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

BOARD OF ZONING APPEALS MEMORANDUM & AGENDA

Date: October 17, 2024

Mr. Chairman and Board Members:

The following request is scheduled for appearance before the Robertson County Board of Zoning Appeals. The applicant has been advised that the Board will meet on Thursday, **October 24, 2024, at 6:00 P. M.** in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Detailed information on the cases 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 the August 22, 2024, meeting.
4. Old Business: None
5. New Business:

   A. **Case 2024-09:** William Wright requests a "Special Exception" for the approval to allow a dog kennel to be operated at 192 Goodman Lane, Cedar Hill, TN 37032. Tax Map 055, Parcel 079.00 in the 7th Voting District.

   B. **Case: 2024-10:** Christopher Shannon requests a Zoning Variance and a "Special Exception" for the approval to allow a small animal boarding business to be constructed closer than 300 feet from any adjacent residential structure and operated at 4989 Minnis Rd., Springfield, TN 37172. Tax Map 044, Parcel 032.01 in the 7th Voting District.

6. Adjourn.

ROBERTSON COUNTY BOARD OF ZONING APPEALS

The Robertson County Board of Zoning Appeals met on Thursday, August 22, 2024, at 6:00 p.m. in the Judicial Complex, 2nd Floor, Robertson County Office Building, Springfield, Tennessee.

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

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

Motion to approve Minutes from the meeting held on May 23, 2024, was made by Rick Robinson with a second by Tom Wilks. Motion passed 3-0.

Announcements: None

Case 2024-07: Critter Fixers on behalf of H.A.T.S requests a "Special Exception" for the approval to allow a spay and neuter clinic to be operated at 4859 Hwy 431 N, Springfield, TN 37172. Tax Map 057, Parcel 067.00 in the 8th Voting District.

Chantelle Gonzalez was there and presented the request to the board. There were 2 questions from the board that were asked and answered.
Five citizens there to speak in favor of the request.
The motion to grant a special exception was made by Tom Wilks with a second by Rick Robinson. Motion passed 3-0.

Case: 2024-08: Attorney David Pike on behalf of AT&T Mobility requests a "Special Exception" for the approval to allow a Wireless Communication Facility to be constructed at 3897 Dot Rd., Springfield, TN 37172. Tax Map 018, Parcel 016.01 in the 8th Voting District.

Atty. Robert Grant was there and presented the request to the board. Several questions from the board were addressed and answered.
Two citizens with questions/comments.
The motion to grant a special exception was made by Rick Robinson with a second by Tom Wilks. Motion passed 3-0.

With there being no additional business, a motion to adjourn was made by Tom Wilks with a second by Rick Robinson.
The motion passed 3-0.

Meeting was adjourned by Chairman Stroud at 6:37 pm.

Respectfully submitted,

Planning Staff

New Business: A

Case 2024-09

William Wright

Robertson County Development Office
Staff Comments
Board of Zoning Appeals Meeting
October 21, 2024

Applicant: William Wright

Request: Special Exception for the approval of a dog kennel business

Property Information:

- Tax Map 055, Parcel 079.00
- 192 Goodman Lane., Cedar Hill, TN 37032
- 15.12 acres
- Zoned AG-2 and R-40
- 7th Voting District

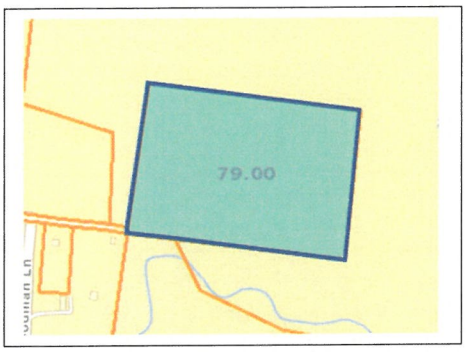


Figure 1: TN Prop. Viewer
Tax Map 055, Parcel 079.00

Discussion:

The applicant is seeking permission from the Board of Zoning Appeals for the approval to allow a dog kennel business to be operated at this location.

