

# Board of Zoning Appeals Agenda

January 15<sup>th</sup>, 2025 6pm

<https://www.youtube.com/@coffeecountytennessee/streams>

- Call meeting to order
- Approval of previous minutes
- Approval of Agenda
- Public Comments-Taken after presentation of request
- Variance request, 5 acre minimum in A-1 zone, 1893 Warren Rd, Spencer
- Variance request, 5 acre minimum in A-1 zone, 595 Pinegar Rd, Thompson
- Variance request, 5 acre minimum in A-1 zone, 807 Vernon Wonton Rd, Cueva
- Variance request, 5 acre minimum in A-1 zone, 171 Sanctuary Ln, Robertson
- Other
- Adjournment

**COFFEE COUNTY ZONING ADMINISTRATION**

**BOARD OF ZONING APPEALS**

**APPLICATION FOR VARIANCE**

**(FEE TO BE PAID UPON REQUEST: \$200.00)**

(Please print or type)

Property Owner: Paul & Vicki Spencer Phone: 334-380-8371

Owner's Mailing Address: 1893 Warren Rd. City: Manchester Zip: 37355

Authorized Representative: \_\_\_\_\_ Phone: \_\_\_\_\_

Rep's Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Address: 1893 Warren Rd. City: Manchester Zip: 37355

Control Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot Area: \_\_\_\_\_ Zone: \_\_\_\_\_

**PLEASE ANSWER THE FOLLOWING: (ATTACH A SEPARATE SHEET IF NECESSARY)**

**State the specific Variance requested & why it is needed.**

*My wife & I want to gift 2 to 3 acres to my daughter and her husband*

**Does this request involve the construction or placement of buildings or accessory structures on this property? If so, please describe all.**

*yes - my daughter and her husband are wanting to build a house there*

**Submit the following required documents with your request:**

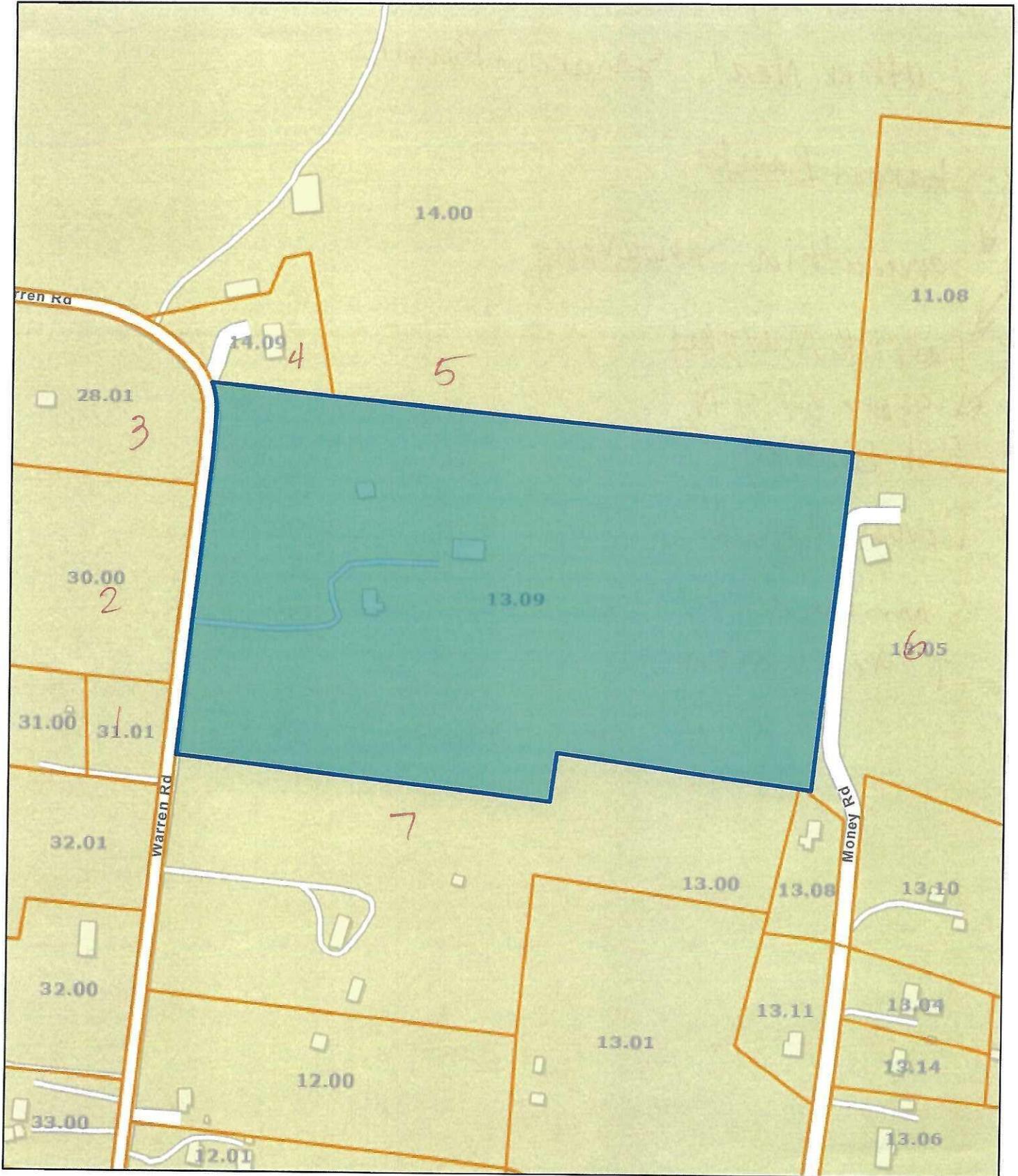
- A sketch plan of your site, include all drives, parking spaces, primary and accessory structures.
- County Assessor's map showing the boundaries of the subject property

