



MEMORANDUM

TO: Sparta Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: March 31, 2026

SUBJECT: April 7, 2026 Planning Commission Meeting

The Sparta Municipal Planning Commission will hold its regularly scheduled meeting on Tuesday April 7, 2026 immediately following the Board of Zoning Appeals meeting that begins at 4 P.M. in Sparta City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Roll Call.
3. Approval of the January 6, 2026 minutes.
4. Consideration of amending the zoning ordinance to allow more than one (1) principal structure on a commercially zoned parcel.
5. Consideration of amending the zoning ordinance to allow laundry and dry-cleaning establishments in all commercial districts (with the exception of C-C) as a permitted use.
6. Staff Report—Crosland Combination.
7. Other Business as Necessary.
8. Adjourn.

CTL

***See agenda review**

Chairman David Vidrine _____ Secretary Karen Benningfield _____ Mayor Jerry Lowery _____ Robert Officer _____

John Farris _____ Jason Del Toro _____ Robert Oakes _____ Hoyt Jones _____ James Leftwich _____ Emilie Roberts _____

Building Inspector Mike O’Neal _____

Others: _____

Agenda Review

Crosland Combination—Final

Cole Crosland submitted a final combination plat for the purpose of combining three (3) existing lots into two (2) proposed new lots located on Nob Hill Drive. After the combination, Lot 1 (shown as Lot 57) would consist of 0.608 acres and is currently vacant. Lot 2 (shown as Lot 58) would consist of 0.607 acres and is currently vacant. The proposed new lots are zoned R-A (Single Family Residential) and are served by an existing six (6) inch water line.

Chairman David Vidrine _____ Secretary Karen Benningfield _____ Mayor Jerry Lowery _____ Robert Officer _____

John Farris _____ Jason Del Toro _____ Robert Oakes _____ Hoyt Jones _____ James Leftwich _____ Emilie Roberts _____

Building Inspector Mike O’Neal _____

Others: _____

**REPORT OF MEETING
SPARTA MUNICIPAL PLANNING COMMISSION
JANUARY 6, 2026**

MEMBERS PRESENT

Emilie Roberts
Karen Benningfield
Robert Officer
John Farris
Robert Oakes
David Vidrine
Jason Del Toro
James Leftwich
Mayor Jerry Lowery

STAFF PRESENT

Tommy Lee, UCDD

OTHERS PRESENT

Mike O’Neal, Building Inspector
Tonya Tindle, City Administrator
Daniel Marcum, GIS Technician
Joe Nichols
Ben Clark

MEMBERS ABSENT

Hoyt Jones

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, January 6, 2026 at 4:15 P. M. at Sparta City Hall.

ITEM 2: APPROVAL OF SEPTEMBER 2, 2025 MINUTES

After calling the meeting to order, Chairman Vidrine asked for approval of the minutes from the September 2, 2025 meeting. After discussion, Karen Benningfield made a motion that the minutes be approved as submitted. Robert Officer seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF FINAL SITE PLAN TO ESTABLISH A DAYCARE ON PROPERTY LOCATED TURN TABLE ROAD (YMCA SITE PLAN).

Joe Nichols presented a final site plan on behalf of the YMCA for the purpose of establishing a daycare on property located Turn Table Road. Nichols stated that the proposed day care would consist of six (6) classrooms with a maximum of twelve (12) students per classroom and a maximum of twelve (12) employees. Nichols stated that the site plan would have thirty-three (33) parking spaces. Staff Planner and members of the PC had concerns regarding the ingress/egress from Turn Table Road. It was the consensus of the PC and Staff Planner the ingress/egress should be addressed before the site plan is approved. After discussion, Mayor Jerry Lowery made a motion to approve the submitted final site plan. Emilie Roberts seconded and the motion passed with a vote of all ayes.

ITEM 4: CONSIDERATION OF ABANDONING SEVENTEEN (17) ALLEYS/RIGHTS-OF-WAY FROM THE SPARTA CITY STREET LIST.

