Robertson County Development Office
Robertson County Office Building
527 S. Brown Street, Springfield, TN 37172

BOARD OF ZONING APPEALS MEMORANDUM & AGENDA

October 16, 2025

Mr. Chairman and Board Members:

The following request is scheduled for appearance before the Robertson County Board of Zoning Appeals. The applicants have been advised that the Board will meet on Thursday, **October 23, 2025, at 6:00 P. M.** in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Detailed information on the case below is enclosed. The request has been advertised as a public hearing in the Robertson County Connection. The applicants have been provided with a letter stating the date and time of the meeting.

Should you have comments or questions upon receipt of this information, please feel free to contact the Development Office.

Thank you!

The agenda is as follows:

1. Roll Call
2. Announcements
3. Approval of the minutes of September 25, 2025, meeting.
4. Old Business: None
5. New Business

   A. **Case 2025-13:** Brent and Sharolyn Snyder request a Variance to have the front yard setback at 40' instead of the 75' stated in the Zoning Regulations for dwellings. The property is located on Bedwell Rd., Springfield, TN 37072. Tax Map 114, Parcel 171.08 in the 10th Voting District.

6. Adjourn.

ROBERTSON COUNTY BOARD OF ZONING APPEALS

The Robertson County Board of Zoning Appeals met on Thursday, September 25, 2025, at 6:00 p.m. in the Judicial Complex, 2nd Floor, Robertson County Office Building, Springfield, Tennessee.

MEMBERS PRESENT:	ABSENT:	OTHERS PRESENT:
Andy Teasley	Will David Goodman	Hunter Mantooth
Rick Robinson	Tom Wilks	Pam Groves
Bob Stroud		Amanda Harrington

Meeting was called to order by Chairman Bob Stroud at 6:00 p.m.

Motion to approve Minutes from the meeting held on July 24, 2025, was made by Andy Teasley with a second by Rick Robinson. Motion passed 3-0.

Announcements: None

Case 2025-11: Brad Johnson requests a "Special Exception" for the approval of a major home occupation to operate a small engine repair shop at 11194 Betts Rd., Greenbrier, TN 37073. Tax Map 123, Parcel 183.00 in the 5th Voting District.
Brad Johnson was there to present and explain his business and the reason he needs a home occupation. 3 people signed up to speak on this matter. They were able to speak and express their concerns about proper disposal, raising family in a clean environment, and the overall look of the property. Several questions were asked by the board members, such as hours of operation, cleaning up, and what exactly he works on. Brad and his mother answered their questions. The planner asked about employees on the property and Brad answered. One board member expressed his concern about it feeling more like a junk yard than a small engine repair. Brad explained they are in the process of cleaning up, but it will take some time.
Motion to approve with the conditions that he just works on small engines (ex: lawnmowers) only and business hours can only be from 8:00 am – 6:00 pm. It was also recommended that the fence be brought down further for the neighbors sake was made by Andy Teasley with a second by Rick Robinson. Motion passed 3-0.

Case 2025-12: Mark Keener request a Variance to construct a garage that would be closer to the road than the house located at 6519 Greer Rd., Goodlettsville, TN 37072. Tax Map 140, Parcel 042.00 in the 4th Voting District.
Mark Keener was there to present and ask questions. No one signed up to speak on this matter. Board said they understood the topographical problems.
Motion to approve was made by Rick Robinson with a second from Andy Teasley. Motion passed 3-0.

Motion to adjourn was made by Andy Teasley with a second from Rick Robinson.
Motion passed 3-0.

Meeting was adjourned by Chairman Bob Stroud at 6:29 pm.

Respectfully submitted,
Planning Staff

Robertson County Development Office
Staff Comments
Board of Zoning Appeals Meeting
October 23, 2025
Amanda Harrington, Planning Advisor

Applicants: Brent and Sharolyn Snyder

Request: Variance of Front Yard Setback

Property Information:
- Tax Map 114, Parcel 171.08
- Bedwell Road
  Springfield, TN 37172
- 5.01 acres
- Zoned AG-2
- 10th Voting District



Figure 1: TN Prop. Viewer Tax Map 114, Parcel 171.08

Relevant Zoning Regulations:
Article VI, Table 6-5-B

Discussion:
The applicant is requesting permission to reduce the front yard setback from the regulated 75 feet to 40 feet for a residence in AG-2 zoning. The front yard setback for AG-2 zoning is 75 feet, as specified by the Robertson County Zoning Regulations. Before granting a variance, the Board of Appeals must make the following findings:

1. These practical difficulties or unnecessary hardships would arise from the strict enforcement of these regulations; and

2. That the variance aligns with the objectives and policies of any adopted plan for the district or area covering the property, any other adopted written policies governing land development, and the construction and improvement of public facilities, as well as the overall intent of these regulations.