Per the permitted use schedule in the Robertson County Zoning Resolution, a special exception is needed for Kennels or Pet Grooming Services to be operated in AG-2 and R-40 zoning.

**** END COMMENTS ****

TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICTS														
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
BUSINESS, PROFESSIONAL AND PERSONAL SERVICES Cont'd													
Barber Shops	S	S	S	S	S	S	P	P	P	P			
Beauty Shops	S	S	S	S	S	S	P	P	P	P			
Boat Repairs							P			P	P	P	
Building Maintenance Services							P	S	S	P			
Business Associations							P	P	P	P	P	P	
Business Incubators							P	S	S	P	P	P	
Car washes							P	S		P	P	P	
Clothing Alterations and Repairs	S	S	S	S	S	S	P	P	P	P	P	P	
Computer Maintenance and Repair	S	S	S	S	S	S	P	P	P	P	P	P	
Computer Services		S	S	S			P	P	P	P	P	P	
Economic or Educational Research							P	P	P	P			
Employment Agencies, Personnel Services		S	S	S			P	P	P	P	P	P	
Engineering, Architect, or Survey Services	S	S	S	S	S	S	P	P	P	P	P	P	
Equipment Rental and Leasing (no outside storage)							P	S		P	P	P	
Equipment Rental and Leasing (w/outside storage)							P			P	P	P	
Equipment Repairs, Heavy							P			P	P	P	
Equipment Repairs, Light	S	S	S				P			P	P	P	
Finance and Loan Offices							P	P	P	P	P	P	
Finance and Loan Offices (no drive-thru)							P	P	P	P	P	P	
Funeral Homes and Crematoriums							P	S	S	P	S	S	
Furniture Repair Shops							P	S	S	P	P	P	
Government Offices	S	S	S	S	S	S	P	P	P	P	P	P	P
Hotels or Motels							P			P			
Insurance Agencies (no on-site claims insp.)	S	S	S				P	P	P	P	P	P	
Insurance Agencies (carriers/on-site claims)							P	S	S	P	P	P	
Kennels or Pet Grooming Services	S	S	S	S			P	P	P	P	S	S	
Landscape or Horticultural Services	S	S	S				P	S	S	P	P	P	
Laundromats, Coin-Operated						S	P	P	P	P	P	P	
Laundry or Dry Cleaning Operations							P	P	P	P	P	P	
Law Offices	S	S	S	S	S	S	P	P	P	P	P	P	
Market Furniture Showrooms							P			P	P	P	
Medical, Dental, or Related Offices		S					P	S	S	P	S	S	
Medical or Dental Laboratories							P			S	P	P	

P = Use by right
S = Special Use Permit Required
# =Indicates Additional District Requirements

D = Development Standards
O = Overlay Zoning Required

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615-384-3666

Board of Zoning Appeals Application for a Special Exception

Owner of Record Information
Name: William Keith Wright
Mailing Address (No P.O. Boxes, please): 192 Goodman Ln Cedar Hill TN 37032
Email: cedarhillacres192@gmail.com
Telephone Number: 219 730 7299

Procedure Notes

1. Special Exceptions are requested when a certain use has been identified as a "Special Exception" in the Zoning Resolution for the zone where the property is located. Special Exceptions must first be approved by the Board of Zoning Appeals first before any site plans for the project are submitted for consideration to the Planning Commission.
2. The applicant must demonstrate compliance with the specific standards for the use, as set forth in the City's Zoning Resolution. The burden is on the applicant to demonstrate to the Board of Zoning Appeals that all conditions of the Zoning Resolution have been met.
3. The Board of Zoning Appeals will consider the request and determine if it meets the requirements set forth by the County's Zoning Resolution.