GIS Technician Daniel Marcum addressed the PC and stated that the city has seventeen (17) alleys/rights of way that need to be removed from the street list. Marcum stated that the alleys/rights-of-way are as follows: off of Anderson Street and North Main Street, off of Cave Street, off of Dibrell Street, off of East Bronson Street, off of Fairgrounds Lane, off of Gaines Street, off of Hillview Drive, off of Kent Street and Lee Street, off of North Main Street, off of North Spring Street and East Charlene Drive, off of Riverside Drive, off of South Harris Street and North Oak Street, off of South Hillcrest Drive, off of Sugar Hill Drive, off of Wanda Lane, off of West Bronson Street and White County High School off of Village Hill Drive. After discussion, Karen Benningfield made a motion to recommend that the city council remove the aforementioned alley/rights-of-way from the city street list. Robert Oakes seconded and the motion passed with a vote of all ayes.

ITEM 3: STAFF REPORT

Staff Planner presented a report for two (2) subdivision plats that had been administratively approved since the last planning commission meeting. The administratively approved subdivision plat are as follows:

Del Toro Division—Final

Frank Del Toro submitted a final subdivision plat for the purpose of subdividing 2.099 acres into two (2) proposed new lots for property located on West Turn Table Road. Lot 1 (shown as Lot 6) would consist of 0.952 acres and is currently vacant. Lot 2 (shown as Lot 7) would consist of 1.147 acres and is currently vacant. The proposed new lots are zoned C-D (General Business), are served by an existing eight (8) inch water line and an existing eight (8) inch sewer line.

Hickey Combination—Final

Cynthia Hickey submitted a final combination plat for the purpose of combining three (3) existing lots into two (2) proposed new lots located on Valley View Drive. After the combination, Lot 1 (shown as Lot 3) would consist of 2.587 acres, a residential structure and four (4) accessory structures. Lot 2 (shown as Lot 5) would consist of 2.168 acres, an existing residential structure and an existing accessory structure. The proposed new lots are zoned R-A (Single Family Residential) and are served by an existing six (6) inch water line.

With no other business to discuss, Robert Officer made a motion to adjourn the meeting. Karen Benninfield seconded and the motion passed with a unanimous vote. The next meeting of the Sparta Municipal Planning Commission is February 3, 2026.

CTL

Chairman

Date

Secretary

Date

ORDINANCE

AN ORDINANCE TO MAKE CERTAIN AMENDMENTS TO TITLE 14 OF THE SPARTA MUNICIPAL CODE REGARDING LAUNDRY AND DRY-CLEANING ESTABLISHMENTS	ORDINANCE # 26-000
	Requested By: Codes Department
	Prepared By: Daniel Marcum
	Approved as to form and correctness:
	_____ (City Attorney)
	Passed 1 st Reading:
	Passed 2 nd Reading:
	Minute Book Page

SECTION I - Title 14 of the Sparta Municipal Code is hereby amended as follows:

I. COMMERCIAL A DISTRICTS, TITLE 14, CHAPTER 5.

1. **Paragraph 14-502(7).**
Delete the following wording:

“Specific retail uses and services allowed are gift shop, jewelry shop, apparel shop, antique shop, bakery, floral shop, furniture shop, interior decorating shop, photography studio, craft shop, art gallery/supplies, shoe repair, beauty/barber shop--All with no outside storage or display of merchandise outdoors.”

Replace with the following wording:

“Limited retail uses and services. Permitted uses are gift shops, jewelry shops, apparel shops, antique shops, bakeries, floral shops, furniture shops, interior decorating shops, photography studios, craft shops, art galleries/supplies, shoe repair, beauty/barber shops, and laundry and dry-cleaning establishments. -- All with no outside storage or display of merchandise outdoors.”

SECTION II - Title 14 of the Sparta Municipal Code is hereby amended as follows:

I. COMMERCIAL B DISTRICTS, TITLE 14, CHAPTER 6.

1. **Paragraph 14-603(2).**
Delete the following wording:

“Laundry and dry-cleaning establishments.”

Replace with the following wording:

“Removed.”

SECTION III - Title 14 of the Sparta Municipal Code is hereby amended as follows:

I. COMMERCIAL C DISTRICTS, TITLE 14, CHAPTER 7.

1. **Paragraph 14-702.**

Delete the following wording:

“Any structure or use permitted in Commercial B Districts (except that gasoline service stations shall be prohibited in this district) shall be permitted and in addition:”

Replace with the following wording:

“Any structure or use permitted in Commercial B Districts shall be permitted (except that gasoline service stations and laundry and dry-cleaning establishments shall be prohibited in this district) and in addition:”

SECTION IV. This ordinance shall become effective immediately upon final adoption thereof, the public welfare requiring it.