3. That public safety and welfare have been protected, and substantial justice has been done.

4. Only the following three conditions will count as practical difficulty or unnecessary hardship, and all must be satisfied:

   A. The difficulty or hardship would only stem from these regulations and not from any other cause, including the actions of the owner or previous owners of the property.
   Finding: This condition has been satisfied.

   B. The difficulty or hardship is specific to the property in question and is not typically experienced by other properties classified in the same zoning district and/or used for the same purposes.

Finding: This condition has been satisfied.

C. The difficulty or hardship caused by these regulations would prevent the owner from making reasonable use of the property. The fact that the property could be used more profitably or conveniently with the variance than without it shall not be considered grounds for granting the variance.

Finding: The owner could still make reasonable use of the property without the variance, but at a greater expense and with considerable impact on the property resulting from excessive grading required due to the topographic nature of the property in question.

5. The difficulty or hardship would result solely from these regulations and not from any other cause, including the actions of the owner or previous owners of the property.

Finding: This condition has been satisfied.

6. The fact that property can be used more profitably will not be seen as a sufficient reason for the Board of Appeals to grant a variance.

Finding: This condition has been satisfied.

**** END COMMENTS ****

TABLE 6-5-A

DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

	AG-1	AG-2	RP-80	R-40	R-30	R-20
Minimum Lot Size (sq. ft.)	15 ac.	130,000	80,000	40,000	30,000	20,000
Without Public Water		218,000	218,000	N.P.	N.P.	N.P.
Minimum Lot Width (ft.) at Building Setback Line [3]	400	250	175	150	125	100
Minimum Road Frontage (ft.) [1]	50	50	50	50	50	50
Minimum Front Yard Setback (ft.)[2]	100	75	60	50	40	30
Minimum Side Yard Setback (ft.)[2]	50	30	25	20	15	10
Without Public Water		50	50	N.P.	N.P.	N.P.
Minimum Rear Yard Setback	50	40	35	30	25	20
Without Public Water		50	50	N.P.	N.P.	N.P.
Maximum Height (ft.) [4]	35	35	35	35	35	35
Maximum Building Coverage (% of lot)	10	25	30	40	45	50

[1] Does not apply to lots on the circular portion of a cul-de-sac or lots with access by an ingress/egress easement.

[2] Setback measured from right-of-way line or property line. Setbacks along private streets shall be the same as along local streets.

[3] Lot widths shall be increased by twenty-five (25) percent for all roads providing direct access to and arterial or collector road as designated on the Robertson County Major Thoroughfare Plan. Developments using combined driveways or private roads as access are exempt from this provision

[4] No more than three (3) full or partial stories entirely above grade.

Notes:

I In overlay districts: greater requirements may apply. See any relevant overly district regulations.

II A corner lot has two (2) front yard setbacks. The property owner shall designate the front yard and the side yard for his corner lot. The rear setback shall be on the opposite side of the lot from the designated front yard setback.

III A through lot has two (2) front setbacks but no rear setback.

IV On a corner lot of record with a width of at least forty (40) feet, the side street setback may be reduced, if necessary, to yield a buildable with equal to sixty (60) percent of the lot width. However, the side street setback shall not be reduced to less than forty (40) feet from a major thoroughfare or minor thoroughfare right-of-way line.

V For any lot of record with a depth of at least seventy-five (75) feet, the street setback and the rear setback may be reduced, if necessary, to yield a buildable depth equal to forty (40) percent of the lot depth. The rear setback shall be reduced first, but not below fifteen (15) feet. However, the front yard setback shall not be reduced to less than forty (40) feet from a major thoroughfare right-of-way line.

ROBERTSON COUNTY PLANNING & ZONING DEPARTMENT

ROBERTSON COUNTY OFFICE BUILDING, 527 SOUTH BROWN STREET
SPRINGFIELD, TENNESSEE 37172 TEL. (615) 384-3666

Board of Zoning Appeals: Application for Variance

PART A: FILING A VARIANCE PETITION

A petition for variance (this application) shall be filed with the Zoning Administrator or designated administrator, accompanied by:

1. A non-refundable filing fee as established by the County Commission and
2. A list of adjoining properties, including tax parcel numbers and the name and address of each owner.

PART B: NOTICE AND HEARING:

The Board of Appeals shall, following the rules adopted by it for such purposes, hold public hearings on any appeal or variance petition that comes before it.

