



MEMORANDUM

TO: Sparta Board of Zoning Appeals Members

FROM: Tommy Lee, Staff Planner

DATE: December 31, 2024

SUBJECT: January 7, 2025 BZA Meeting

The Sparta Board of Zoning Appeals will hold a special called meeting on Tuesday January 7, 2025 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 June 4, 2024 minutes.
4. Close meeting for public hearing to consider the following request:

Variance request to allow for vehicles to be able to enter King Street and North Wilson Street in reverse (Seeds of Hope Request).

5. Reopen BZA meeting.
6. Consideration of variance request to allow for vehicles to be able to enter King Street and North Wilson Street in reverse (Seeds of Hope Request).
7. 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: _____

**REPORT OF MEETING
SPARTA BOARD OF ZONING APPEALS
JUNE 4, 2024**

MEMBERS PRESENT

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

STAFF PRESENT

Tommy Lee, UCDD

OTHERS PRESENT

Daniel Marcum, City GIS
Mike O’Neal, Building Inspector
Bob Donato
Kyle Goff
Meredith Shuler
Tonya Tindle, City Administrator

MEMBERS ABSENT

Robert Officer

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, a called meeting of the Sparta Board of Zoning Appeals (BZA) meeting was called to order by Chairman David Vidrine on Tuesday, June 4, 2024 at 4:00 P. M. at Sparta City Hall.

ITEM 2: APPROVAL OF FEBRUARY 6, 2024 MINUTES

After calling the meeting to order, Chairman Vidrine asked for approval of the minutes from the February 6, 2024 meeting. After discussion, Mayor Jerry Lowery made a motion that the minutes be approved as submitted. Emilie Roberts seconded and the motion passed with a vote of all ayes.

Chairman Vidrine closed the BZA meeting in order to open a public hearing on the following request:

Request for an eight (8) foot green space variance for property located on Walker Cove Road (Castelli Request).

With no public comments regarding the aforementioned special exception request, Chairman Vidrine reopened the BZA meeting to take-action on the following BZA request:

ITEM 3: CONSIDERATION OF REQUEST FOR AN EIGHT (8) FOOT GREEN SPACE VARIANCE FOR PROPERTY LOCATED ON WALKER COVE ROAD (CASTELLI REQUEST).

Bob Donato presented a request for a variance on behalf of Elijah Casteli for an eight (8) foot green space variance for property located on Walker Cove Road. Donato stated that the shape of the lot on Walker Cove Road would necessitate an eight (8) foot green space variance. Donato stated that the green space would initially be ten (10) feet wide but would decrease in width down to two (2) feet. Donato also stated that the variance would be necessary in order to depict the proper number of parking spaces. After discussion, Mayor Jerry Lowery made a motion to grant the aforementioned variance. Hoyt Jones 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. David Vidrine seconded and the motion passed with a unanimous vote.

Chairman

Date

Secretary

Date



Map/Data For Illustrative Purposes Only.

City of Sparta is not responsible for misuse, misinterpretation, or inaccuracy of data.

Not a substitute for OneCall.

12/12/2024

Variance Request

239 King St

Map: 059A Group: F Parcel: 018.00

Zone: C-D



1 inch = 100 feet

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: Seeds of Hope Tennessee LLC Owner Phone# _____
Owner Address: 239 King St

Address of Property: 239 King St
Parcel ID of Property: Map: 059A Group: F Parcel: 018.00

Action Requested:

Request for Subdivision of property (Requires additional fee of \$25.00 per lot). 5 copies of subdivision plat must accompany this request.

Request for Change in Zoning Classification from _____ to _____

Request for Variance:
Explain: Parking to back out on King St. to N. Wilson

Request for Use Permitted on Appeal:
Explain: _____

Appeal from Interpretation:
Explain: _____

Property Identification Requirements:

Platted Land (Attach Copy of Plat):
Name of Subdivision: _____ Map: _____ Group: _____ Parcel: _____

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.

Sign: Sonya Linder Date: 11/21/24

DO NOT WRITE BELOW THIS LINE. FOR INTERNAL USE ONLY.

Hearing Scheduled for: _____

Disposition: Approved Denied Appeal Requested Referred to Board of Mayor/Aldermen
Date: Dec 3, 2024