Application Process:
In order to publish the notice in the newspaper on time, the application due dates are firm. Complete applications received after the application deadline will be placed on the following month's agenda. Applications are considered "complete" when the following steps have been completed:

1. Submit three (3) copies of this completed form and supporting materials to Robertson County Development Office by application due date (see attached form).
2. Remit application fee to Robertson County Development Office.
3. Ensure the application is **signed by property owner**.
4. Pick up the BZA Meeting Notice sign for the yard from the County Development Office. Place it in the yard of the subject property, where it is easily seen by the public.
5. Attend Board of Zoning Appeals meeting. Be ready to present the application to the Board. **Failure to attend the meeting may result in the application being denied.**

Request for Review:
Please state the exact Special Exception use being sought, including the Zoning Resolution Article & Section. Please attach additional pages if more room is required. Please include any supporting documentation that supports your position.

William Keith Wright
Owner's Signature

9.10.24
Date

Robertson County Development Office—

We are requesting to be able to put dog kennels on the property. We are starting a business of dog kennels.

Our property is 13.8 acres in total, and we are next to TWRA's land, Cedar Hill Swamp. Our land is zoned R-40 and AG-2. In the zoning of AG-2 at the far back end of the conner we want to put our building with the kennels. To help offset water issues we plan on having 3 more wells put on the property. One where the dog kennels will be, the chicken coop, and ag building. This will help if any fire hazards.

Special conditions for small animal boarding and housing:

A. Our building will be around 24 x 100 ft equivalent to 2400 sq ft. We will have a max of 32 kennels. Projection of the business is to have 20 kennels always filled.
B. We have 13.8 acres in the middle of 235 acres owned by TWRA. Attached is a drawing showing the property and location of kennels.
C. Attached are the specs of the building we are looking at purchasing.
D. We will be putting up a retaining tank for all waste and pumped regularly.
E. Pictures enclosed of the building design, along with the entire area will be fenced in around the kennels.
F. Because we are surrounded by TWRA we don't have to worry about being next to residential housing. If this is still stands, we can move 30 feet closer into the property along with putting more trees up.
G. We shouldn't have any issues with lighting.
H. We will have a sign entering the property at our personal driveway.
I. There is no need for off the road parking. All parking will be on the property.
J. We are the only ones that will be living on the property. Our house is in the 1.5 acres that is in the city limits. Everything else is county. No residential living will be on premises by other for the care of the business.

Robertson County - Parcel: 055 079.00



Date: September 10, 2024

County: Robertson
Owner: JAKICH KIMBERLY M
Address: GOODMAN LN 192
Parcel Number: 055 079.00
Deeded Acreage: 12.25
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