The Board of Appeals shall, before the hearing, mail written notice of the time, place, and subject of the hearing to the person or persons filing the notice of appeal or variance petition, to the owners of the subject property, and the owners of property adjacent to the subject property.

PART C: STANDARDS FOR GRANTING A VARIANCE

Before granting a variance, the Board of Appeals shall have made the following findings:

1. Those practical difficulties or unnecessary hardships would result from the strict application of these regulations; and

2. That the variance is consistent with the objectives and policies of any adopted plan for the district or area covering the property, any other adopted written policies governing land development, and the construction and improvement of public facilities, and the general intent of these regulations; and

3. That the public safety and welfare have been protected and substantial justice done.

4. Only the following three conditions shall constitute a practical difficulty or unnecessary hardship, and **all must be met**:
   A. The difficulty or hardship would result only from these regulations and from no other cause, including the actions of the owner or previous owners of the property; and

B. The difficulty or hardship is peculiar to the property in question and is not generally shared by other properties classified in the same zoning district and/or used for the same purposes; and

C. The difficulty or hardship resulting from the application of these regulations would prevent the owner from making a reasonable use of the property. The fact that the property could be utilized more profitably or conveniently with the variance than without the variance shall not be considered as grounds for granting the variance.

5. The Board of Appeals shall not grant a variance which would allow the establishment of a use which is not otherwise permitted in the district, would result in the extension of a nonconforming use, or would change the zoning classification of any or all of the subject property. The existence of a non-conforming use of neighboring land, buildings, or structures in the same district or of permitted or non-conforming uses in other districts shall not constitute sufficient reason for granting the requested variance.

6. The fact that property may be utilized more profitably will not be considered adequate to justify the Board of Appeals in granting a variance.

THE INFORMATION CONTAINED IN THIS DOCUMENT IS INTENDED TO BE A REFERENCE ONLY AND IS NOT INTENDED TO BE ALL-INCLUSIVE. APPLICANTS ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ROBERTSON COUNTY AND THE STATE OF TENNESSEE. **MY SIGNATURE CERTIFIES THAT I HAVE READ AND UNDERSTAND THE ABOVE.**

Shawlyn Snyder 9-2-2025

Brent Snyder 9-2-2025

Owner of Record Signature & Date

Brent Snyder 9-2-2025 Shawlyn Snyder

Owner's Representative Signature & Date 9-2-25

PART D: MEETING PROCEDURE FOR HEARINGS ON SPECIAL EXCEPTIONS

1. Every application for a hearing before the Board of Zoning Appeals must pay a fee as specified in the Robertson County Planning and Zoning Fee Schedule to help cover the costs of review, processing, advertising, and administration for each case. The applicant must also obtain a notification sign from the Planning Office and place it on the property fifteen (15) days prior to the hearing by the Board of Appeals.

2. At the public hearing on the case before the Board, the appellant may appear on his own behalf or be represented by an attorney or agent. The appellant's side of the case will be heard first, followed by those in opposition. To ensure an orderly procedure, each side shall proceed without interruption from the other.

3. The Board of Zoning Appeals can vote to approve the variance, deny the variance, or approve the variance with specific conditions established during the public hearing.

4. Applicants must attend the meeting. Failure to do so may lead to the denial of the application.

5. If the Board of Zoning Appeals denies the application, the subsequent procedure will be enforced:

   A. No rehearing of the decision by the Board shall occur, except on motion to reconsider the vote; or on a written request for a hearing
   B. If the motion to reconsider receives a majority affirmative vote, the Board of Zoning Appeals may then vote on the motion to grant the request for a rehearing, subject to any conditions that the Board may stipulate by resolution in each case.
   C. No request for a rehearing will be considered unless new evidence is submitted that could not have reasonably been presented at the previous hearing.
   D. A rehearing for a variance will not be granted to an applicant found by a court of competent jurisdiction to be in willful violation of the specific provisions of a prior variance granted under the authority of this article.

THE INFORMATION CONTAINED IN THIS DOCUMENT IS INTENDED TO BE A REFERENCE ONLY AND IS NOT INTENDED TO BE ALL-INCLUSIVE. APPLICANTS ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ROBERTSON COUNTY AND THE STATE OF TENNESSEE. **MY SIGNATURE CERTIFIES THAT I HAVE READ AND UNDERSTAND THE ABOVE.**

Brent Snyder 9-2-2025 Shawn Snyder 9-2-2025
Owner of Record Signature & Date

Brent Snyder 9-2-2025 Shawn Snyder 9-2-2025
Owner's Representative Signature & Date

