



MEMORANDUM

TO: Sparta Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: August 25, 2026

SUBJECT: September 1, 2026 Planning Commission Meeting

The Sparta Municipal Planning Commission will hold its regularly scheduled meeting on Tuesday September 1, 2026 at 4 P.M. in Sparta City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Roll Call.
3. Approval of the August 4, 2026 minutes.
4. Consideration of site plan for the establishment of multi-family residential structures with zero (0) lot lines located on Mose Drive (Suits Site Plan)
5. Staff Report—Broyles Combination. *
6. Other Business as Necessary.
7. Adjourn.

CTL

***See Agenda Review**

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: _____

Agenda Review

Broyles Combination—Final

Steve Broyles submitted a final combination plat for the purpose of combining five (5) existing lots into four (4) proposed new lots for property located at 29 Baker Street. After the combination, Lot 1 would consist of 0.251 acres and an existing residential structure. Lot 2 would consist of 0.331 acres and is currently vacant. Lot 3 would consist of 0.303 acres and an existing structure. Lot 4 would consist of 0.233 acres and an existing residential structure. The proposed new lots are zoned R-B (Multiple Family Residential) and C-D (General Business), are served by an existing eight (8) sewer line and an existing six (6) inch water line.

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 MUNICIPAL PLANNING COMMISSION
AUGUST 4, 2026**

MEMBERS PRESENT

Emilie Roberts
Karen Benningfield
Hoyt Jones
David Vidrine
Robert Oakes
Mayor Jerry Lowery
John Farris

MEMBERS ABSENT

Jason Del Toro
Robert Officer
James Leftwich

STAFF PRESENT

Tommy Lee, UCDD

OTHERS PRESENT

Mike O'Neal, Building Inspector
Tonya Tindle, City Administrator
Daniel Marcum, GIS Specialist
Brittany Selby
Trent Selby

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, the regular meeting of the Sparta Municipal Planning Commission (PC) meeting was called to order by Chairman David Vidrine on Tuesday, August 4, 2026 at 4:15 P. M. at Sparta City Hall.

ITEM 2: APPROVAL OF JULY 7, 2026 MINUTES

After calling the meeting to order, Chairman Vidrine asked for approval of the minutes from the July 7, 2026 meeting. After discussion, Mayor Jerry Lowery made a motion that the minutes be approved as submitted. Hoyt Jones seconded and the motion passed with a vote of all ayes.

ITEM 3: CONSIDERATION OF REQUEST TO REZONE PROPERTY LOCATED AT 377 WALKER STREET FROM R-B (MULTIPLE-FAMILY RESIDENTIAL) TO C-D (GENERAL BUSINESS) (SELBY REQUEST)

Staff Planner presented a request on behalf of Trent Selby to rezone property located at 377 Walker Street from R-B (Multiple-Family Residential) to C-D (General Business). Trent Selby stated that the reason for the rezoning is to establish a gym on the aforementioned property. After discussion, Hoyt Jones made a motion to recommend that the city rezone property located at 377 Walker Street from R-B to C-D. Emilie Roberts seconded and the motion passed with a vote of all ayes.

ITEM 6: DISCUSSION REGARDING AMENDING THE ZONING ORDINANCE TO ESTABLISH RESTRICTIONS FOR DATA CENTERS AND CRYPTO CURRENCY MINING OPERATIONS.

At the July 7, 2026 meeting, Staff Planner presented a proposed zoning ordinance amendment to establish restrictions for data centers and cryptocurrency mining operations. The amendment includes definitions and regulations for both uses. The Staff Planner noted that a citywide ban on these operations would likely not withstand a legal challenge; therefore, the proposal permits them as special exceptions within the I-1 (Industrial) district. Conditions for a special exception include noise limitations, minimum footprint and buffer zone requirements, infrastructure and resource protections, decommissioning bonds, and enforcement clauses for fines and shutdowns. Following discussion, the Staff Planner requested that the Planning Commission (PC) review the proposed amendment and be prepared to discuss it at the next meeting. At the August 4, 2026 meeting, Staff Planner presented two (2) zoning amendments to the PC for consideration. The first amendment defines cryptocurrency operations, data centers and sensitive receptors and reads as follows:

To ensure that Sparta's regulations are legally defensible, the city's zoning code must feature exact, highly specific definitions. If a definition is too broad, it might accidentally ban a local bank server or school computer lab; if it is too vague, a cryptocurrency developer's attorney could exploit the loophole to bypass the noise and footprint restrictions.

