will benefit materially from the change to the detriment of the general public. <u>Reasons:</u>	
4. The following conditions affecting the area HAVE _____ /HAVE NOT <input checked="" type="checkbox"/> changed to a sufficient extent to warrant an amendment to the area's Land Use plan and subsequently, the zoning map:	<i>supports both zones</i>

The Planning Commission recommends that the zoning amendment be APPROVED  DISAPPROVED \_\_\_\_\_ Commission Member: \_\_\_\_\_

Date: 9-10-24  
*J.G.*