

MEMORANDUM

TO: Sparta Board of Zoning Appeals Members

FROM: Tommy Lee, Staff Planner

DATE: December 31, 2025

SUBJECT: January 6, 2026 BZA Meeting

The Sparta Board of Zoning Appeals will hold a special called meeting on Tuesday January 6, 2026 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 April 1, 2026 minutes.
4. Close meeting for public hearing to consider the following request:

Request for a special exception to establish a multi-family residential structure in a C-D (General Business) zoning district for property located at 317 North Spring Street (Del Toro request)

5. Reopen BZA meeting.
6. Consideration of a request for a special exception to establish a multi-family residential structure in a C-D (General Business) zoning district for property located at 317 North Spring Street (Del Toro request)
7. Election of Officers.
8. 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: _____

Board of Zoning Appeals – April 1, 2025

David Vidrine called the meeting to order. Karen Benningfield called the roll call.

Robert Officer made a motion to approve the minutes from the January 7, 2025 and Emilie Roberts seconded the motion. All voted “Aye” by voice vote. Minutes approved.

Chairman Vidrine closed the meeting for a public hearing requesting the variance.

Mike O’Neal explained the request by the home owner to the board. Board asked questions regarding the variance. Home owner answered questions. The neighbor expressed that he was in agreement with the changes the homeowner had made to the property.

Robert Officer made a motion to grant the variance requested. Karen Benningfield seconded the motion. All voted “Aye” by voice vote. Variance request was approved.

Chairman Vidrine asked for a motion to adjourn the meeting.

Robert Officer made the motion. James Leftwich seconded the motion. All voted “Aye” by voice vote. Meeting adjourned.

4-1-2025 BZA City of Sparta

Attendance Sign in

[Signature] 

[Signature]

BARRY LEX FOSTER

Bill Cieslicki

Emilie Roberts

Kenneth A. Kirby

~~John James~~
James J. Walsh

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: Francisco Del Toro Owner Phone# 615-574-8422

Owner Address: 317 N. Spring St

Address of Property: 317 N Spring St

Parcel ID of Property: Map: 049H Group: C Parcel: 00100

PAID
DEC 11 2028

Action Requested:

Request for Change in Zoning Classification from _____ to _____

Request for Variance:

Explain: _____

Request for Use Permitted on Appeal:

Explain: Residential Apartments in C-D Zone

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.

* Signature(s): [Signature]

Date: 12-11-2025

Hearing Scheduled for: 1/6/25 at 4pm.

This Section for Internal Use Only

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

Date: _____



Special Exception/Use On Appeal

317 N Spring St

Map: 049H, Group: C, Parcel: 001.00

Zone: C-D



1 inch = 200 feet

Map/Data For Illustrative Purposes Only.
City of Sparta is not responsible for misuse,
misinterpretation, or inaccuracy of data.
Not a substitute for OneCall.
12/12/2025