



MEMORANDUM

TO: Sparta Board of Zoning Appeals Members
FROM: Tommy Lee, Staff Planner
DATE: July 25, 2023
SUBJECT: August 1, 2023 BZA Meeting

The Sparta Board of Zoning Appeals will hold a special called meeting on Tuesday August 1, 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 June 6, 2023 minutes.
3. Close meeting for public hearing to consider the following request:

Special Exception request to establish a residential structure at 11 West Rhea Street in a C-C (Central Business District) zone (Everett Request).

4. Reopen BZA meeting.
5. Consideration of special exception request to establish a residential structure at 11 West Rhea Street in a C-C (Central Business District) zone (Everett 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: _____

**REPORT OF MEETING
SPARTA BOARD OF ZONING APPEALS
JUNE 6, 2023**

MEMBERS PRESENT

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

STAFF PRESENT

Tommy Lee, UCDD

OTHERS PRESENT

Mike O’Neal, Building Inspector
Paul Gaw
David Bilbrey

MEMBERS ABSENT

Hoyt Jones
Emilie Roberts

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 Thursday, June 6, 2023 at 4:00 P. M. at Sparta City Hall.

ITEM 2: APPROVAL OF APRIL 13, 2023 MINUTES

After calling the meeting to order, Chairman Vidrine asked for approval of the minutes from the April 13, 2023 meeting. After discussion, Mayor Jerry Lowery made a motion that the minutes be approved as submitted. Robert Officer 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:

Special Exception request to establish multi-family residential structures with zero (0) lot lines on Mose Drive (further described as Map 041, Parcel 053.10) in a C-D (General Business District) zone (Bilbrey 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 A SPECIAL EXCEPTION REQUEST TO ESTABLISH MULTI-FAMILY RESIDENTIAL STRUCTURES WITH ZERO (0) LOT LINES ON MOSE DRIVE (FURTHER DESCRIBED AS MAP 041, PARCEL 053.10) IN A C-D (GENERAL BUSINESS DISTRICT) ZONE (BILBREY REQUEST).

Staff Planner presented a special exception request to the BZA on behalf of David Bilbrey for the purpose of establishing multi-family residential structures with zero (0) lot lines on Mose Drive in a C-D (General Business District) zone. Bilbrey stated that there would be approximately thirty (30) units housed in multiple buildings with private streets and common space that will be maintained by a homeowner’s association. Staff Planner stated that if the special exception were approved, a site plan must be submitted and approved before a building permit could be issued. After discussion, Robert Officer made a motion to grant the aforementioned special exception request. Mayor Jerry Lowery 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:

Special Exception request to establish a single-family residential structure at 471 North Spring Street (further described as Map 040, Parcel 082.00) in a C-D (General Business District) zone (Jones 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 4: CONSIDERATION OF A SPECIAL EXCEPTION REQUEST TO ESTABLISH A SINGLE-FAMILY RESIDENTIAL STRUCTURE AT 471 NORTH SPRING STREET (FURTHER DESCRIBED AS MAP 040, PARCEL 082.00) IN A C-D (GENERAL BUSINESS DISTRICT) ZONE (JONES REQUEST).

Staff Planner presented a special exception request to the BZA on behalf of Brian Jones for the purpose of establishing a single-family residential structure at 471 North Spring Street in a C-D (General Business District) zone. After discussion, Mayor Jerry Lowery made a motion to grant the aforementioned special exception request. Robert Officer 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. Robert Oakes seconded and the motion passed with a unanimous vote.

CTL

Chairman

Date

Secretary

Date

PAID

JUN 01 2023

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: Tony Everett & Anetra Mitchell Owner Phone# 615-500-3880
Owner Address: 401 Moss Creek CT Nashville TN 37221

Address of Property: 11 West Rhea St.
Parcel ID of Property: Map: 059B Group: 1 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: _____

[x] Request for Use Permitted on Appeal:

Explain: C-C use for office space in front and apartment space in back

[] 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: July

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

Date: _____



C-A

W Rhea St

E Rhea St

Subject Area

C-C

N Main St (84)

W Bockman Way (70)

Liberty Sq

E Bockman Way (70)

Map/Data For Illustrative Purposes Only.
City of Sparta is not responsible for misuse, misinterpretation, or inaccuracy of data.
Not a substitute for OneCall.
6/23/2023

Special Exception/Use On Appeal

11 W Rhea St
Map: 059B, Group: I, Parcel: 014.00
Zone: C-C



1 inch = 50 feet