Other Tennessee municipalities (such as Kingsport, Knox County, and Nashville) use definitions that legally separate industrial-scale processing from standard commercial IT uses.

*These precise, statutory definitions can be directly integrated into **Section 11-202 (Definitions)** of the Sparta Zoning Ordinance.*

1. Cryptocurrency Mining Operations

Definition: *The operation of specialized, high-density data processing facilities, server farms, or networked electronic computers—including but not limited to Application-Specific Integrated Circuit (ASIC) systems and Graphics Processing Units (GPUs)—dedicated to the continuous validation, execution, and recording of blockchain transactions, cryptographic puzzles, or virtual currency issuance.*

Exclusion Provision: *This definition shall not include the non-commercial use of five (5) or fewer computing units operated entirely within a fully enclosed residential structure, provided such use remains strictly secondary and incidental to the residential occupancy and complies with standard residential noise limits.*

- **Why it's drafted this way:** *This targets the specific hardware (ASICs) that generates the continuous, high-frequency fan whine. The exclusion provision protects hobbyists mining a tiny bit of crypto in their basement from accidentally violating strict industrial zoning laws.*

2. Data Center

Definition: *A facility consisting of one or more buildings or structures specifically designed, constructed, or retrofitted to house, manage, and operate interconnected computer servers, data storage systems, and telecommunications equipment utilized for the high-volume processing, transfer, storage, and management of digital information.*

A Data Center includes all primary infrastructure necessary to support sustained operations, including but not limited to mechanical air handlers, industrial HVAC units, cooling towers, liquid immersion cooling systems, secondary/backup power generators, electrical substations, and dedicated fiber-optic infrastructure. This definition explicitly encompasses facilities utilized for cloud computing, artificial intelligence (AI) training or hosting, server farms, and Cryptocurrency Mining Operations.

- **Why it's drafted this way:** *It ensures that whether a company calls itself an "AI Research Hub," a "Cloud Data Warehouse," or a "Bitcoin Mine," they all fall under the exact same strict regulatory umbrella. It also explicitly includes the cooling infrastructure, which is the primary source of neighborhood noise.*

3. Data Center Accessory Use

Definition: *Any structures, utilities, or ancillary uses that are secondary, subordinate, and customarily incidental to the operation of a primary Data Center or Cryptocurrency Mining facility. This includes, but is not limited to, administrative offices, physical security checkpoints, perimeter fencing, sound-*

attenuation enclosures, on-site electrical substations, high-voltage transmission lines, and emergency fuel storage tanks.

- ***Why it's drafted this way:*** *This prevents a developer from trying to build a massive electrical substation or a field of backup diesel generators on an adjacent lot under a different permit to skirt the main facility's setback lines.*

4. Sensitive Receptor

Definition: *Any land use, zoning district, or structure where occupiers of the land are particularly sensitive to continuous noise, vibration, visual blight, or industrial disruptions. This term explicitly includes all residential zoning districts (R-1, R-2, R-3), single-family or multi-family dwellings, public or private schools, licensed daycare facilities, places of worship, hospitals, nursing homes, public parks, and historic preservation sites.*

- ***Why it's drafted this way:*** *Instead of listing "schools, churches, and houses" over and over again throughout the text of the ordinance, you can simply write that a Data Center must be set back 1,500 feet from any Sensitive Receptor.*

The second amendment establishes cryptocurrency mining operations and data centers as a use permitted upon appeal in the M-1 (Industrial) district. The amendment reads as follows:

High-Density Computing & Crypto-Mining Operations

Section 1: Intent and Applicability

The purpose of this ordinance is to protect the health, safety, and welfare of the residents of Sparta, TN, from the unique adverse impacts of High-Density Computing Facilities (Data Centers) and Cryptocurrency Mining Operations. These regulations apply to all new facilities, expansions of existing structures, and any retrofitted properties within city limits.

Section 2: Strict Noise Limitations

Because cryptocurrency mining relies on heavy-duty industrial fans operating 24/7, noise pollution is the number one complaint from neighbors. Standard zoning laws are not designed for this type of continuous high-frequency hum.

