

**REPORT OF MEETING
SPARTA MUNICIPAL PLANNING COMMISSION
AUGUST 5, 2025**

MEMBERS PRESENT

Emilie Roberts
Karen Benningfield
Robert Oakes
John Farris
James Leftwich
David Vidrine

MEMBERS ABSENT

Jason Del Toro
Robert Officer
Mayor Jerry Lowery
Hoyt Jones

STAFF PRESENT

Tommy Lee, UCDD

OTHERS PRESENT

Daniel Marcum, City GIS
Tonya Tindle, City Administrator
Mike O'Neal, Building Inspector
Dillard Quick, Public Works Director
Allen Maples

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, the regular meeting of the Sparta Municipal Planning Commission (PC) meeting was called to order by Chairman David Vidrine on Tuesday, August 5, 2025 at 4:00 P. M. at Sparta City Hall.

ITEM 2: APPROVAL OF MARCH 4, 2025 MINUTES

After calling the meeting to order, Chairman Vidrine asked for approval of the minutes from the March 4, 2025 meeting. After discussion, Emilie Roberts made a motion that the minutes be approved as submitted. James Leftwich seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF AMENDMENT TO THE ZONING ORDINANCE REGARDING VISIBILITY AT INTERSECTIONS.

GIS Technician Daniel Marcum addressed the PC regarding a proposed amendment to the zoning ordinance regarding visibility at intersections. Marcum stated that the current ordinance reads as follows:

14-210. Visibility at intersections in certain districts.

- (1) On corner lots in any district where front or side yards are required, no obstruction to vision shall hereafter be planted, allowed to grow, parked, placed or erected in such a manner as materially to impede visibility between a height of two feet (2') and ten feet (10') above the grade of the intersecting streets within that triangle formed by the curb lines (or the shoulder of the road where no gutter exists), of the intersecting streets drawn from the apex of the intersecting curb lines back a distance of fifty feet (50') with a line drawn between said points to form a base, such area to be herein referred to as a clear site zone.*
- (2) If warranted, the city administrator is authorized, upon approval of the property owner, to change the dimensional layout of the fence or placement of other interfering items for purposes of obtaining maximum visibility as long as the same square footage of buffer is utilized. (1978 Code, § 11-210, as replaced by Ord. #16-901, Oct. 2016 Ch13_12-18-18)*

Marcum requested that the PC recommend to the city council that the phrase *where front or side yards are required* be removed from the zoning ordinance. Marcum stated that the proposed amendment would reduce confusion with the enforcement of the ordinance due to the fact that there is a stand-alone city ordinance that is in direct conflict with this section. Marcum stated that this amendment would eliminate the conflict. After

discussion, Karen Benningfield made a motion to recommend approval for the aforementioned amendment to the city council. John Farris seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT FOR PROPERTY LOCATED ON JACHIN STREET AND SELBY STREET (DAVIS DIVISION)

Allen Maples presented a preliminary subdivision plat on behalf of Tim Davis for the purpose of subdividing 4.454 acres into eleven (11) proposed new lots for property located on Jachin Street and Selby Street. The proposed new lots will vary in size from 0.245 acres to 0.594 acres and all of the proposed new lots are currently vacant. The proposed new lots are zoned R-B (High Density Residential), are served by an existing one and a quarter (1.25) inch water line, a proposed six (6) inch water line, a proposed sewer line and an existing sewer line. Public Works Director Dillard Quick stated that as presented, the plat met the requirements for approval. Staff Planner stated that either all of the proposed infrastructure must be installed or a surety instrument in the amount of the cost of the proposed infrastructure plus ten (10) percent be submitted to the PC before final approval can be granted. Quick also stated that electrical infrastructure would need to be installed on Selby Street. After discussion, Robert Oakes made a motion to approve the submitted preliminary plat. Emilie Roberts seconded and the motion passed with a vote of all ayes.

With no other business to discuss, Karen Benningfield made a motion to adjourn the meeting. James Leftwich seconded and the motion passed with a unanimous vote. The next meeting of the Sparta Municipal Planning Commission is September 2, 2025.

CTL

David Williams
Chairman

9.2.2025
Date

Karen Benningfield
Secretary

9/2/2025
Date