Passed 1st reading _____, 2026

Passed 2nd reading _____, 2026

Publication date _____, 2026

CITY OF SPARTA

Jerry Lowery, Mayor

ATTEST:

Tonya R. Tindle, City Recorder

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISHED THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATED ALL STREET, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____
 DATE _____ OWNER _____

AREA RESERVED FOR
SOILS RESTRICTIONS

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE SPARTA PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE SPARTA PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF WHITE COUNTY, TENNESSEE.

DATE _____ SECRETARY _____
 SPARTA MUNICIPAL PLANNING COMMISSION

GNSS CERTIFICATION:

I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 A: POSITIONAL ACCURACY - 0.05 FEET
 B: TYPE OF GNSS FIELD PROCEDURE - REAL TIME KINEMATIC
 C: DATES OF SURVEY - 11/14/2025
 D: DATUM/EPOCH - NAD83 (2011)/EPOCH:2010.0000
 E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
 F: GEOID MODEL - GEOID 2018
 G: COMBINED GRID FACTOR(S) - 0.99991095
 H: CONVERGENCE ANGLE - 0°19'8"
 I: BASE STATIONS USED - TN27, TN22, TN25, & TN32

CERTIFICATION OF EXISTING STREET(S)

I HEREBY CERTIFY THAT THE STREET(S) SHOWN ON THIS PLAT HAS (HAVE) THE STATUS OF AN ACCEPTED PUBLIC STREET(S) REGARDLESS OF CURRENT CONDITION.

DATE _____ SPARTA STREET DEPARTMENT
 SUPERVISOR

CERTIFICATE OF ACCURACY

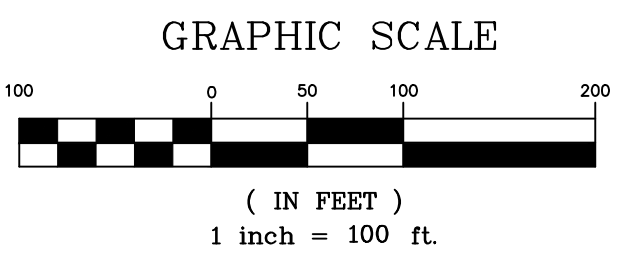
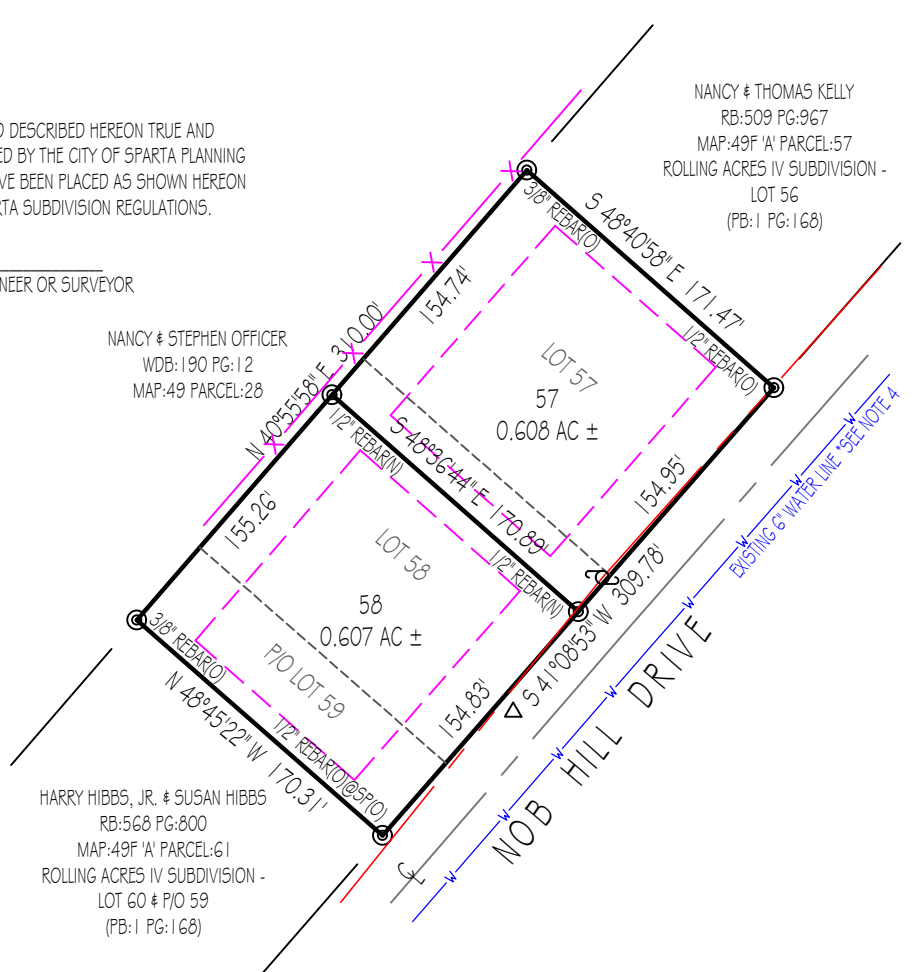
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF SPARTA PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE CITY OF SPARTA SUBDIVISION REGULATIONS.

