



MEMORANDUM

TO: Algood Board of Zoning Appeals (BZA) Members

FROM: Tommy Lee, Staff Planner

DATE: June 16, 2025

SUBJECT: June 26, 2025 BZA Meeting

The Algood Board of Zoning Appeals (BZA) will hold a special meeting on Thursday June 26, 2025 at 5:15 PM in the Algood City Hall. The agenda for the BZA meeting is as follows:

1. Call to order.
2. Approval of April 24, 2025 minutes.
3. Close meeting for public hearing to consider the following:

Request for a 497-square-foot lot size variance to establish two (2) proposed new lots in the R-2 (Medium Density Residential) District for the property located at 153 McCauley Street (Osborne request)

4. Re-Open BZA meeting.
5. Consideration of request for a 497-square-foot lot size variance to establish two (2) proposed new lots in the R-2 (Medium Density Residential) District for the property located at 153 McCauley Street (Osborne request)
6. Close meeting for public hearing to consider the following:

Request for a 21,257-square-foot lot size variance to establish two (2) proposed new lots for an existing church and an existing residence in the R-2 (Medium Density Residential) District for the property located at 170 4th Avenue (Ramsey request)

7. Re-Open BZA meeting.
8. Consideration of request for a 21,257-square-foot lot size variance to establish two (2) proposed new lots for an existing church and an existing residence in the R-2 (Medium Density Residential) District for the property located at 170 4th Avenue (Ramsey request)
9. Adjourn.

Chairperson Shawna Whitefield___ Vice-Chairman Bill Bilbrey___ Secretary Bill Benson___ Tony Hogan___ Loyd Norris___

City Administrator Keith Morrison___ Building Inspector Bob Lane_____

Others: _____

Osborne Variance Request

Mark Osborne submitted a request for a 497-square-foot lot size variance to establish two (2) proposed new lots in the R-2 (Medium Density Residential) District for the property located at 153 McCauley Street. The purpose of the variance is to subdivide one (1) existing lot into two (2) proposed new lots. The lot already has two (2) existing addresses (153 McCauley Street and 219 Epperson Avenue). There is an existing residential structure located at 219 Epperson Avenue. Osborne is seeking to create another lot and build another residential structure at 153 McCauley Street. It is required under Article V, Section 2, Subsection C, 1, a, that single family residential structures with access to public sewer have a minimum lot size of 10,000 square feet. Included for review is the variance application.

Ramsey Variance Request

Landon Ramsey submitted a request for a 21,257-square-foot lot size variance to establish two (2) proposed new lots for an existing church and an existing residence in the R-2 (Medium Density Residential) District for the property located at 170 4th Avenue. The purpose of the variance is to subdivide one (1) existing lot into two (2) proposed new lots. One (1) lot would contain an existing residence and an existing accessory structure and one (1) lot would contain the existing church. It is required under Article V, Section 2, Subsection C, 1, d, that churches with access to public sewer have a minimum lot size of 30,000 square feet. Included for review is the variance application.

**REPORT OF MEETING
ALGOOD BOARD OF ZONING APPEALS
APRIL 24, 2025**

MEMBERS PRESENT

Shawna Whitefield
Bill Bilbrey
Bill Benson
Tony Hogan

MEMBERS ABSENT

Loyd Norris

STAFF PRESENT

Tommy Lee, UCDD

OTHERS PRESENT

Keith Morrison, City Administrator
Bob Lane, Building Inspector
Jim Herrin, Herald Citizen
Marie Terry
Patti Moore
David Moore
Brandon Loftis
Suzie Vaughn

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, a meeting of the Algood Board of Zoning Appeals (BZA) was called to order by Chairman Shawna Whitefield at 5:30 p.m. on Thursday April 24, 2025 at Algood City Hall.

ITEM 2: APPROVAL OF THE FEBRUARY 27, 2025 MINUTES

After the meeting was called to order, Chairman Whitefield asked for approval of the minutes for the meeting held on February 27, 2025 minutes. Bill Benson made a motion to approve the minutes as presented. Tony Hogan seconded and the motion passed with a vote of all ayes.

