

RESOLUTION 2024-PC-04

AN RESOLUTION OF RECOMMENDATION TO AMENDING TITLE 14, ZONING AND LAND USE CONTROL, CHAPTER 2, ZONING ORDINANCE, OF THE MOUNT PLEASANT MUNICIPAL CODE, THE SAME BEING THE ZONING ORDINANCE FOR THE CITY OF MOUNT PLEASANT, TENNESSEE, INCLUDING THE MUNICIPAL ZONING MAP INCORPORATED THEREIN BY REZONING A PROPERTY FROM **HIGHWAY COMMERCIAL (CH) TO LIGHT INDUSTRIAL (IL)**

WHEREAS, Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mt. Pleasant Municipal Code (hereinafter referred to as the “Zoning Ordinance”) constitutes the comprehensive zoning ordinance for the City of Mount Pleasant, Tennessee, and incorporated therein is the Municipal Zoning Map; and

WHEREAS, The City Commission of Mount Pleasant, Tennessee has broad discretion to change or amend the Zoning Ordinance for the purpose of promoting the health, safety, prosperity, morals and general welfare of the City; and

WHEREAS, CBC Properties LLC, submitted an application to the Mount Pleasant Planning Commission staff on the behalf of the property owners **Buchignani Susan Elizabeth Morgan, Patricia Pullian, Emily Morgan Robertson, Robert Holloway, John E Cain III** requesting that said Zoning Ordinance be amended by rezoning **approximately 16.30 acres of property located on North Main Street identified as Tax Map 127, Parcel 14.06**, more fully described below and shown on Exhibit A attached hereto from **Highway Commercial (CH) to Light Industrial (IL)**.

WHEREAS, the application for rezoning came before the Mount Pleasant Planning Commission for public hearing on September 10, 2024. The property is currently zoned Highway Commercial (CH). Properties to the North are primarily Highway Commercial zoned CH. The property to the West is railroad right of way and to the West of the railroad right of way will be Highway Commercial zoned CH and Medium Density Residential zoned R2. The properties to the East are primarily Highway Commercial zoned CH; and,

WHEREAS, Mount Pleasant Planning Department staff comments are attached hereto and incorporated herein as **Exhibit A**; and,

WHEREAS, the Mount Pleasant Planning Commission adopts the considerations and Findings of Fact set forth in the Zoning Amendment Worksheet attached hereto as **Exhibit B**; and,

WHEREAS, upon consideration of the foregoing the Mount Pleasant Planning Commission **RECOMMENDS the requested rezoning of the property.**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

1. City of Mount Pleasant Municipal Planning Commission **RECOMMENDS** that the City of Mount Pleasant re-zone the property to (IL) Light Industrial as described in the body of this resolution.
2. Pursuant to Mount Pleasant Zoning Ordinance 4.7(C)(1), the planning commission in its review and recommendation make the specific findings set forth in **Exhibit B** as grounds for the amendment:

Approved and adopted this 10 day of September, 2024.

  
\_\_\_\_\_  
JOHN HUNTER, CHAIRMAN

ATTEST:

\_\_\_\_\_  
PAM JOHNSON, SECRETARY

LEGAL FORM APPROVED:

\_\_\_\_\_  
KORI BELDSOE JONES, ATTORNEY

PASSED ON: \_\_\_\_\_