

MEMORANDUM

TO: Sparta Board of Zoning Appeals Members  
FROM: Tommy Lee, Staff Planner  
DATE: April 28, 2026  
SUBJECT: May 5, 2026 BZA Meeting

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The Sparta Board of Zoning Appeals will hold a special called meeting on Tuesday May 5, 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 January 6, 2026 minutes.
4. Close meeting for public hearing to consider the following request:

**Request for a special exception to establish a commercial use in an M-I (Manufacturing-Industry) zoning district for property located at 261 Mayberry Street (Tolbert request)**

5. Reopen BZA meeting.
6. Consideration of a request for a special exception to establish a commercial use in an M-I (Manufacturing-Industry) zoning district for property located at 261 Mayberry Street (Tolbert request)
7. Close meeting for public hearing to consider the following request:

**Request for a three (3) foot front setback variance for property located at 217 Sparkman Street (Davis Request)**

8. Reopen BZA meeting.
9. Consideration of a request for a three (3) foot front setback variance for property located at 217 Sparkman Street (Davis Request)
10. 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  
JANUARY 6, 2026**

**MEMBERS PRESENT**

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

**STAFF PRESENT**

Tommy Lee, UCDD

**OTHERS PRESENT**

Daniel Marcum, City GIS  
Mike O'Neal, Building Inspector  
Bob Young

**MEMBERS ABSENT**

Hoyt Jones

**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, January 6, 2026 at 4:00 P. M. at Sparta City Hall.

**ITEM 2: APPROVAL OF APRIL 1, 2025 MINUTES**

After calling the meeting to order, Chairman Vidrine asked for approval of the minutes from the April 1, 2025 meeting. After discussion, Robert Officer 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 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)**

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 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)**

Jason Del Toro presented a request on behalf of Frank Del Toro 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 stated that the proposed multi-family residential structure would consist of two (2) buildings with eight (8) units each for a total of sixteen (16) units. The structures would front and have access from West Turn Table Road. Del Toro stated that the parcel would be divided with the multi-family residential structures being located on the western portion of the parcel and a car wash to be located on the eastern portion of the parcel. Del Toro stated that there will be a buffer between the car wash and the multi-family residential structures. After discussion, Robert Officer made a motion to grant the aforementioned special exception. Mayor Jerry Lowery seconded and the motion passed with a vote of eight (8) ayes (Vidrine, Benningfield, Farris, Roberts, Officer, Oakes, Leftwich and Lowery) to zero (0) nays with one (1) abstention (Del Toro).

**ITEM 4: ELECTION OF OFFICERS**

Mayor Jerry Lowery made a motion to nominate David Vidrine for the office of Chairman, Hoyt Jones for the office of Vice-Chairman and Karen Benningfield for the office of secretary. Robert Officer and the motion passed with a vote of all ayes.

With no other business to discuss, Robert Officer made a motion to adjourn the meeting. Karen Benningfield seconded and the motion passed with a unanimous vote.

CTL

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

PAID

APR 09 2026

# 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: Austin Tolbert Owner Phone# 931-316-3735  
Owner Address: 525 Catron Rd. Sparta TN.

Address of Property: 261 Mayberry St  
Parcel ID of Property: Map: 059A Group: D Parcel: 006.00

### 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: \_\_\_\_\_  
\_\_\_\_\_

Request for Use Permitted on Appeal:

Explain: COMMERCIAL USE IN M-I ZONE  
\_\_\_\_\_

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: [Signature] Date: 4-9-26

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

Hearing Scheduled for: 5/5/26

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

Date: \_\_\_\_\_



Tennessee Comptroller of the Treasury - Division of Property Assessments

Map/Data For Illustrative Purposes Only.

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

Not a substitute for OneCall.

4/21/2026

## Variance Request

217 Sparkman St

Map: 0490 Group: B Parcel: 022.00

Zone: R-A



1 inch = 100 feet

Meeting may 5<sup>th</sup>

# City of Sparta

Please return with \$50.00 application fee.

PAID  
APR 20 2026

## Request for Action of Sparta:

Municipal Planning Commission  Board of Zoning Appeals  Board of Codes Appeals

Owner Name: Tim Davis Owner Phone# 931-240-2366

Owner Address: PO Box 6346 Sparta TN 38583

Address of Property: 217 Sparkman St

Parcel ID of Property: Map: 0490 Group: B Parcel: 022.00

### 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: building on original footprint stayin in set backs with addition except the small sliver on drawing

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.