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

Request for a special exception to establish a church in a C-A (General Commercial) district for property located on State Route 111, further described as Tax Map 026, Parcel 031.00 (Brown Request)

Patti Moore addressed the PC and had questions about potential drainage issues, the location of the church on the parcel and whether or not there would be a privacy fence constructed. David Moore addressed the BZA and asked what other uses could be established on the property. Staff Planner read the permitted uses in the C-A district. With no further public comments regarding the aforementioned request, Chairman Whitefield reopened the BZA meeting to take-action on the following request:

ITEM 3: CONSIDERATION OF REQUEST FOR A SPECIAL EXCEPTION TO ESTABLISH A CHURCH IN A C-A (GENERAL COMMERCIAL) DISTRICT FOR PROPERTY LOCATED ON STATE ROUTE 111, FURTHER DESCRIBED AS TAX MAP 026, PARCEL 031.00 (BROWN REQUEST)

Suzie Vaughn and Brandon Loftis presented the special exception request on behalf of Gina Brown for the purpose of establishing a church in a C-A (General Commercial) zone for property located on State Route 111, further described as Tax Map 026, Parcel 031.00. This is required under Article V, Section 3, Subsection B, 2, f, which regulates conditional uses in the C-A district. Loftis stated that he represented Unity Church of the Cumberland and that the church would be approximately 7,500 square feet to be constructed in two (2) phases. Loftis stated that phase 1 would have approximately 5,000 square feet of construction and phase 2 would have 2,500 square feet of construction. Loftis stated that Lindenwood Road would be the preferred access which Staff Planner and Building Inspector Bob Lane replied that the Tennessee Department of Transportation would determine ingress and egress. Loftis further stated that water and sewer access would be difficult but not impossible and that the church could possibly hook up to utilities at Lindenwood Road. Loftis stated that the

church would face SR-111, the only regularly scheduled service is for 11:30 A.M. on Sundays and that the maximum anticipated attendance would be 200 persons. After discussion, Bill Benson made a motion to grant the aforementioned special exception. Bill Bilbrey seconded and the motion passed with a vote of all ayes.

With no other business to discuss, Bill Benson made a motion to adjourn. Tony Hogan seconded and the motion passed with a vote of all ayes.

CTL

Chairperson

Date

Secretary

Date



**ZONING REQUEST
APPLICATION**
Director of Economic &
Community Development
Tommy Lee
Phone: (931) 979-2170
Email: tlee@ucdd.org

215 West Main Street
PO Box 49215
Algood, TN 38506
Phone: (931) 537-9545
Fax: (931) 537-9429

DEADLINE for submitting application for BZA is 15 working days prior to the 4th Thursday of each month in order to be considered at next regular meeting. Deadline for APC is 10 days prior to 4th Thursday each month. The Algood BZA meets the 4th Thursday of each month at 5:15pm and Algood Planning Commission meets the 4th Thursday of each month at 6:00pm at Algood City Hall.

Note: Applicant must be present at meeting to represent their zoning request interest. AN AFFIDAVIT MUST BE FILLED OUT IF THEY ARE ACTING ON BEHALF OF AN OWNER

Owners Name: Mark Osborne and/or Jasmine Sapp Phone: (931) 239-7919

Owner's Address: 223 2nd Ave N. Algood TN 38506

Representative/Developer: _____ Phone: _____

Address of Property under consideration: 153 McCawley St. Algood, TN 38506

Location of Property under consideration (Tax Map Number): 026N A 006.00

Size Property 197x99 (19,503 sqft) Current Zone: R-1

Existing Use: open Lot

Article VII, Section 11 Planning Fees is hereby created by Ordinance 681-22 and shall be read as follows:

The following fee schedule shall apply to all zoning requests and shall be paid before action is taken on the request:

Please Check The Following Types of Zoning Request (s) Desired?

REZONING: _____ FEE: \$125.00

Desired Zone: _____ Proposed Use: _____

Applicant should provide reasons and information to show why the change is needed, and that the change will benefit the general welfare rather than the vested interests of a few persons.

Rezoning is to be considered by the Algood Planning Commission for a recommendation of approval (or denial). If approved by PC, the Algood City Council will have to approve the rezoning by an ordinance on 2 readings and hold a Public Hearing on 2nd reading.