- ***Maximum Decibel Thresholds:*** *No facility may generate noise that exceeds 50 dBA during daytime hours (7:00 AM – 10:00 PM) or 45 dBA during nighttime hours (10:00 PM – 7:00 AM) when measured at the property line of any adjacent parcel.*
- ***The "Pure Tone" Penalty:*** *If the noise emitted contains a continuous whistle, hum, or high-frequency whine (common with ASIC mining fans), the permissible limits listed above are automatically reduced by 5 dBA.*
- ***Mandatory Sound Proofing:*** *All cooling equipment, generators, and servers must be housed completely within an enclosed building utilizing sound-attenuation walls, acoustic baffles, and dampening mufflers. Open-air or partially open cargo containers are strictly prohibited.*
- ***Independent Compliance Audits:*** *Operators must fund an independent, third-party acoustic engineering audit every six months, submitted directly to Sparta Codes Enforcement, to prove compliance.*

Section 3: Large Footprint & Buffer Zone Requirements

To visually isolate these facilities and prevent them from encroaching on residential areas or light industrial parks (like Industrial Parkway), strict spatial constraints must be applied:

- **Minimum Lot Size:** Any parcel hosting a data center or crypto-mining facility must be a minimum of **10 contiguous acres**.
- **Mandatory Setbacks:** All structures and cooling infrastructure must be set back at least **500 feet** from any public right-of-way, 250 feet from all other property lines and at least **1,500 feet** from any use that is considered a sensitive receptor.
- **Vegetative Screening Barrier:** A continuous, multi-row evergreen buffer must be planted along all property boundaries. This screen must feature trees that are at least 6 feet tall at planting and capable of growing to a minimum height of 15 feet within four years to provide complete visual and partial acoustic screening.

Section 4: Infrastructure & Resource Protection

Data operations can heavily tax local water systems (for evaporative cooling) and power grids.

- **Closed-Loop Cooling Only:** Liquid-cooling systems must be 100% closed-loop (such as immersion cooling). Direct consumption of city water for evaporative cooling or "once-through" water cooling systems is entirely banned to protect Sparta's local water supply.
- **Grid Impact Statement:** Prior to receiving a building permit, applicants must submit a Grid Impact Studies report certified by the Tennessee Valley Authority (TVA) and the local power distributor. This report must prove that the operation will not decrease grid stability, cause voltage sags, or increase utility rates for local Sparta residents.
- **E-Waste Recycling Plan:** Operators must provide a legally binding plan for the disposal and recycling of outdated hardware (which degrades rapidly in crypto mining). No electronic waste may be disposed of in local municipal landfills.

Section 5: Enforcement and Financial Assurances

- **Decommissioning Bond:** Before breaking ground, the operator must post a cash bond or irrevocable letter of credit in an amount equal to 125% of the estimated cost of completely dismantling the facility and restoring the property to a natural state. This ensures that if the business goes bankrupt or the crypto market crashes, the City of Sparta isn't left with an abandoned, blighted industrial shell.
- **Fines and Shut-Down Clauses:** Any violation of the noise or environmental standards will result in an immediate fine of \$1,000 per day for a first offense. If a facility violates the noise ordinances three times within a single calendar year, its Special Use Permit will be permanently revoked.

After discussion, Karen Benningfield made a motion to recommend the proposed amendments to the City Council for review. Robert Oakes seconded and the motion passed with a vote of all ayes. Mayor Lowery stated that the city council would review the proposed amendments and would send recommendations to the PC for consideration.

ITEM 6: DISCUSSION REGARDING FEES FOR ZONING COMPLIANCE LETTER.

Staff Planner presented a request on behalf of City Administrator Tonya Tindle to establish a \$50 fee for issuing zoning compliance letters, noting that the request stems from a high volume of recent inquiries. Following discussion, Hoyt Jones moved to recommend that the City Council implement a \$50 fee for each zoning compliance letter issued. Karen Benningfield seconded and the motion passed with a vote of all ayes.

With no other business to discuss, Emilie Roberts made a motion to adjourn the meeting. Hoyt Jones seconded and the motion passed with a unanimous vote. The next meeting of the Sparta Municipal Planning Commission is September 1, 2026.