1:4,514

0 0.03 0.06 0.12 mi

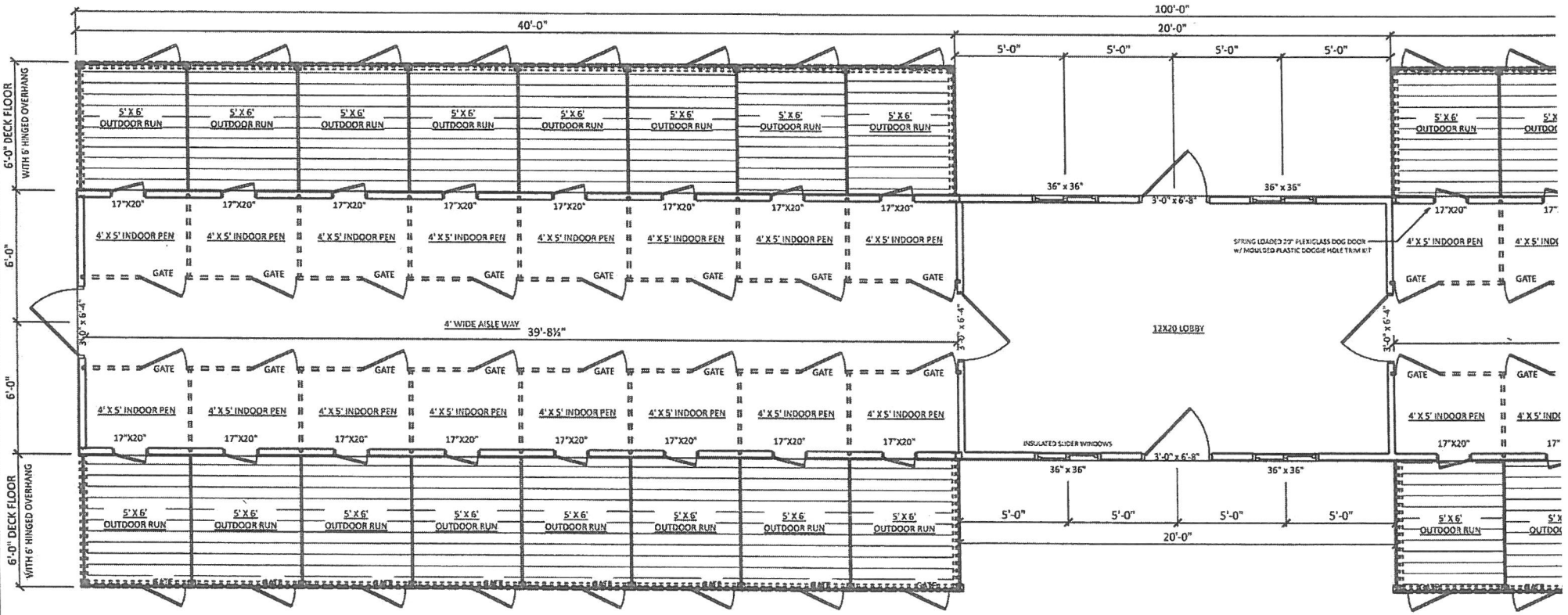
0 0.05 0.1 0.2 km

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



- 3 wells will be added to the property



FLOOR PLAN

SCALE: 0.1500" = 1'-0"