I the undersigned represent that all the facts in this application are true to the best of my knowledge. I am aware that all other necessary permits are required before any work or construction may begin. **Failure to apply for other necessary permits before work commences will render the variance null and void.**

Date: Dec 13, 2025 Signature of Property Owner or Representative: Paul Spencer

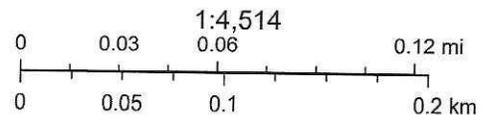
PRINT NAME: Paul Spencer

District 6 Coffee County - Parcel: 078 013.09



Date: January 7, 2026

County: COFFEE  
Owner: SPENCER PAUL ASHTON ETUX VICTORIA ANN  
Address: WARREN RD 1893  
Parcel ID: 078 013.09  
Deeded Acreage: 0  
Calculated Acreage: 27.2



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The property lines are compiled from information maintained by your local

COFFEE COUNTY ZONING ADMINISTRATION

BOARD OF ZONING APPEALS

APPLICATION FOR VARIANCE

(FEE TO BE PAID UPON REQUEST: \$200.00)

(Please print or type)

Property Owner: Tasha Thompson

Phone: 931-273-3578

Owner's Mailing Address: 6989 Ragsdale Rd.

City: Manchester Zip: 37355

Authorized Representative:

Phone:

Rep's Mailing Address:

City: Zip:

Property Address: 595 Pinegar Rd.

City: Manchester Zip: 37355

Control Map: Parcel: Lot Area: Zone:

PLEASE ANSWER THE FOLLOWING: (ATTACH A SEPARATE SHEET IF NECESSARY)

State the specific Variance requested & why it is needed.

We are trying to divide the property in half between Sylvia Thompson and Tasha Thompson. Alesha Sullivan no longer wishes to own any of the property. We will be buying her out of her share. We are asking for the division so a second home can be placed on property. Property already has two addresses.

Does this request involve the construction or placement of buildings or accessory structures on this property? If so, please describe all.

We want to split the 5 acres evenly so another home can be placed on the property.

Submit the following required documents with your request:

- A sketch plan of your site, include all drives, parking spaces, primary and accessory structures.
County Assessor's map showing the boundaries of the subject property

I the undersigned represent that all the facts in this application are true to the best of my knowledge. I am aware that all other necessary permits are required before any work or construction may begin. Failure to apply for other necessary permits before work commences will render the variance null and void.