DATE _____ REGISTERED ENGINEER OR SURVEYOR
 RLS #2171

CERTIFICATION OF EXISTING WATER LINES AND/OR UTILITIES

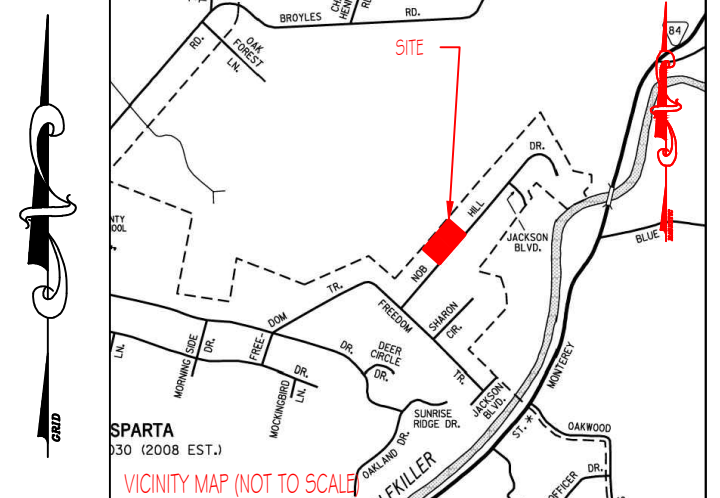
I HEREBY CERTIFY THAT THE WATER LINES AND/OR OTHER UTILITIES SHOWN HEREON ARE IN PLACE.

DATE _____ SPARTA SEWER DEPT. SUPERVISOR



LEGEND

(N)	(NEW)
(O)	(OLD)
⊕	CENTERLINE
⊙	POWER POLE
⊙	FENCELINE
SP	STEEL POST
—w—	WATER LINE
Δ	BASE STATION: N:586,385.73 E:2,129,710.66



- NOTES:
- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
 - THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
 - THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47185CO155D, EFFECTIVE SEPTEMBER 28, 2007.
 - INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
 - PROPERTY IS LOCATED IN ZONE R-A WITHIN SPARTA CITY LIMITS AND IS SUBJECT TO ALL ZONING REGULATIONS FOR ZONE R-A.
 - MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 30'
 SIDE: 12'
 REAR: 30'

FINAL PLAT FOR RE-DIVISION OF LOTS 57, 58, & P/O 59 OF ROLLING ACRES IV SUBDIVISION (PB:1 PG:168) PRESENTED TO CITY OF SPARTA PLANNING COMMISSION	
OWNER: COLE CROSLAND	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 154 PRIMROSE LANE	ADDRESS: 38 MAYBERRY STREET
SPARTA, TN 38583	SPARTA, TN 38583
TELEPHONE:(931)212-9492	TELEPHONE: (931) 837-5446
P/L RB:584 PG:85	TAX MAP:49F 'A' PARCEL:59
DATE: 11/14/2025	1ST C.D. - WHITE COUNTY, TN
SCALE: 1"=100'	ACREAGE SUBDIVIDED: 1.215 AC ±
DRAWING #25-373 A3	NUMBER OF LOTS: 2