Bird-in-Hand
pet structures

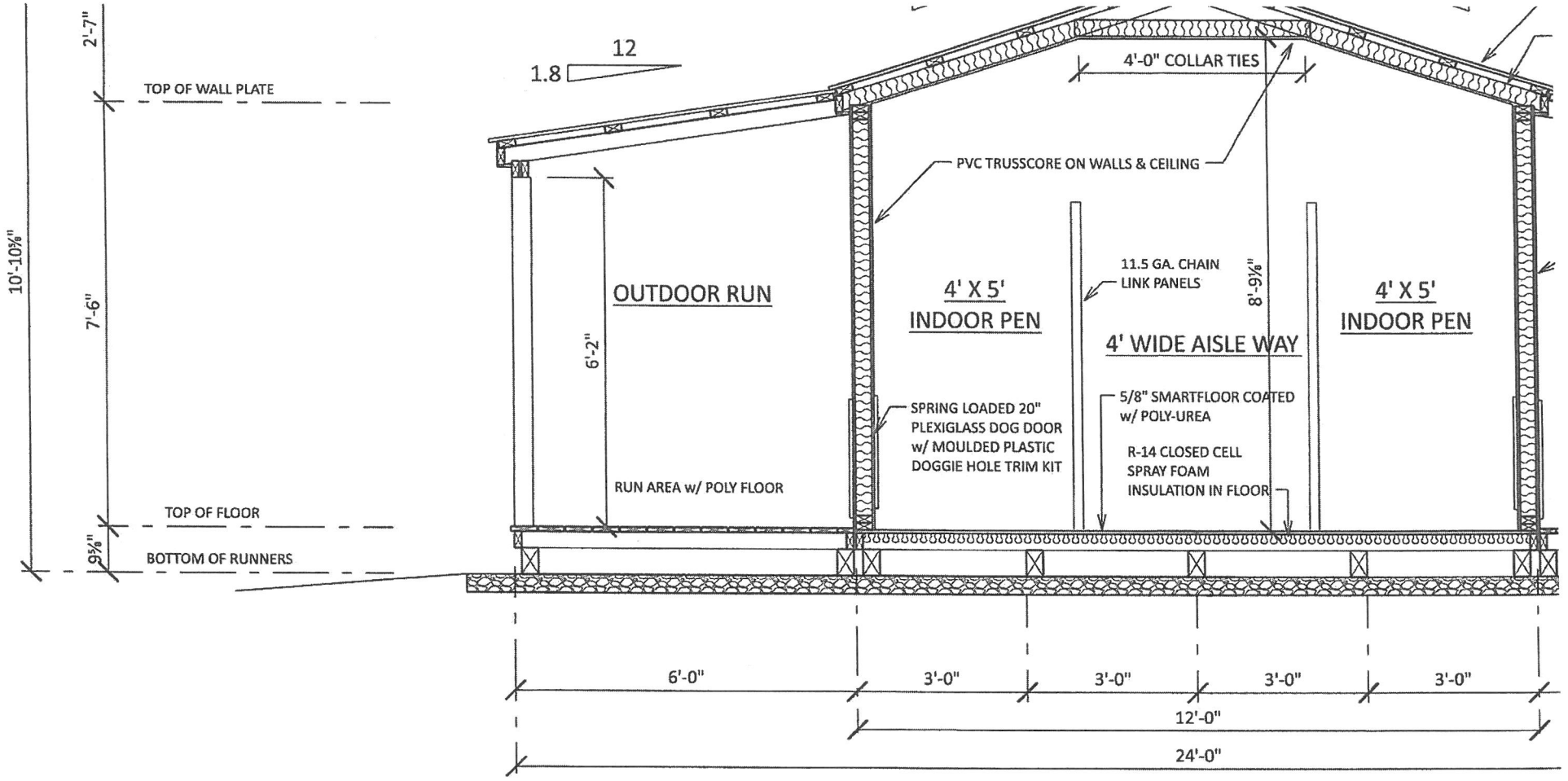
470 Millwood Rd.
Willow Street, PA 17584
717-435-8222

MODEL: 24' X 100' 32 RUN KI

DRAWING TITLE: MAIN FLOOR PLA

PAGE: 1 OF 4

DATE: 9/3/



CROSS SECTION A

SCALE: 3/8" = 1'-0"

Bird-in-Hand
pet structures

470 Millwood Rd.
Willow Street, PA 17584
717-435-8222

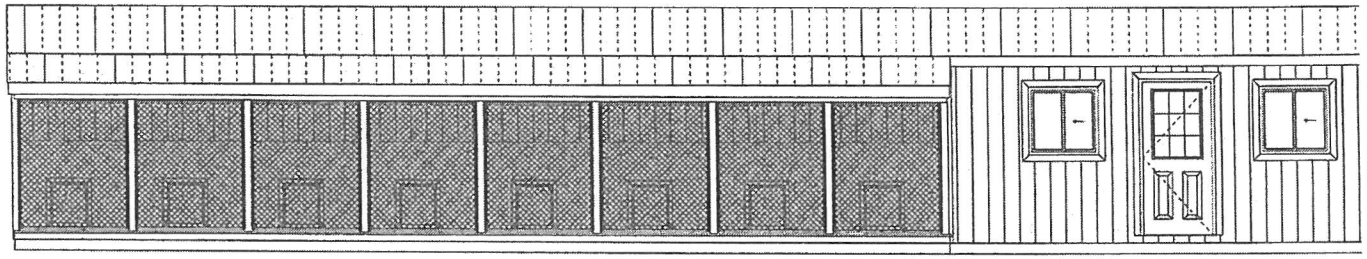
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DRAWING TITLE: CROSS SECTION