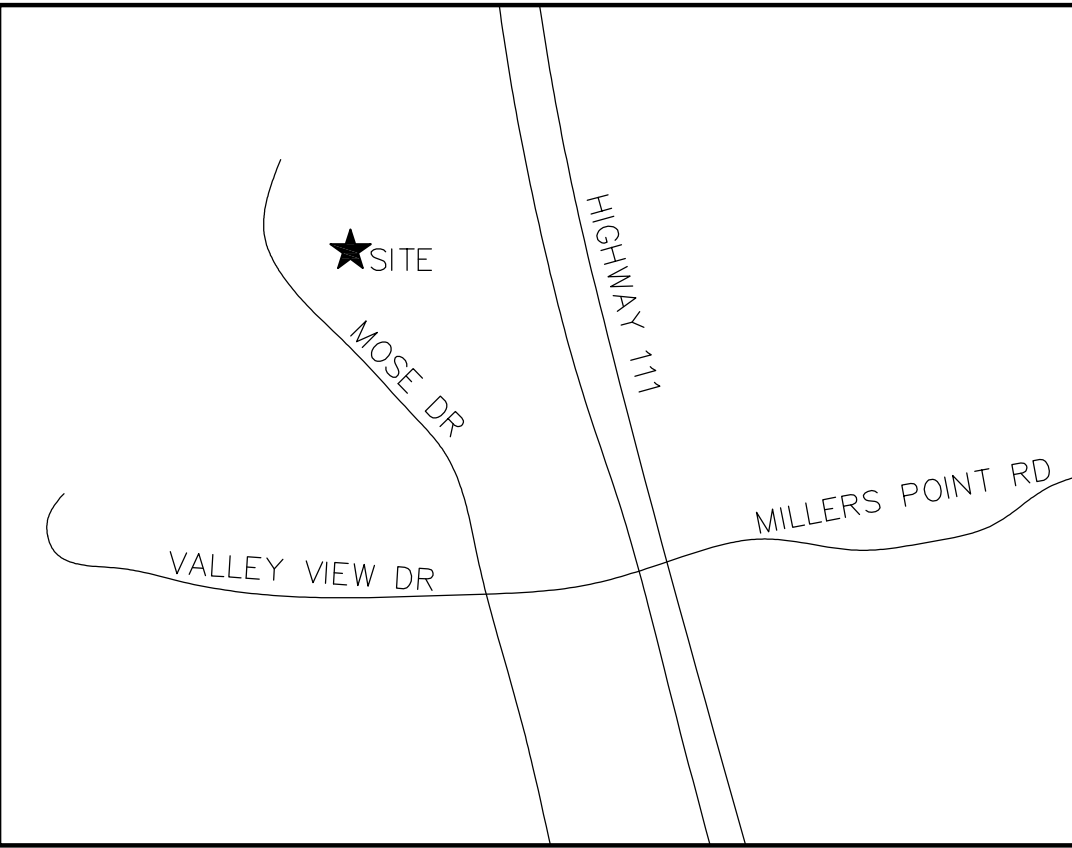
CTL

Chairman

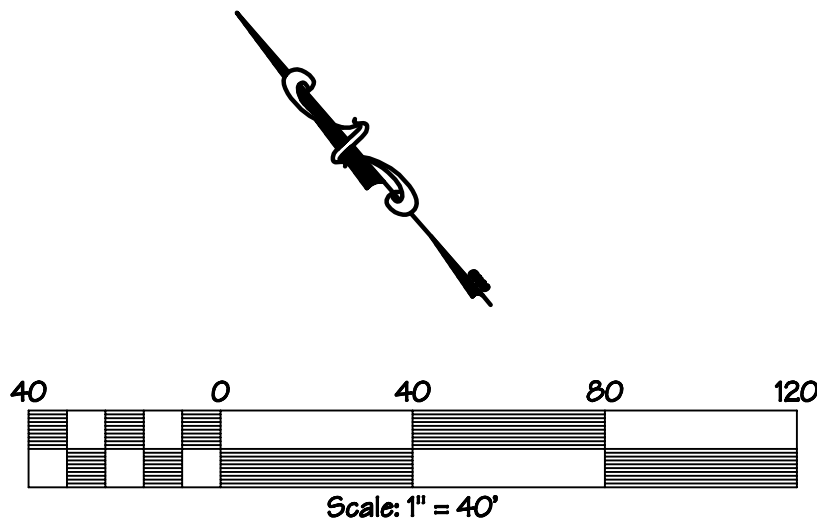
Date

Secretary

Date



LOCATION MAP
NTS



ADDRESS:
MOSE DR. CONTROL MAP 041, PARCEL 053.10

ZONING:
C-D - GENERAL BUISNESS

SETBACKS:
FRONT - 30FT
SIDE - 0 FT
REAR - 10 FT

RESIDENTIAL
SINGLE FAMILY, ATTACHED

BUILDINGS A, B, & C - 2 BEDROOM
2 SPACES EACH + 1 GARAGE SPACE

BUILDINGS D, E, & F - MIX OF 2 & 3 BEDROOM
PROVIDED: 74 SPACES

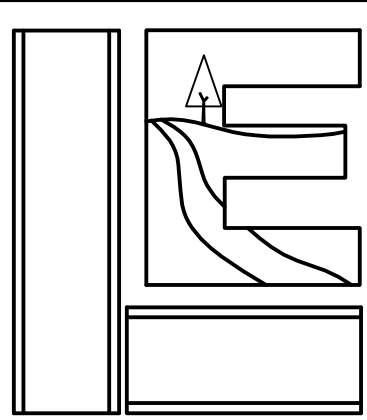
BUILDING DETAILS:	
BUILDINGS A, B, & C - "ANSLEY DESIGN"	
8,525 SQ FT. PER BUILDING	
6 UNITS PER BUILDING	
FIRST FLOOR	991 SQ. FT.
GARAGE	309 SQ. FT.
COV STOOP	22 SQ. FT.
COV. PATIO	66 SQ. FT.
TOTAL	1,388 SQ. FT.

BUILDINGS D, E, & F	
5,979 SQ FT. PER BUILDING -"ENCORE DESIGN"	
8 UNITS PER BUILDING	
FIRST FLOOR	749 SQ. FT.
SECOND FLOOR	741 SQ. FT.
COV. PATIO	68 SQ. FT.
TOTAL	1,558 SQ. FT.

BUILDING DETAILS, CONT:
BUILDINGS A, B, & C - "ANSLEY DESIGN"
6 UNITS PER BUILDING x 3 BUILDINGS
18 UNITS

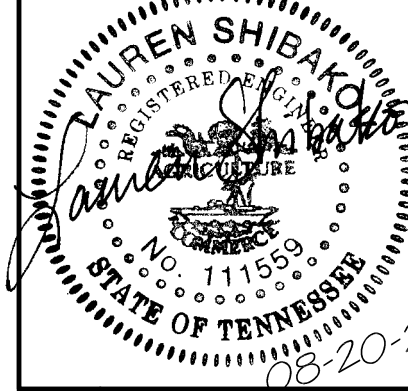
BUILDINGS D, E, & F - "ENCORE DESIGN"
8 UNITS PER BUILDING X 3 BUILDINGS
24 UNITS

TOTAL - 42 UNITS



LAUREN
ENGINEERING
SERVICES, PLLC

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Cookeville, TN 38503
(931)319-4739 ph.
laurenengineering@gmail.com



FINAL GRADING & UTILITY PLAN
THE COTTAGES
MOSE DRIVE
SPARTA, TN

OWNER/DEVELOPER:
CAPITAL COMMUNITIES
DONNIE SUITS
PO BOX 3647
COOKEVILLE, TN 38503
(770)231-2114

SURVEYOR:
VICK SURVEYING, LLC
CHRIS VICK, R.L.S.
2772 HIDDEN COVE ROAD
COOKEVILLE, TN 38506
(931)372-1286

CIVIL ENGINEER:
LAUREN ENGINEERING SERVICES, PLLC
LAUREN S. SHIBAKOV, P.E.
P.O. BOX 153
COOKEVILLE, TN 38503
(931)319-4739

MECHANICAL ENGINEER:
MONTGOMERY ENGINEERING, PLLC
FRANK MONTGOMERY, P.E.
114C WEST MAIN ST.
GALLATIN, TN 37066
(615)230-9089