Date: 12/10/25 Signature of Property Owner or Representative: Tasha Thompson

PRINT NAME: Tasha Thompson

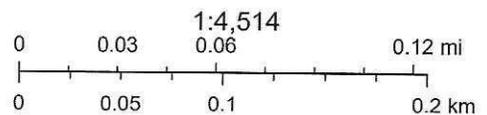
District 6

Coffee County - Parcel: 079 014.03



Date: January 7, 2026

County: COFFEE  
Owner: THOMPSON SYLVIA TASHA THOMPSON & ALESHA SULLIVAN  
Address: PINEGAR RD 595  
Parcel ID: 079 014.03  
Deeded Acreage: 5  
Calculated Acreage: 0



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**COFFEE COUNTY ZONING ADMINISTRATION**

**BOARD OF ZONING APPEALS**

**APPLICATION FOR VARIANCE**

**(FEE TO BE PAID UPON REQUEST: \$200.00)**

(Please print or type)

Property Owner: Jerónimo Victor Cueva Phone: 615-405 6711

Owner's Mailing Address: 807 Vernon Winton Rd City: Hillsboro Zip: 37342

Authorized Representative: \_\_\_\_\_ Phone: \_\_\_\_\_

Rep's Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Control Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot Area: \_\_\_\_\_ Zone: \_\_\_\_\_

**PLEASE ANSWER THE FOLLOWING: (ATTACH A SEPARATE SHEET IF NECESSARY)**

**State the specific Variance requested & why it is needed.**

*I would like to divide 2 Acre of lot for building my primary house separate of 32.4 property purchased in 2018. Not able to maintain the entire property*

**Does this request involve the construction or placement of buildings or accessory structures on this property? If so, please describe all.**

*The builder build my house on the site*

**Submit the following required documents with your request:**

- A sketch plan of your site, include all drives, parking spaces, primary and accessory structures.
- County Assessor's map showing the boundaries of the subject property

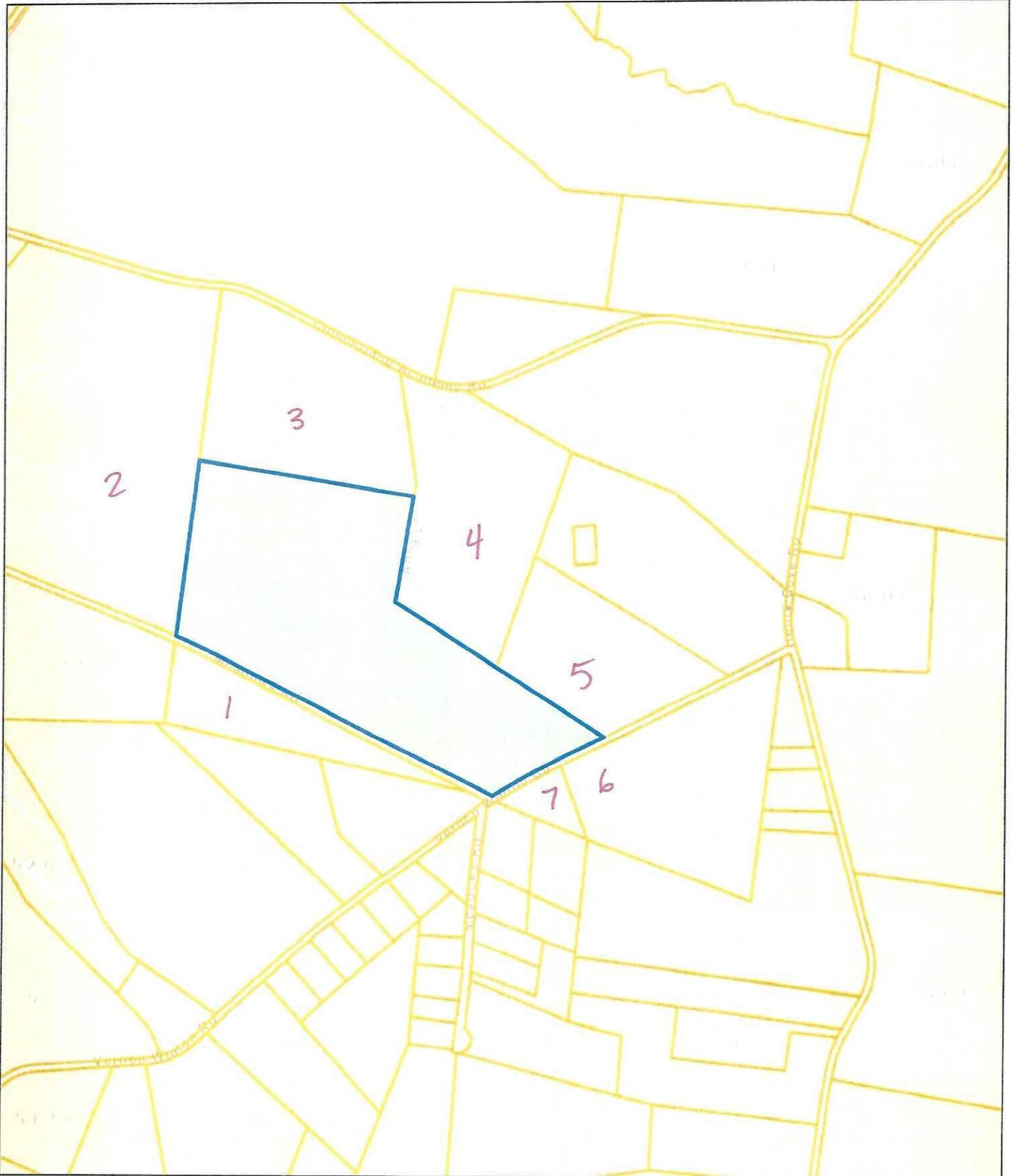
I the undersigned represent that all the facts in this application are true to the best of my knowledge. I am aware that all other necessary permits are required before any work or construction may begin. **Failure to apply for other necessary permits before work commences will render the variance null and void.**