PART E: PROPERTY INFORMATION

1. Current Zoning of Property: RESIDENTIAL AG-2 SS

2. Physical Address of Property – If unaddressed, please list nearest cross streets.
   (2701 T) BEDWELL ROAD, SPRINGFIELD, TN

3. Tax Map & Parcel Number: MAP 114 PARCEL 171.08

4. Size of Property (sq ft. or acres): 5.01 ACRES

5. Owner of Record Name, Phone Number, & Physical Address – **NO P.O. BOXES**:

Name: BRENT G. SNYDER & SHAROLYN K SNYDER REVOCABLE LIVING TRUST

Phone Number: ____

Physical Address: 2822 PARADISE LANE, SPRINGFIELD, TN 37172

Email Address: ____

6. Owner's Representative (real estate agent, surveyor, engineer, family member, self, etc.)

Name: BRENT OR SHAROLYN SNYDER

Phone Number: ____

Physical Address: 2822 PARADISE LANE, SPRINGFIELD, TN 37172

Email Address: ____

Is the property developed? If so, what is the current use of the property?

PROPERTY IS NOT DEVELOPED.

PART F: REQUEST FOR VARIANCE

1. **PLEASE EXPLAIN THE VARIANCE BEING APPLIED FOR. THE BOARD OF ZONING APPEALS CAN ACT ONLY ON WHAT IS PLAINLY BEING ASKED FOR (ATTACH ADDITIONAL SHEET OF PAPER IF NEEDED)**

SEE ATTACHED.

- To your knowledge, has the property been granted a variance in the past?
  Please circle one: Yes (No) Unsure

  If yes, please provide any information you have about the prior approval. Dates are particularly helpful!

  _____
  _____
  _____
  _____
  _____
  _____

MY SIGNATURE CERTIFIES THAT I HAVE ANSWERED ALL QUESTIONS HONESTLY AND TO THE BEST OF MY KNOWLEDGE.

Sharolyn Snyder 9-2-2025
Brent Snyder 9-2-2025
Owner of Record Signature & Date

Brent Snyder 9-2-2025 Sharolyn Snyder 9-2-2025
Owner's Representative Signature & Date