USE UPON APPEAL/SPECIAL EXCEPTION FOR: _____ FEE: \$125.00

Users Permitted on Appeal include Home occupations and Duplexes, and are considered by Board of Zoning Appeals. Uses Permitted on Appeal are listed in the Zoning Code for each zoning district and are the only uses that can be considered under this category. Generally specific criteria or requirements have to be made.

SITE PLAN REVIEW: _____ FEE: \$125.00

X VARIANCE: 153 McCawley St. Algood, TN 38506 FEE: \$125.00

Required: 10,000 sqft Proposed: Making it a separate Lot at 9,503 sqft

Applicant needs to provide a sketch site plan of property with all dimensions and distances of building (s) from property lines. A variance is usually requested for setbacks, parking lot size, etc. and is reviewed by Board of Zoning Appeals. A variance is used when a property has special or unusual conditions, so that meeting the regular requirements of the Zoning Code would result in undue hardship upon the owner.

Our property has 2 address already, 219 Epperson Ave and 153 McCawley St. We have already built a home at 219 Epperson Ave. We would like to separate into 2 Lots with 153 McCawley being the variance. It already has an

_____ ZONING TEXT AMENDMENT _____ FEE: \$125.00

Reason: _____

_____ ADMINISTRATIVE REVIEW OR INTERPRETATION _____ FEE \$125.00

Reason: _____

This is reviewed by the Board of Zoning Appeals, when the zoning map may be unclear or ordinance description is confusing, or when a proposed new use is not specifically listed in the Zoning Code.

Names of Adjoining Property Owners:

North _____

East _____

South Ms. Barbara Zimmerman

West Mr. & Mrs. Matheny

Office Use: Date Received _____

Fee Amount: _____

(BZA Notice : _____)

