

CBC Properties, LLC

On Behalf of C/O Bobby Holloway

Rezoning Request Review
September 10, 2024

1. Property is shown on Tax Map 127 Parcel 14.06 and currently zoned CH (Highway Commercial)
2. Surrounding properties include the following uses:
 - a. North: The properties are primarily Highway Commercial zoned CH
 - b. East: The properties are primarily Highway Commercial zoned CH.
 - c. South: The properties are primarily Highway Commercial zoned CH
 - d. West: The property 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.of R1 zoned residential properties and commercial properties zoned IL (Light Industrial)
3. The Future Development Map provided in the Maury County Comprehensive Plan shows this area for future “Rural Corridor” (i.e., S. Main Street) and “Rural Neighborhood Development” with sewer and fire protection.
4. While the presence of rail may be attractive to potential industrial development, The City of Mount Pleasant currently has properties that are zoned IL and located adjacent to rail facilities.
5. Findings of fact for zoning amendments. The planning commission in its review and recommendation and the Mount Pleasant commission in its deliberations shall make specific findings with regard to the following grounds for an amendment:
 - a. The amendment is in agreement with the land use plan for the area.
 - b. There will be no adverse effect upon adjoining property owners, unless such effect can be justified by the overwhelming public good or welfare.
 - c. No property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
 - d. 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.