Application for Variance

Robertson County Planning & Zoning Department

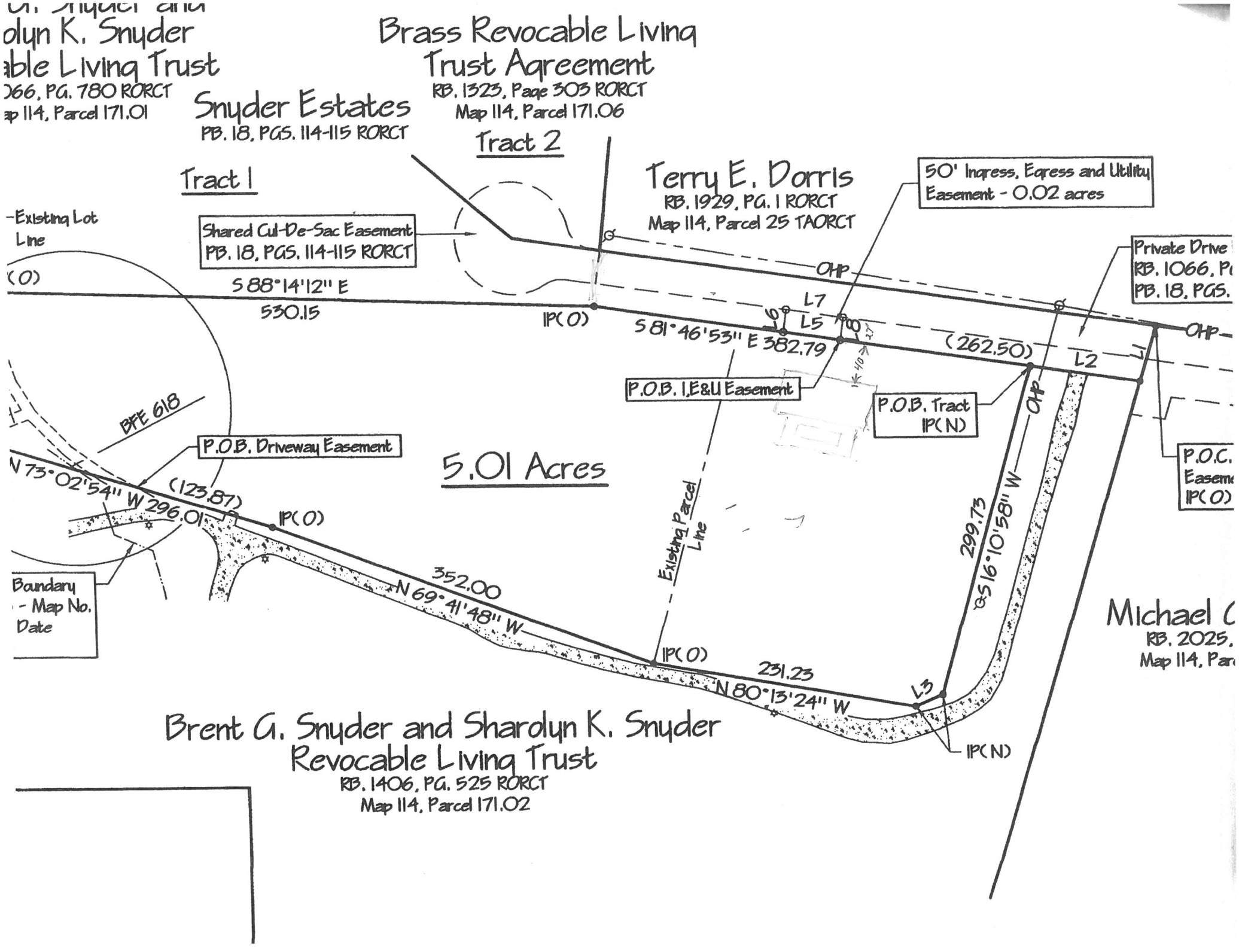
Part F: Request for Variance

The variance being requested for map/parcel 114.171.08 is for a ~~50~~ 40' setback for the dwelling from the property line paralleling the road, rather than the codes required 75' setback.

Given the property line is 27' off the paved private road, this would be 77' off the paved private road providing the full 75' setback from the road. Twenty feet of the 27' is a utility easement on the same property as the private road which we own as a part of map/parcel 114.171.02.

The reason for the requested variance is due to the topography of the land for the building site. The planned house will have a walk out basement as well as a planned pool behind the house at the basement level. The property parallel with the road is relatively level with the road for a lot depth of about 45-50' off the property line. To place the house at about the road height it would support the house and the pool with the current slope of the land. If the building site is set back the full 75' from the property line, it will place the building site significantly down the hill, resulting in a very steep slope on the back side of the pool to the road below given the lot depth is only 300' and drops 50' in elevation from the front to the back of the lot.

The requested variance would only impact the existing two dwellings off the cul-de-sac. We own one of the dwellings and the other is owned by a family member who supports the requested variance. The topography past the houses off the cul-de-sac, drops off to the Carr Creek flood plain below, so it is very unlikely that the county would elect to extend the road beyond its current end at the cul-de-sac. So, this variance would only impact the existing two dwellings on the private road and would not impact anyone on the Bedwell County Road.


olyn K. Snyder
able Living Trust
066, PG. 780 RORCT
ap 114, Parcel 171.01
Brass Revocable Living
Trust Agreement
RB. 1323, Page 303 RORCT
Map 114, Parcel 171.06
Snyder Estates
PB. 18, PGS. 114-115 RORCT
Tract 2
Tract 1
Terry E. Dorris
RB. 1929, PG. 1 RORCT
Map 114, Parcel 25 TAORCT
50' Ingress, Egress and Utility
Easement - 0.02 acres
Private Drive
RB. 1066, P
PB. 18, PGS.
Existing Lot
Line
Shared Cul-De-Sac Easement
PB. 18, PGS. 114-115 RORCT
(O)
S 88°14'12" E
530.15
IP(O)
S 81°46'53" E 382.79
L7
L5
(262.50)
L2
OHP
40'
P.O.B. I.E&U Easement
P.O.B. Tract
IP(N)
P.O.C.
Easem
IP(O)
BFE 618
P.O.B. Driveway Easement
5.01 Acres
N 73°02'54" W 296.01
(123.87)
IP(O)
352.00
N 69°41'48" W
Existing Parcel
Line
299.73
S 16°10'58" W
231.23
N 80°13'24" W
L3
IP(N)
Boundary
- Map No.
Date
Michael C
RB. 2025,
Map 114, Par
Brent G. Snyder and Shardlyn K. Snyder
Revocable Living Trust
RB. 1406, PG. 525 RORCT
Map 114, Parcel 171.02

Application for Variance

Robertson County Planning & Zoning Department

Part A, #2 – List of adjoining properties

The property for map & parcel # 114.171.08 is entirely surrounded on all sides by the property map & parcel # 114.171.01 and 114.171.02 which are both owned by Brent G Snyder and Sharolyn K Snyder Revocable Living Trust, 2822 Paradise Lane, Springfield, TN 37172.