Meeting Date _____

Approved? _____

Rezoning: Ordinance Number _____

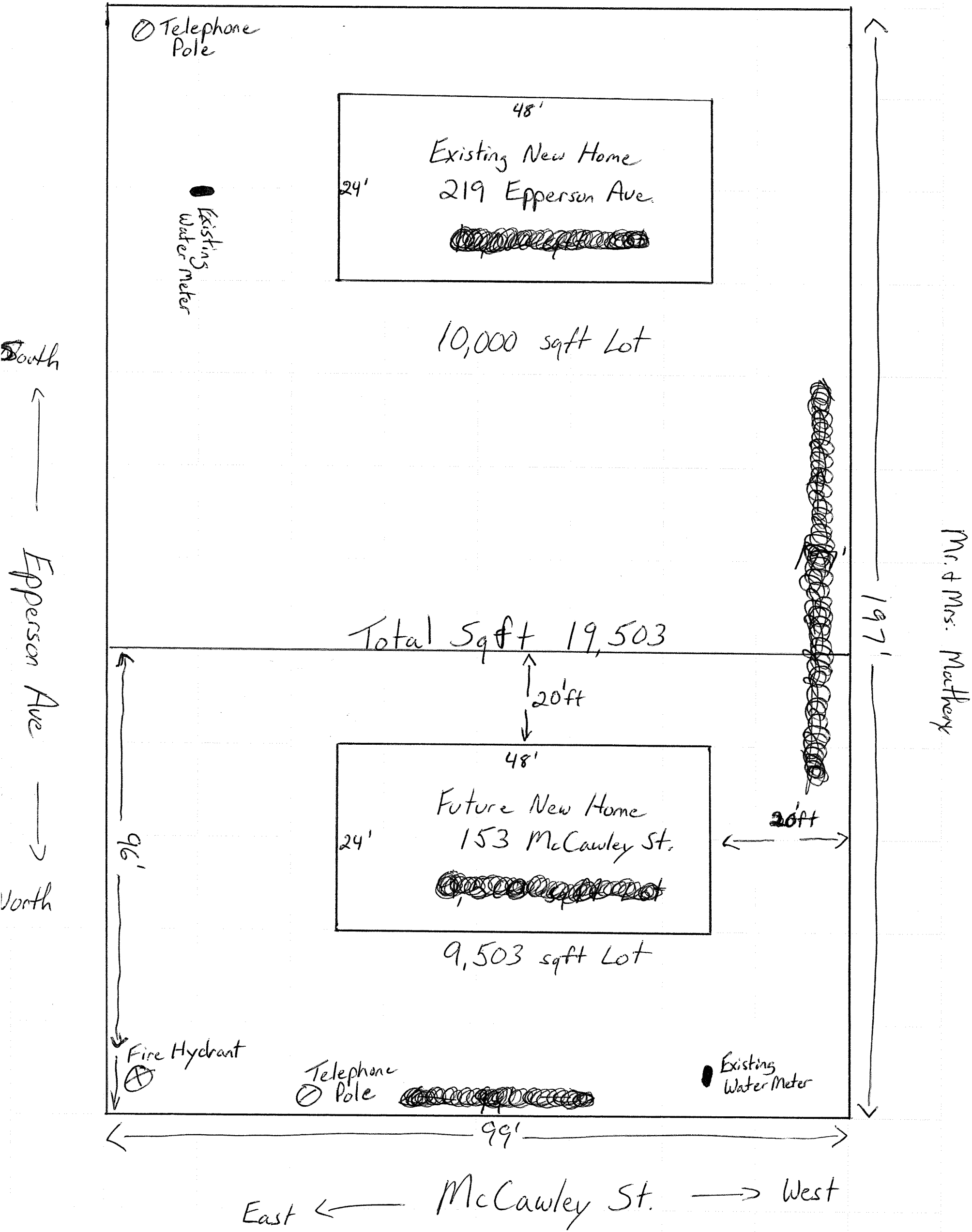
1st Reading _____

2nd Reading _____

Public Hearing Notice Date _____

Public Hearing Date _____

Ms. Barbara Zimmerman





**ZONING REQUEST
APPLICATION**
Director of Economic &
Community Development
Tommy Lee
Phone: (931) 979-2170
Email: tlee@ucdd.org

215 West Main Street
PO Box 49215
Algood, TN 38506
Phone: (931) 537-9545
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Note: Applicant must be present at meeting to represent their zoning request interest. AN AFFIDAVIT MUST BE FILLED OUT IF THEY ARE ACTING ON BEHALF OF AN OWNER

Owners Name: LONDON & MAKAYLA RAMSEL Phone: 931-644-6043

Owner's Address: 113 CIRCLE DRIVE COOKVILLE TN 38506

Representative/Developer: TAYLOR DILLHAY Phone: 931-524-9000

Address of Property under consideration: 170 4TH AVENUE COOKVILLE TN 38506

Location of Property under consideration (Tax Map Number): 026N F 2.00

Size Property 8,743 SQ. FT. 0.20 AC. Current Zone: R-2

Existing Use: CHURCH

Article VII, Section 11 Planning Fees is hereby created by Ordinance 681-22 and shall be read as follows:
The following fee schedule shall apply to all zoning requests and shall be paid before action is taken on the request:

Please Check The Following Types of Zoning Request (s) Desired?

REZONING: _____ FEE: \$125.00

Desired Zone: _____ Proposed Use: _____

Applicant should provide reasons and information to show why the change is needed, and that the change will benefit the general welfare rather than the vested interests of a few persons.

Rezoning is to be considered by the Algood Planning Commission for a recommendation of approval (or denial). If approved by PC, the Algood City Council will have to approve the rezoning by an ordinance on 2 readings and hold a Public Hearing on 2nd reading.

USE UPON APPEAL/SPECIAL EXCEPTION FOR: _____ FEE: \$125.00

Users Permitted on Appeal include Home occupations and Duplexes, and are considered by Board of Zoning Appeals. Uses Permitted on Appeal are listed in the Zoning Code for each zoning district and are the only uses that can be considered under this category. Generally specific criteria or requirements have to be made.

SITE PLAN REVIEW: _____ FEE: \$125.00

☒ VARIANCE: ON MIN. LOT SIZE FOR A CHURCH IN R-2 ZONING FEE: \$125.00

Required: 30,000 Proposed: 8,743

Applicant needs to provide a sketch site plan of property with all dimensions and distances of building (s) from property lines. A variance is usually requested for setbacks, parking lot size, etc. and is reviewed by Board of Zoning Appeals. A variance is used when a property has special or unusual conditions, so that meeting the regular requirements of the Zoning Code would result in undue hardship upon the owner.