PAGE: 2 OF 4

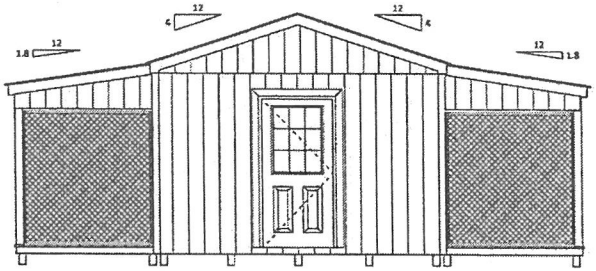
DATE: 9/3

SCALE: 1/8" = 1'-0"



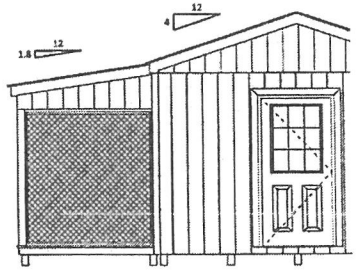
REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELE

SCALE: 1/8" = 1'-0"

Bird-in-Hand
pet structures

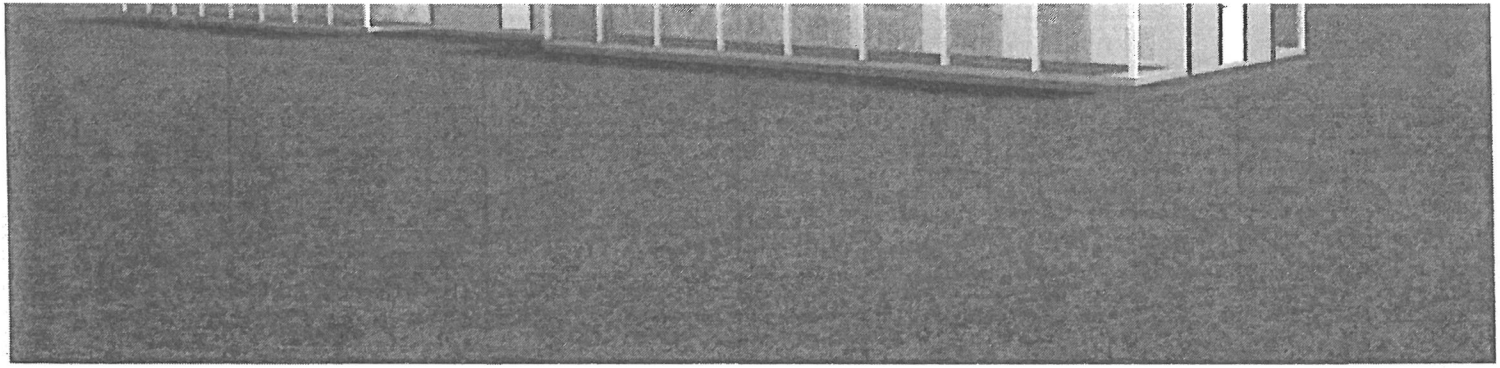
470 Millwood Rd.
Willow Street, PA 17584
717-435-8222