Date: 12/8/25 Signature of Property Owner or Representative: 

PRINT NAME: Jerónimo Victor Cueva

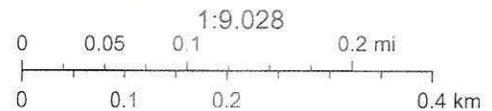
Districts

Coffee County - Parcel: 082 026.05



Date: December 8, 2025

County: COFFEE  
Owner: CUEVA JERONIMO VICTOR  
Address: VERNON WINTON RD 807  
Parcel ID: 082 026.05  
Deeded Acreage: 32.4  
Calculated Acreage: 0



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COFFEE COUNTY ZONING ADMINISTRATION

APPLICATION FOR VARIANCE

(Please print or type)

Property Owner: Andrew and Kiersten Robertson Phone: 715-642-0488

Owner's Mailing Address: 171 Sanctuary Lane City: Beechgrove Zip: 37018

Authorized Representative: N/A Phone: \_\_\_\_\_

Rep's Mailing Address: \_\_\_\_\_ City : \_\_\_\_\_ Zip: \_\_\_\_\_

Property Address: 171 Sanctuary Lane City: Beechgrove Zip: 37018

Control Map 008 Parcel .001.4 Lot Area: 2 ac. Zone: A1

**PLEASE ANSWER THE FOLLOWING (ATTACH A SEPARATE SHEET IF NECESSARY):**

*State the specific variance requested & why it is needed.*

We would like to section off a 2 acre parcel for my wife's parents to build a house on. This would need a variance since it is below the 5 acre minimum.

Does this request involve the construction or placement of buildings or accessory structures on this property? If so please describe all.