_____ ZONING TEXT AMENDMENT _____ FEE: \$125.00

Reason: _____

_____ ADMINISTRATIVE REVIEW OR INTERPRETATION _____ FEE \$125.00

Reason: _____

This is reviewed by the Board of Zoning Appeals, when the zoning map may be unclear or ordinance description is confusing, or when a proposed new use is not specifically listed in the Zoning Code.

Names of Adjoining Property Owners:

North RAMSEY

East CIRCLE DRIVE

South 4TH AVENUE

West ELLEN SAINT

Office Use: Date Received _____

Fee Amount: _____

(BZA Notice : _____)

Meeting Date _____

Approved? _____

Rezoning: Ordinance Number _____

1st Reading _____

2nd Reading _____

Public Hearing Notice Date _____

Public Hearing Date _____

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, AND PARKS AS SHOWN TO THE PUBLIC OR PRIVATE USE NOTED. I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION.

DATEOWNER

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT CLASS 'A' SURVEY, AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000, PERFORMED IN ACCORDANCE TO CURRENT TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THE MONUMENTS HAVE BEEN AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE ALGOOD PLANNING COMMISSION.

DATESURVEYOR

CERTIFICATION OF EXISTING SEWER LINES

I HEREBY CERTIFY THAT THE EXISTING SEWER LINES SHOWN HEREON ARE IN PLACE AND THAT LOTS IN THIS SUBDIVISION CAN TIE ONTO THE CITY SEWER, UPON OTHER REQUIREMENTS OR APPROVALS BY CITY AND PAYMENT OF REQUIRED FEES.

DATEALGOOD CITY ADMINISTRATOR

CERTIFICATE EXISTING WATER LINES

I HEREBY CERTIFY THAT THE EXISTING WATER LINES SHOWN HEREON ARE IN PLACE AND MAINTAINED BY THE CITY OF ALGOOD.

DATEALGOOD CITY ADMINISTRATOR

CERTIFICATE EXISTING ROAD(S)

I HEREBY CERTIFY THAT THE ROAD(S) SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTED CITY- OR COUNTY- MAINTAINED PUBLIC ROAD REGARDLESS OF CURRENT CONDITION, OR IS A STATE- MAINTAINED HIGHWAY.

DATEALGOOD CITY ADMIN. OR COUNTY ROAD SUPERVISOR

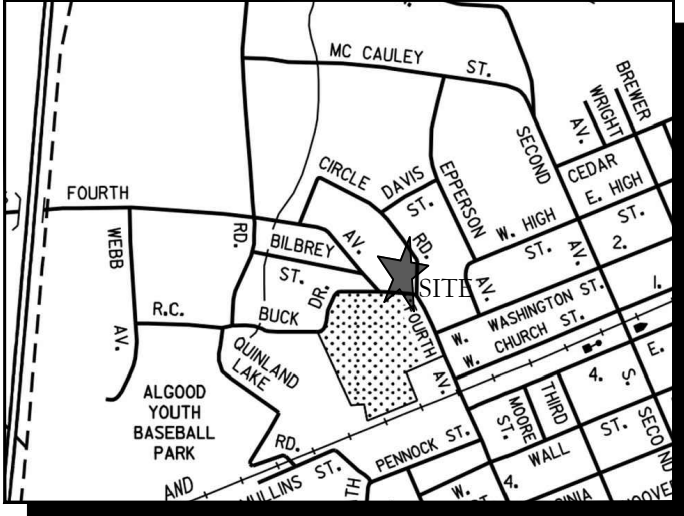
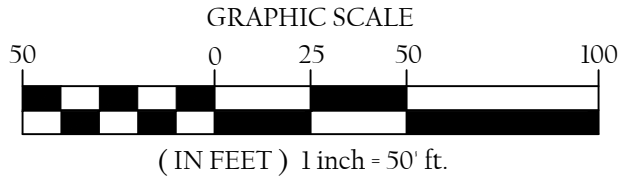
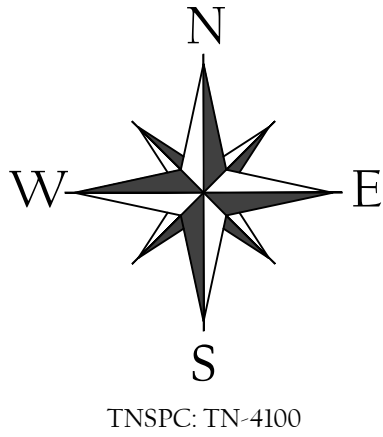
CERTIFICATE OF APPROVAL FOR RECORDING