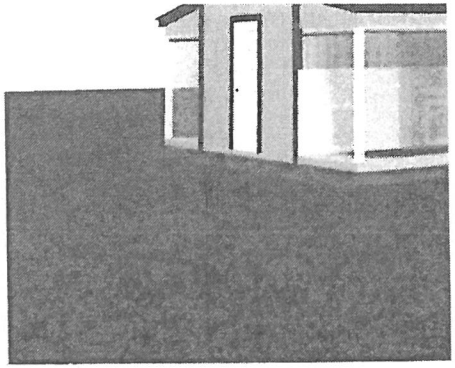
MODEL: 24' X 100' 32 RUN K

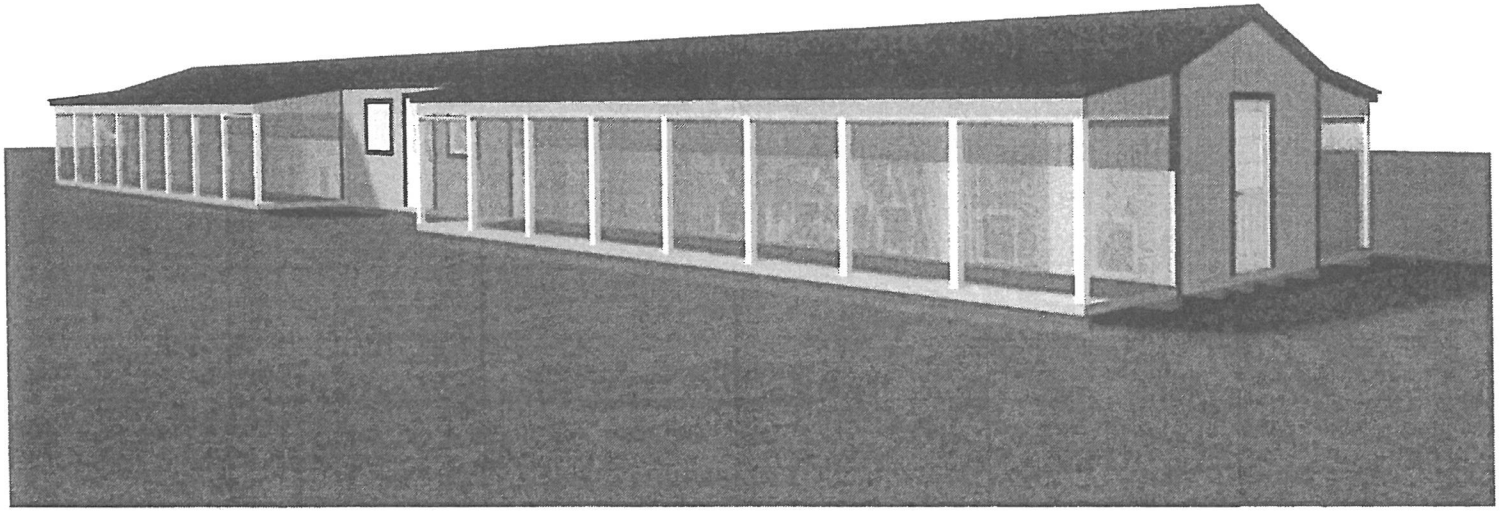
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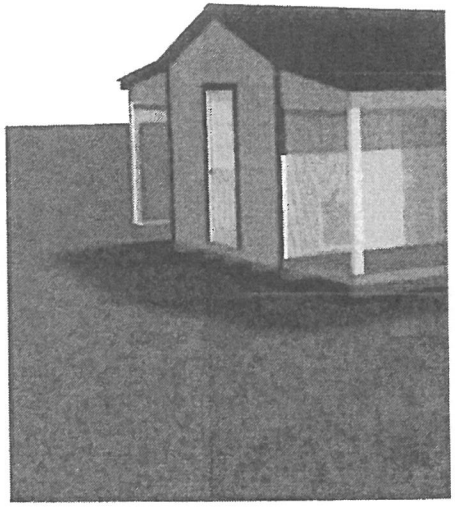
PAGE: 3 OF 4

DATE: 9/3









Bird-in-Hand
pet structures

470 Millwood Rd.
Willow Street, PA 17584
717-435-8222

MODEL: 24' X 100' 32 RUN K

DRAWING TITLE: 3D RENDERINGS

PAGE: 4 OF 4

DATE: 9/3

New Business: B

Case 2024-10

Christopher Shannon

Robertson County Development Office
Staff Comments
Board of Zoning Appeals Meeting
October 21, 2024

Applicant: Christopher Shannon

Request: Special Exception for the approval of a small animal boarding house and a Variance to be able to build the structure closer than 300' from adjacent residential structures