They would build a 2 bedroom single family home on the property

**The following documents are required to be submitted with your request.**

- A sketch plan of your site, include all drives, parking spaces, primary and accessory structures.
- County Assessor's map showing the boundaries of the subject property.
- The Appropriate fee \$200.00

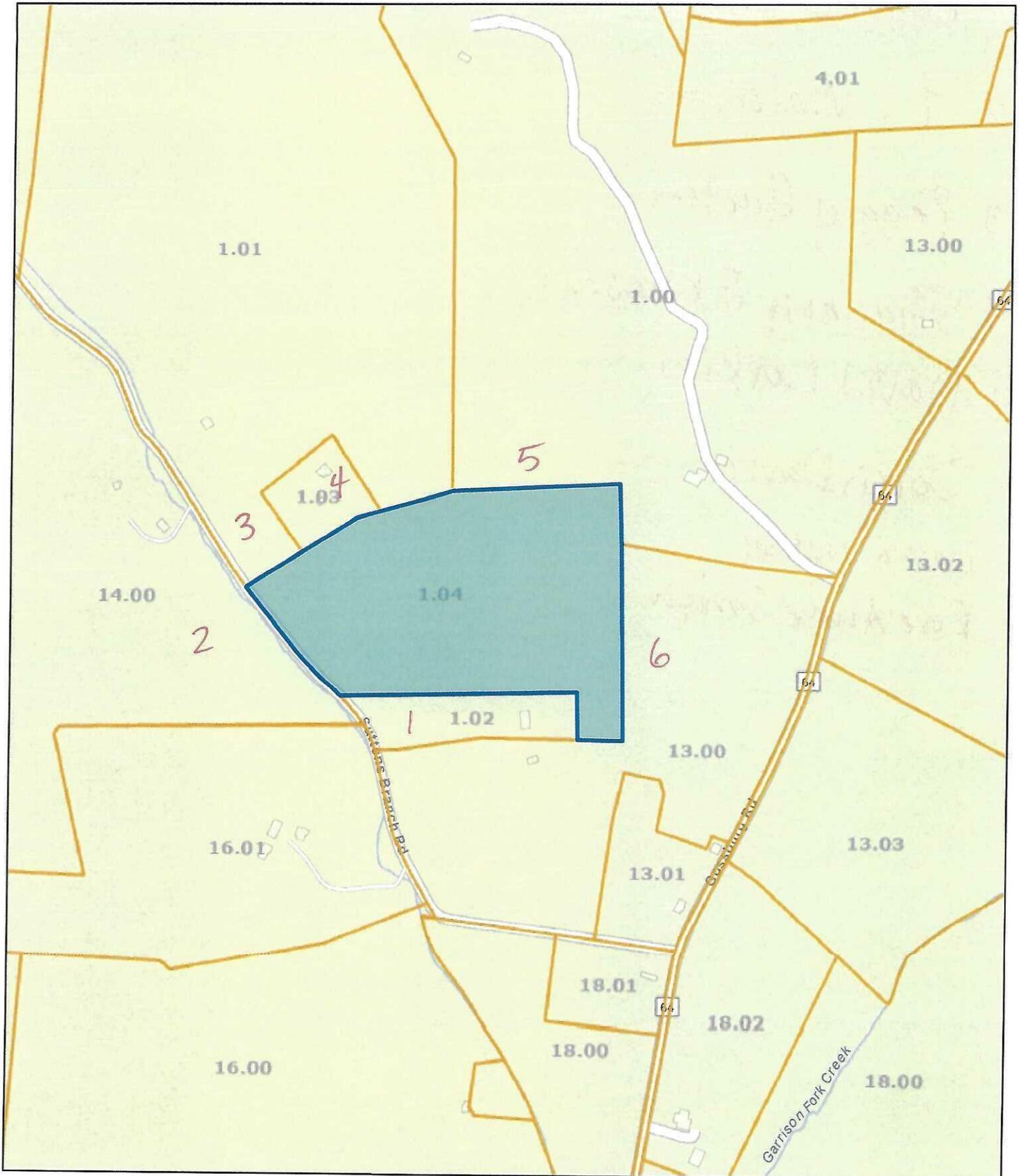
I the undersigned represent that all the facts in this application are true to the best of my knowledge. I am aware that all other necessary permits are required before any work or construction may begin. **Failure to apply for other necessary permits before work commences will render the variance null and void.**

Date: 12-19-2025 Signature of Property Owner or Representative 

(PRINT) Andrew Robertson

District 3

Coffee County - Parcel: 008 001.04



Date: January 7, 2026

County: COFFEE

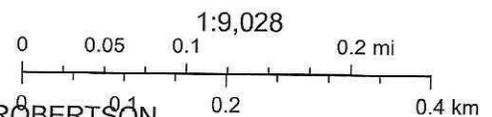
Owner: ROBERTSON ANDREW ETUX KIERSTEN & DOYLE AND DONNA ROBERTSON