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

DATESECRETARY OF THE ALGOOD MUNICIPAL PLANNING COMMISSION

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	88.68'	59.60'	58.48'	S 17°57'02" E	38°30'25"
C2	45.00'	74.46'	66.25'	S 48°42'25" W	94°48'29"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 37°12'15" E	39.51'
L2	N 39°59'10" W	49.06'



VICINITY MAP (NOT TO SCALE)

PARCEL REFERENCE

BEING ALL OF PARCEL 2.00, AS SHOWN ON PUTNAM COUNTY TAX MAP 026N, GROUP F.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO TROY LANDON & MAKAYLA RAMSEY, OF RECORD IN RECORD BOOK 1511 PAGE 799, R.O.P.C., TN.

PLAT REFERENCE

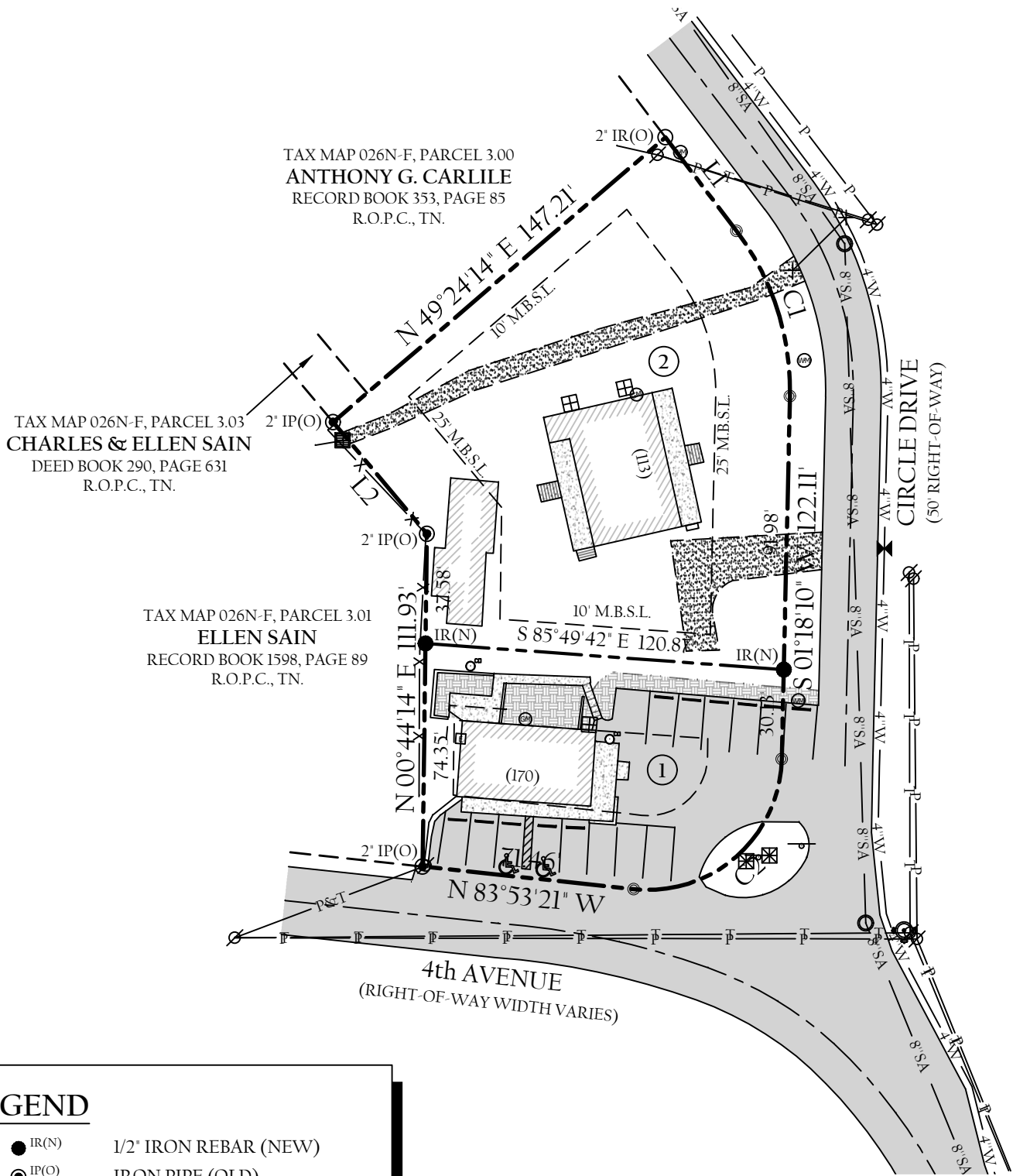
BEING A PORTION OF LOT 1 AND ALL OF LOTS 31, 32, & 33, OF A PLAT ENTITLED 'WILLIAMS SUBDIVISION', ON RECORD IN DEED BOOK 70, PAGE 272, R.O.P.C., TN.