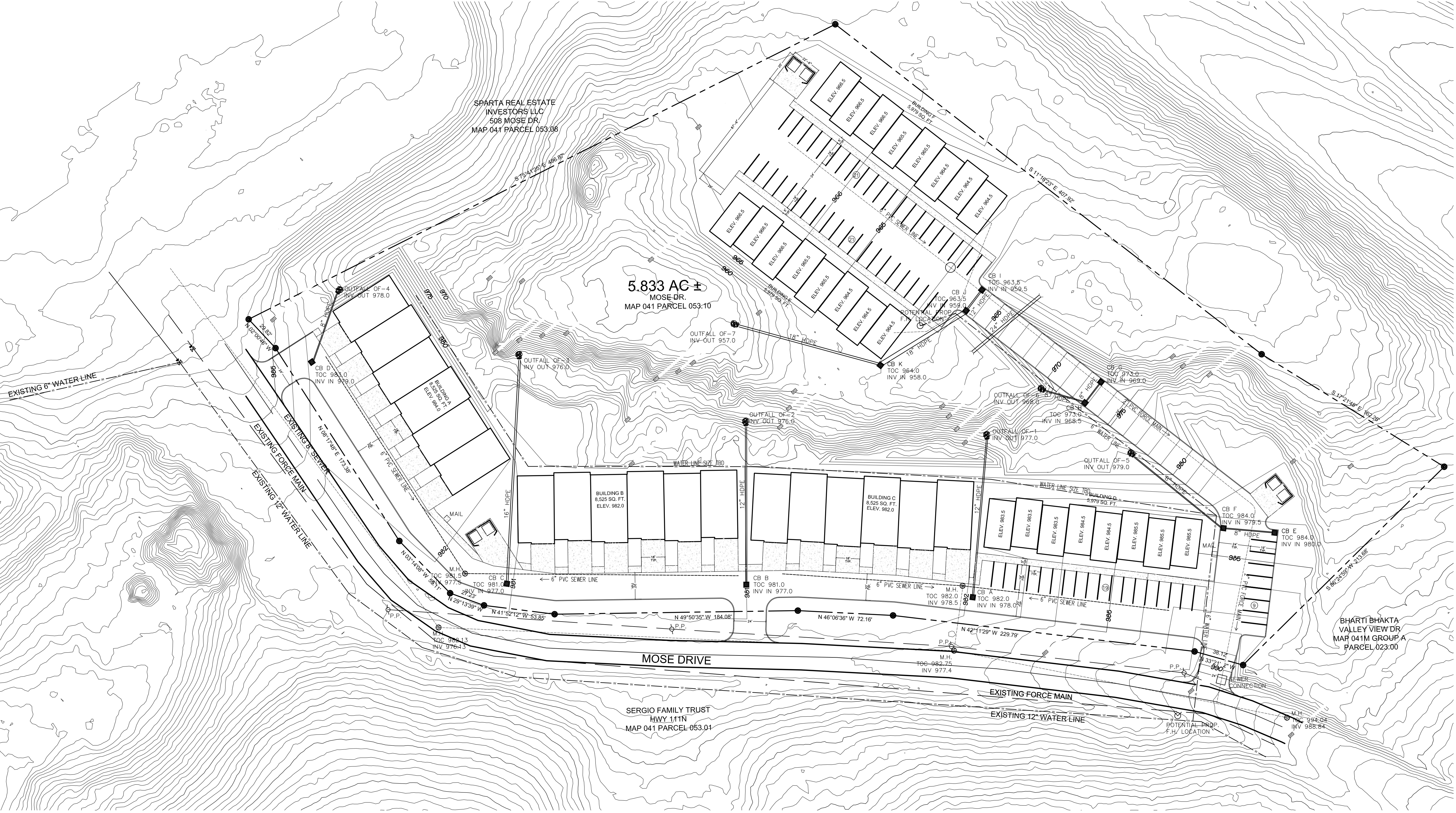
ELECTRICAL ENGINEER:
MONTGOMERY ENGINEERING, PLLC
ROB MONTGOMERY, P.E.
114C WEST MAIN ST.
GALLATIN, TN 37066
(615)230-9089

FIRE PROTECTION ENGINEER:
FIRE TEAM SPRINKLER, LLC
WAYNE KING, P.E.
89 FRANK LAYNE RD.
TRACY CITY, TN 37387
(931)592-6005

Date:	August 20, 2026
Revisions:	

L.E.S. Project Number:
26-08
N.D. Project Number:
26-?