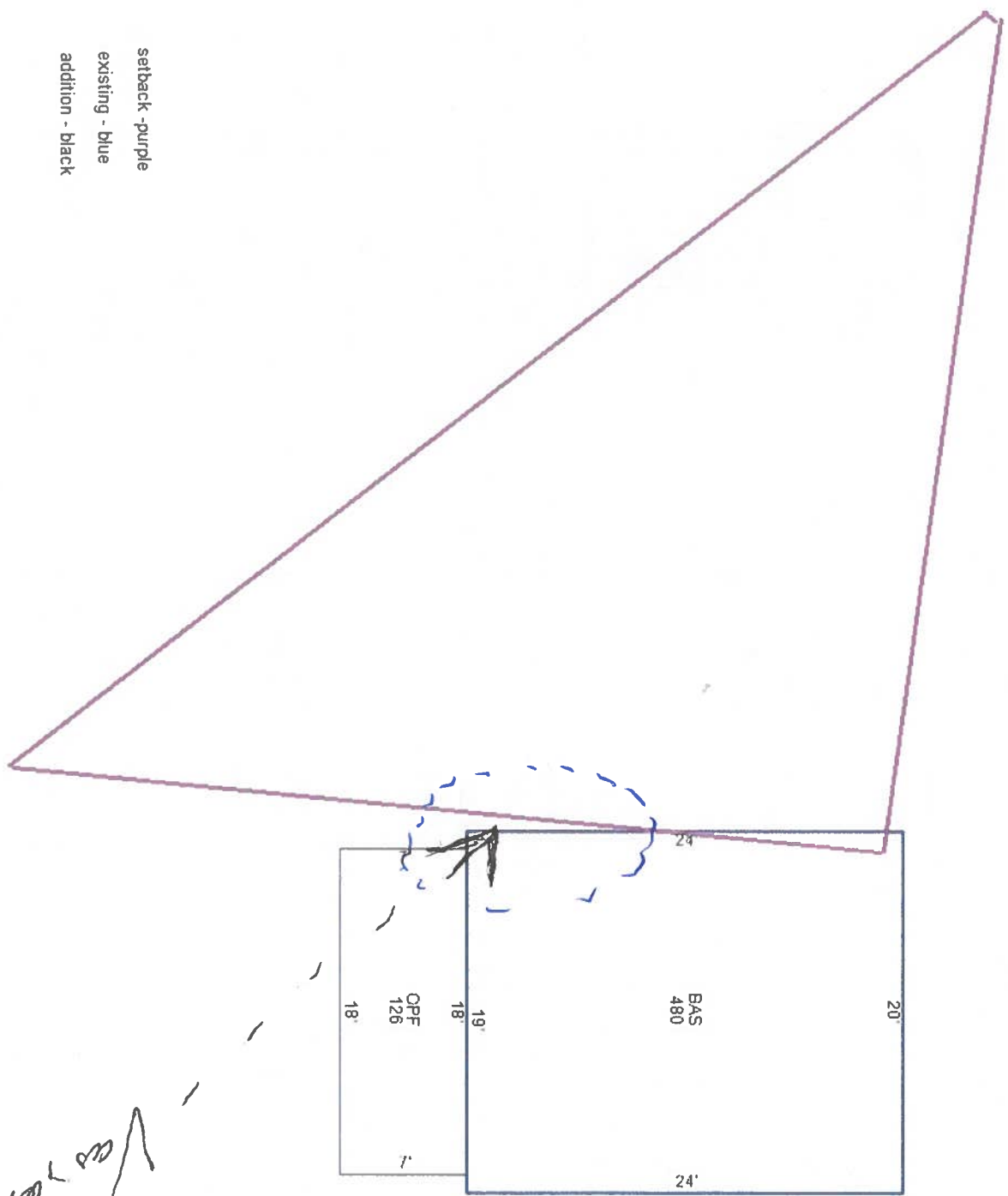
Sign: \_\_\_\_\_ Date: \_\_\_\_\_

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

Hearing Scheduled for: 5/5/26

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

Date: \_\_\_\_\_



setback - purple  
existing - blue  
addition - black

Vedance

217  
Sparkman St



Tennessee Comptroller of the Treasury - Division of Property Assessments

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Not a substitute for OneCall.

4/16/2026

## Variance Request

261 Mayberry St

Map: 059A Group: D Parcel: 006.00

Zone: M-I



1 inch = 200 feet