Address: SANCTUARY LN 171

Parcel ID: 008 001.04

Deeded Acreage: 32.1

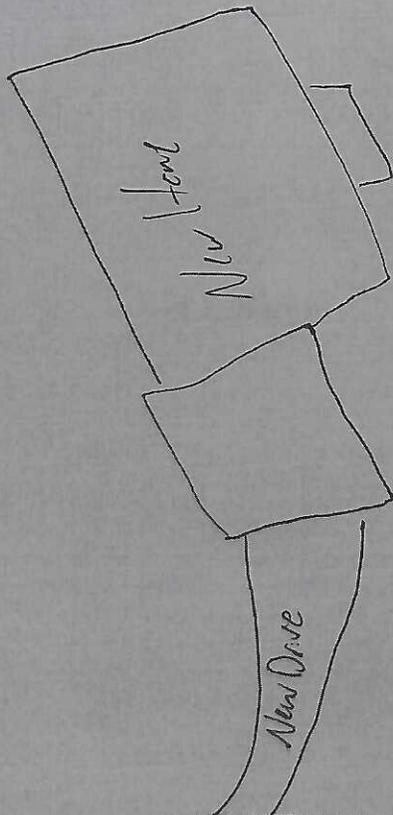
Calculated Acreage: 0



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Not To Scale



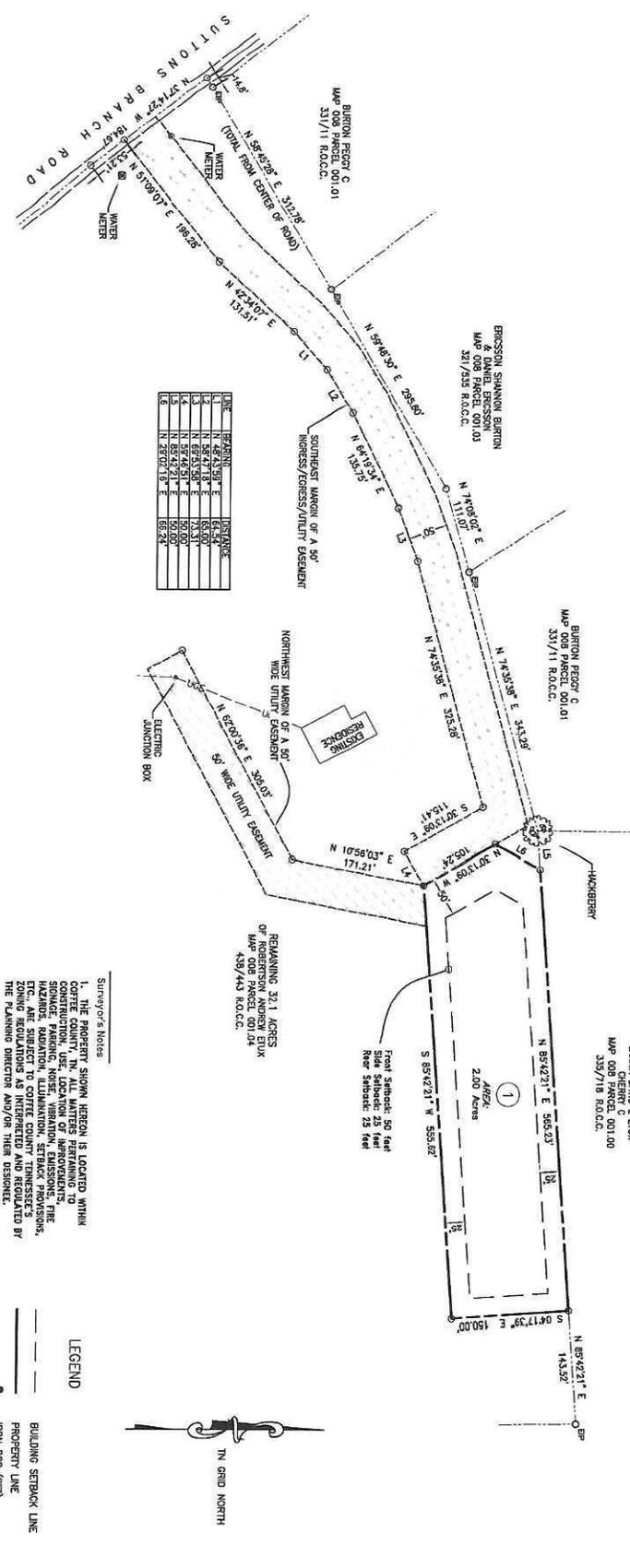
Existing Driveway



Purpose of this plat:  
The purpose of this plat is to subdivide one lot off of the subject property.

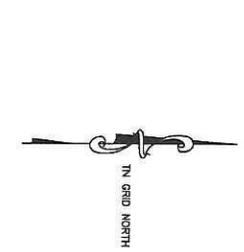
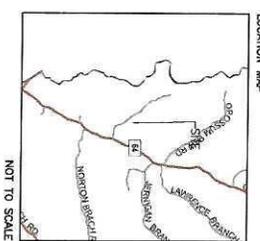
Zone: A-1  
Front Setback: 50 feet  
Side Setback: 25 feet  
Rear Setback: 25 feet

Owner:  
Andrew Robertson and  
Robertson Boys, and Donna  
Robertson  
220 Cedar Bend Road  
Brentwood, TN 37018



Surveyor's Notes

1. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN COFFEE COUNTY, TN. ALL MATTERS PERTAINING TO THE PROPERTY, USE, LOCATION OF IMPROVEMENTS, SOUNDING, RECORDING, RECORDING OF RECORDS, ETC., ARE SUBJECT TO COFFEE COUNTY TENNESSEE'S PLANNING DIRECTOR AND/OR THEIR DESIGNEE.
2. THIS PROPERTY CURRENTLY DESIGNATED AS A PORTION OF TAX MAP NO. 008, PARCEL NUMBER 001.04.
3. DEED REFERENCE: DEED BOOK 443, PAGE 443, REGISTER'S OFFICE OF COFFEE COUNTY, TENNESSEE.
4. BEARINGS BASED ON: TENNESSEE STATE PLANE, AS DETERMINED BY GPS OBSERVATION.
5. THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION OR OF FACTS A CURRENT AND ACCURATE SURVEY MAY REVEAL.
6. TOTAL AREA OF PROPERTY BEFORE DIVISION IS 32.1 ACRES.
7. THERE IS A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES. ADDITIONAL REQUIREMENTS MAY APPLY BASED ON ACTUAL FIELD CONDITIONS.
8. NO PORTION OF THE SUBJECT PROPERTY LIES IN A FLOOD HAZARD ZONE AS SHOWN ON MAP 4703(C) AS OF DATE 08/11/2010. NO WORK ON STUDY WAS UNDERTAKEN IN THE COURSE OF THIS SURVEY.
9. UNLESS OTHERWISE NOTED, ALL LOT CORNERS ARE MARKED WITH IRON RODS.



I hereby certify that this is a true and accurate survey to the best of my knowledge and that it meets or exceeds the minimum requirements for a Category 1 Survey as defined in the Tennessee Surveying Code of Practice 19-1-000 as shown herein.



SUTTONS BRANCH ROBERTSON SUBDIVISION  
MINOR FINAL PLAT

REVISION OF THE ANDREW ROBERTSON ETUX PROPERTY LOCATED ON THE NORTHWEST SIDE OF SUTTONS BRANCH ROAD IN THE SECOND (2ND) CIVIL DISTRICT OF COFFEE COUNTY, TENNESSEE  
ZONED A-1

**St. John ENGINEERING, LLC**  
ENGINEERING • PLANNING • ENVIRONMENTAL CONSULTING

323 JACKSON STREET  
MANCHESTER, TN 37355  
PHONE: 601-726-2818 FAX: 601-726-2837  
WWW.STJOHNENGINEERING.COM

NO	DATE	REVISION	DR.	CHK.
1	12/10/25		DAK	DAK

JOB 1165-01  
SHEET 1 OF 1 SHEETS