

MEMORANDUM

TO: Sparta Board of Zoning Appeals Members

FROM: Tommy Lee, Staff Planner

DATE: April 6, 2023

SUBJECT: April 13, 2023 BZA Meeting

The Sparta Board of Zoning Appeals will hold a special called meeting on Thursday April 13, 2023 at 4:00 P.M. in the Sparta City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Roll Call.
3. Approval of the December 13, 2022 minutes.
3. Close meeting for public hearing to consider the following request:

Special Exception request to establish five (5) multi-family residential structures with zero (0) lot lines at 101 North Spring Street in a C-D (General Business District) zone (Young Request).

4. Reopen BZA meeting.
5. Consideration of special exception request to establish five (5) multi-family residential structures with zero (0) lot lines at 101 North Spring Street in a C-D (General Business District) zone (Young Request).
6. Adjourn.

CTL

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: _____

MINUTES
SPARTA BOARD OF ZONING APPEALS
December 13, 2022

The Sparta Board of Zoning Appeals met at 4:00 P.M. on Tuesday, December 13, 2022, in Sparta City Hall. Those present for the meeting included members David Vidrine, John Farris, Hoyt Jones, James Leftwich, Robert Oakes, Robert Officer, Emilie Roberts, Jason Del Toro, Mayor Jerry Lowery, and Karen Benningfield in addition to Codes Officer Mike O’Neal, Interim City Administrator Tonya Tindle, Planning Director Kevin Rush, and guests Dale and Brenda Sims, Allen Maples, Frank Del Toro, and Eddie Diaz.

Chairman David Vidrine called the meeting to order at 4:00 PM. The agenda for the meeting was approved on a motion by Karen Benningfield that was seconded by Mayor Jerry Lowery. The minutes of the BZA meeting conducted on September 8, 2022, were unanimously approved following a motion by Robert Officer that was seconded by Mayor Jerry Lowery.

A public hearing had been scheduled regarding requests to be considered in the BZA meeting. No residents were present for the public hearing.

Francisco Del Toro had presented a conditional use request to allow an eight-unit apartment complex (Tax Map 049I, Group A, Parcels, 008.00, 009.00, and 010.00) located at 186, 188, and 192 Churchill Drive. The property is zoned Commercial-D. Residential uses are allowed as conditional uses in Commercial-D zones. Planning Director Kevin Rush explained that consideration of conditional use requests allows BZA members to ensure that all conditions are met as prescribed in the zoning code. Rush continued that this request does meet all specifications, and Codes Officer Mike O’Neal added that he sees no issues with this request. Robert Officer moved to approve the conditional use request. The motion was seconded by Emilie Austin Roberts and carried with a unanimous vote. Jason Del Toro abstained from voting on this motion to avoid a potential conflict of interest.

Oscar Dale Sims had presented conditional use requests for property at 365 North Spring Street (Tax Map 049H, Group A, Parcel 006.00) and at 369 North Spring Street (Tax Map 049H, Group A, Parcel 004.00). The conditional use requests were to allow a single-family home on each of these parcels which are located in a Commercial-D zone. Residential uses are allowed as conditional uses in the Commercial-D zones. Following a motion by Emilie Roberts that was seconded by Hoyt Jones, the conditional use requests were unanimously approved.

With no further business to conduct, Karen Benningfield moved to adjourn. Mayor Jerry Lowery seconded the motion, and the meeting was adjourned at approximately 4:15 P.M.

David Vidrine, Chairman

Karen Benningfield, Secretary

City of Sparta

Please return with \$50.00 application fee.

Request for Action of Sparta:

Municipal Planning Commission Board of Zoning Appeals Board of Codes Appeals

Owner Name: Jeff Young Owner Phone# 931-273-5600

Owner Address: 765 Oakland Drive Sparta, TN 38583

Address of Property: ¹⁰¹~~102~~ N. Spring St. Sparta (old address)

Parcel ID of Property: Map: 049F Group: B Parcel: 014.00

Action Requested:

Request for Subdivision of property. *5 copies of subdivision plat must accompany this request.*

Request for Change in Zoning Classification from _____ to _____

Request for Variance:

Explain: _____

Request for Use Permitted on Appeal:

Explain: in order to build five downhome style rental units

Appeal from Interpretation:

Explain: _____

Property Identification Requirements:

Platted Land (*preferred*):

Name of Subdivision: _____ Map: _____ Group: _____ Parcel: _____

Attach Copy of Plat

Deed

Attach Copy of Deed

Petition: As owner/agent, I hereby petition the City of Sparta, TN for approval of the above described request as provided by the laws of the State of Tennessee and the ordinances of the City of Sparta.

Hearing Scheduled for: 4-4-23

Disposition: Approved Denied Appeal Requested Referred to Board of Mayor/Aldermen

Date: _____



Map Printed: 3/22/2023

Special Exception/Use On Appeal
101 N Spring St
Map 049P, Group B, Parcel 014.00