C7



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATED ALL STREET, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____
DATE _____ OWNER _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF SPARTA PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE CITY OF SPARTA SUBDIVISION REGULATIONS.

DATE _____ REGISTERED ENGINEER OR SURVEYOR
RLS #2171

CERTIFICATION OF EXISTING WATER LINES AND/OR UTILITIES

I HEREBY CERTIFY THAT THE WATER LINES AND/OR OTHER UTILITIES SHOWN HEREON ARE IN PLACE.

DATE _____ SPARTA SEWER DEPT. SUPERVISOR

CERTIFICATION OF EXISTING STREET(S)

I HEREBY CERTIFY THAT THE STREET(S) SHOWN ON THIS PLAT HAS (HAVE) THE STATUS OF AN ACCEPTED PUBLIC STREET(S) REGARDLESS OF CURRENT CONDITION.

DATE _____ SPARTA STREET DEPARTMENT
SUPERVISOR

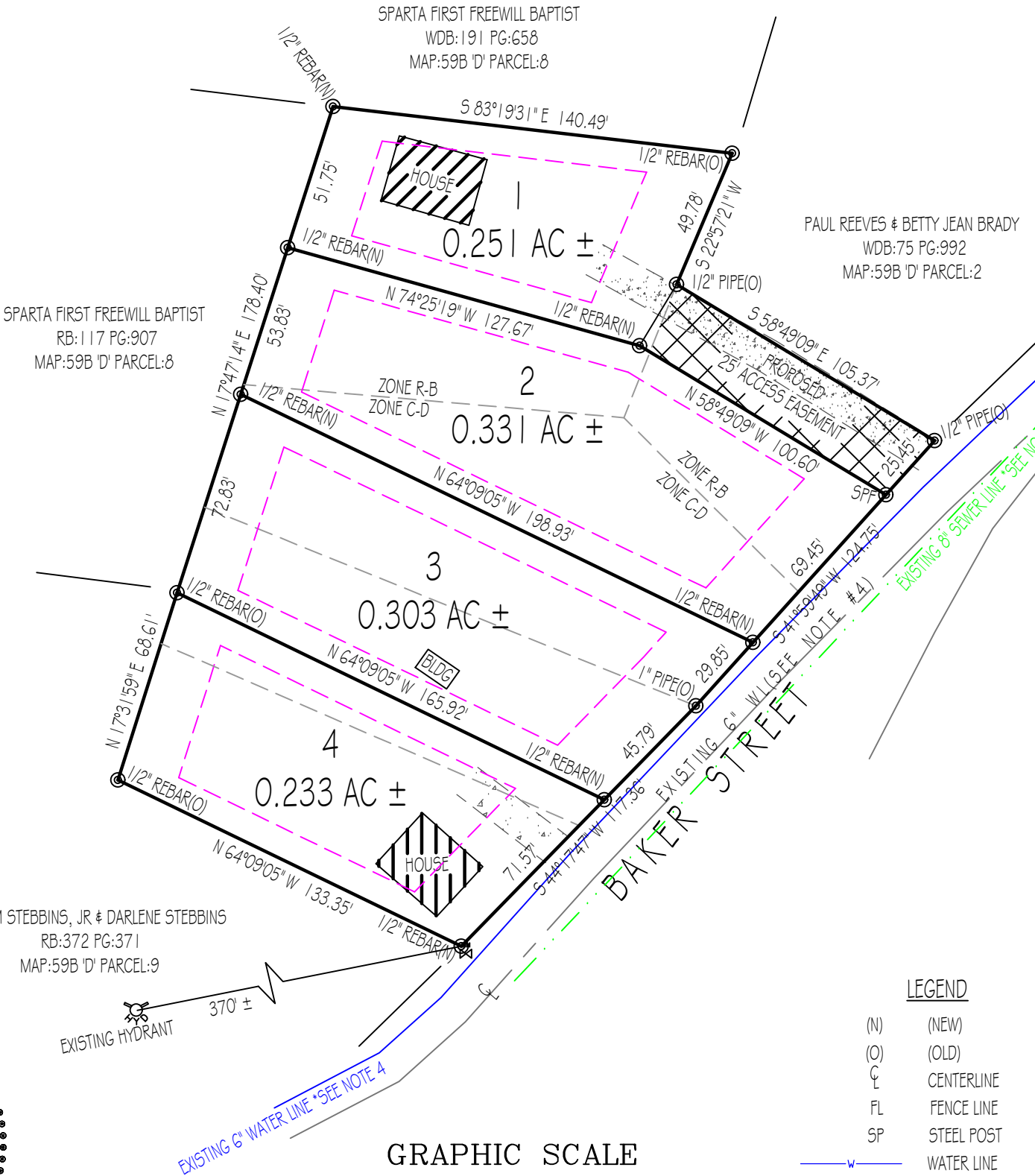
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE SPARTA PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE SPARTA PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF WHITE COUNTY, TENNESSEE.

