



The Town of Coopertown  
2525 Burgess Gower Road  
Springfield, TN 37172  
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**Meeting Minutes**  
**COOPERTOWN BOARD OF ZONING APPEALS**  
**March 19, 2012**

**I. Call to Order**

The meeting was called to order by Chairman Tom King at 5:00 p.m.

**II. Pledge of Allegiance**

Chairman King led the pledge of allegiance.

**III. Roll Call** was called by Secretary Wall.

Members Present:

Thomas King, Chairman  
Martha Wall, Secretary  
Peggy Ruth, Vice Mayor  
Mayor Sam Childs

Other City Hall Representatives:

Vicky Bumgardner, Building Commissioner  
R.D. Huffines, Building Inspector

**IV. Approve Meeting Minutes from October 12, 2011**

Chairman King asked for a motion to approve the meeting minutes from October 12, 2011.

Mayor Childs motioned to approve the October 12, 2011 meeting minutes.

Peggy Ruth seconded the motion.

All in favor signified by saying "Aye".

The motion passed unanimously.

**V. New Business**

**1. John Grosvenor – Preliminary Plan Review for Church at 2023 Old Hwy 431 S.**

Cherie Akers noted the original application was for a rezone, however, the property is zoned Agricultural, therefore, the application could be made to the BZA as a Special Exception. If the BZA approves the Special Exception the applicant could then apply for the rezone and submit a detailed site plan to the Planning Commission.

Mr. Grosvenor presented his idea to deed off 5.01 acres to use for a 2200 sq. ft. church with a proposed occupancy of 135.

Mr. Grosvenor stated he has contacted the State Fire Marshal's office as well as Terry Beers, Springfield Water Department engineer who both indicated the structure would probably not require sprinklers due to the proposed size and occupancy. Discussion included drainage requirements and whether or not a perk test had been done. Mr. Grosvenor indicated all tests had been done and provided documentation. Mr. Grosvenor stated the parking lot for the church does not infringe upon the perked area, per Steve Artz, the surveyor who created the plans.

Building Inspector R.D. Huffines read from the 2012 International Fire Code, Section 903.2.1.3, Group A3 (includes churches). Section 903.2.1.3 exempts the church (if built as presented by the applicant during this meeting) from the sprinkler requirement due to the proposed size (less than 12,000 sq. ft.), it's being on one level (not two levels or more) and proposed occupancy of 135

(less than 300). R.D. Huffines also stated an engineered set of drawings must be presented when the plan is submitted to the Planning Commission for approval and whoever builds the structure must be State of Tennessee licensed.

It was determined that Coopertown Zoning Ordinance and Subdivision Regulations do not prohibit construction of a church on property zoned for agricultural use. And, no other factors were determined to deny the applicant's Special Exception request.

Chairman King asked for a motion to approve John Grosvenor's Special Exception application to build a church on property zoned agricultural located at 2023 Old Hwy 431 South, Greenbrier, TN. Mayor Childs motioned to approve the Special Exception application submitted by John Grosvenor.

Peggy Ruth seconded the motion.

All in favor signified by saying 'Aye'.

The motion passed unanimously.

**2. John Grosvenor – Review Current Multi-Uses on Ag Lot**

Brief discussion. City Planner Cherie Akers stated this item be pursued as a code issue.

**3. Election of Officers**

**a. Fill Seat of Chairman, Vice Chairman and Secretary**

**b. Fill Vacant Seat on board**

Chairman King asked for a motion to fill the BZA vacant seat with Jim Bice of 4135 Hwy 49 W.

Mayor Childs made the motion to nominate Mr. Bice as an additional member.

Peggy Ruth seconded the motion.

All in favor signified by saying 'Aye'.

The motion passed with a unanimous vote.

Discussion occurred regarding current and former seat holders.

Chairman King asked for a motion to reinstate the current Chairman and Secretary and elect a Vice Chairman at a later date.

Mayor Childs made the motion to reinstate the current Chairman and Secretary and elect a Vice Chairman at a later date.

Peggy Ruth seconded the motion.

All in favor signified by saying 'Aye'.

The motion was approved by acclamation.

One seat on the Board of Zoning Appeals remains vacant.

**VI. Comments from Members and Citizens - None**

**VIII. Adjournment**

Chairman King asked for a motion to adjourn the meeting.

Mayor Childs motioned to adjourn the meeting.

Peggy Ruth seconded the motion.

The motion passed unanimously.

The meeting adjourned at 5:25 p.m.

**Meeting minutes generated by Vicky Bumgardner, Building Commissioner.**

These minutes are respectfully submitted by:

Yvonne Well  
Secretary

5/21/12  
Date