ZONED R-2

MEDIUM DENSITY RESIDENTIAL DISTRICT
SETBACKS
FRONT - 25'
REAR - 25'
SIDE - 10' (ONE AND TWO STORY BUILDINGS)



- GENERAL NOTES
- THE PURPOSE OF THIS PLAT IS TO SEPARATE LOTS 1 & 2 AS SHOWN HEREON.
 - THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - GNSS INFORMATION:
GNSS EQUIPMENT: DUEL FREQUENCY - TOPCON HIPER HR
GNSS SURVEY: REAL TIME KINEMATIC (RTK)
DATES OF OBSERVATION: MAY 21, 2025 & MAY 23, 2025
HORIZONTAL DATUM: NAD83(2011) EPOCH: 2010
VERTICAL DATUM/GEOID: NAVD88/GEOID 12A
ORIGIN POINT: (N) 678,244.6210 (E) 2,129,990.0960
COMBINED SCALE FACTOR: 1.000076018045
GNSS PRECISION: GNSS VECTORS DO NOT EXCEED H (0.03') V (0.08')
DISTANCES SHOWN HEREON: GROUND
 - THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
 - THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
 - THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
 - LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
 - ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 4714C00130C DATED 05-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.



LEGEND

- | | |
|---------------|--------------------------------------|
| ● IR(N) | 1/2" IRON REBAR (NEW) |
| ○ IP(O) | IRON PIPE (OLD) |
| ○ | NON-MONUMENTED POINT |
| ○ | GAS METER |
| ○ | CLEAN OUT |
| ○ | SEWER MANHOLE |
| ○ | WATER METER |
| ○ | WATER VALVE |
| ○ | FIRE HYDRANT |
| ○ | CATCH BASIN |
| ○ | HVAC UNIT |
| ○ | UTILITY POLE |
| —P— | POWER LINE |
| —X— | FENCE LINE |
| —T— | TELEPHONE LINE |
| —W— | WATER LINE |
| —SA— | SEWER LINE |
| M.B.S.L. | MINIMUM BUILDING SETBACK LINE |
| R.O.P.C., TN. | REGISTER'S OFFICE PUTNAM COUNTY, TN. |
| ■ | GRAVEL AREA |
| ■ | CONCRETE AREA |
| ■ | ASPHALT SURFACE |

LOT 1 AREA = 8,743 SQ. FT. OR 0.20 ACRES±
LOT 2 AREA = 18,271 SQ. FT. OR 0.42 ACRES±
TOTAL AREA = 27,014 SQ.FT. OR 0.62 ACRES±

FINAL SUBDIVISION PLAT
LANDON & MAKAYLA RAMSEY DIVISION
19th CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	0.62
NUMBER OF LOTS:	1	JOB NUMBER:	25-124
PARCEL #:	TAX MAP 26N-F, PARCEL 2.00	DATE:	05-27-2025
ADDRESS:	113 CIRCLE DRIVE	SCALE:	1"=50'

OWNERS

TROY LANDON &
MAKAYLA RAMSEY
113 CIRCLE DRIVE
COOKEVILLE, TN. 38506
931-644-6043

SURVEYOR

TAYLOR DILLEHAY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN. 38501
931-528-LAND