DATE _____ SECRETARY
SPARTA MUNICIPAL PLANNING COMMISSION

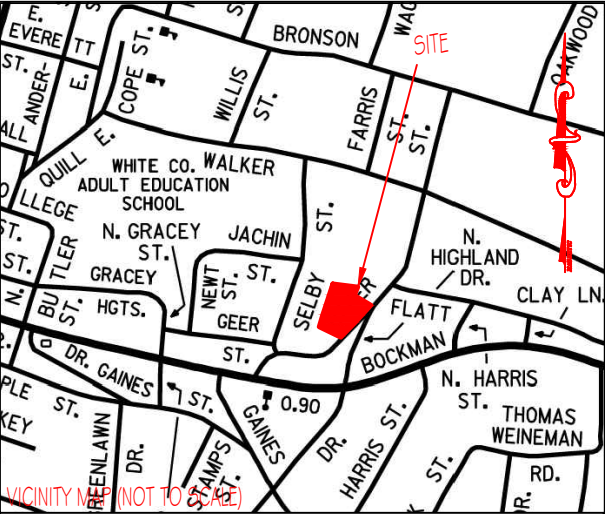
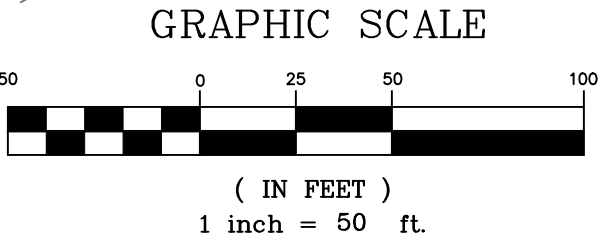
I HEREBY CERTIFY THAT THIS IS A
CATEGORY 1 SURVEY AND THE RATIO
OF PRECISION OF THE UNADJUSTED
SURVEY IS AT LEAST 1:10,000.

ALLEN MAPLES, JR
RLS#2171



LEGEND

- | | |
|------|----------------|
| (N) | (NEW) |
| (O) | (OLD) |
| C | CENTERLINE |
| FL | FENCE LINE |
| SP | STEEL POST |
| —W— | WATER LINE |
| —SS— | SANITARY SEWER |
| ⊕ | MANHOLE |



NOTES:

- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
- THIS PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47185CO165D, EFFECTIVE SEPTEMBER 28, 2007.
- INFORMATION FROM UTILITY COMPANY WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OR DIAL 811.
- PROPERTY IS LOCATED IN ZONE C-D & R-B WITHIN SPARTA CITY LIMITS AND IS SUBJECT TO ALL ZONING REGULATIONS FOR ZONES C-D & R-B.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 25'
REAR: 20'
SIDE: 10'

FINAL PLAT FOR	
ENCHANTMENT IN LIGHT	
PRESENTED TO	
CITY OF SPARTA PLANNING COMMISSION	
OWNER: STEVE BROYLES	SURVEYOR: ALLEN MAPLES LAND SURVEYING
ADDRESS: 29 BAKER STREET	ADDRESS: 38 MAYBERRY STREET
SPARTA, TN 38583	SPARTA, TN 38583
TELEPHONE: (931) 837-7355	TELEPHONE: (931) 837-5446
P/O RB: 130 PG: 217, 211, 219, 215	TAX MAP: 59B 'D' PARCEL: 5.00
TAX MAP: 59B 'D' PARCEL: 4.00	TAX MAP: 59B 'D' PARCEL: 4.01
DATE: 6/23/2026	1ST C.D. - WHITE COUNTY, TN
SCALE: 1"=50'	ACREAGE SUBDIVIDED: 1.118±
DRAWING #26-099 A3	NUMBER OF LOTS: 4