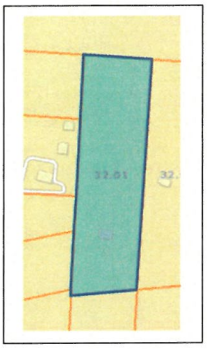


Figure 1: TN Prop. Viewer
Tax Map 044, Parcel 032.01

Property Information:

- Tax Map 044, Parcel 032.01
- 4989 Minnis Rd., Springfield, TN 37172
- 5.52 acres
- Zoned AG-2
- 7th Voting District

Discussion:

The applicant is seeking permission from the Board of Zoning Appeals for the approval to allow a small animal boarding house to be constructed and operated at this location. The applicant is also asking for permission to build the structure closer than the required 300' from any adjacent residential structures, due to geographical layout of the property not allowing it to be built back further and due to the homes being close to the property lines.

Per the permitted use schedule in the Robertson County Zoning Resolution, a special exception is needed for Kennels or Pet Grooming Services to be operated in AG-2 zoning.

**** END COMMENTS ****

TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICTS														
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
BUSINESS, PROFESSIONAL AND PERSONAL SERVICES Cont'd													
Barber Shops	S	S	S	S	S	S	P	P	P	P			
Beauty Shops	S	S	S	S	S	S	P	P	P	P			
Boat Repairs							P			P	P	P	
Building Maintenance Services							P	S	S	P			
Business Associations							P	P	P	P	P	P	
Business Incubators							P	S	S	P	P	P	
Car washes							P	S		P	P	P	
Clothing Alterations and Repairs	S	S	S	S	S	S	P	P	P	P	P	P	
Computer Maintenance and Repair	S	S	S	S	S	S	P	P	P	P	P	P	
Computer Services		S	S	S			P	P	P	P	P	P	
Economic or Educational Research							P	P	P	P			
Employment Agencies, Personnel Services		S	S	S			P	P	P	P	P	P	
Engineering, Architect, or Survey Services	S	S	S	S	S	S	P	P	P	P	P	P	
Equipment Rental and Leasing (no outside storage)							P	S		P	P	P	
Equipment Rental and Leasing (w/outside storage)							P			P	P	P	
Equipment Repairs, Heavy							P			P	P	P	
Equipment Repairs, Light	S	S	S				P			P	P	P	
Finance and Loan Offices							P	P	P	P	P	P	
Finance and Loan Offices (no drive-thru)							P	P	P	P	P	P	
Funeral Homes and Crematoriums							P	S	S	P	S	S	
Furniture Repair Shops							P	S	S	P	P	P	
Government Offices	S	S	S	S	S	S	P	P	P	P	P	P	P
Hotels or Motels							P			P			
Insurance Agencies (no on-site claims insp.)	S	S	S				P	P	P	P	P	P	
Insurance Agencies (carriers/on-site claims)							P	S	S	P	P	P	
Kennels or Pet Grooming Services	S	S	S	S			P	P	P	P	S	S	
Landscape or Horticultural Services	S	S	S				P	S	S	P	P	P	
Laundromats, Coin-Operated						S	P	P	P	P	P	P	
Laundry or Dry Cleaning Operations							P	P	P	P	P	P	
Law Offices	S	S	S	S	S	S	P	P	P	P	P	P	
Market Furniture Showrooms							P			P	P	P	
Medical, Dental, or Related Offices		S					P	S	S	P	S	S	
Medical or Dental Laboratories							P			S	P	P	

P = Use by right
S = Special Use Permit Required
# =Indicates Additional District Requirements

D = Development Standards
O = Overlay Zoning Required

D. Special Conditions for Small Animal Boarding and Housing

a. No facility shall be permitted in Agricultural district that does not meet minimum lot size or in a Residential district that contains less than 60,000 square feet.

b. No building for housing or boarding animals shall be located no closer than three hundred *(300)* feet from any adjacent residential structures.

c. The location, size and design of such facility shall be situated so that it will be compatible with the development within the surrounding area, thus reducing the impact upon such area. The Board shall have the authority to require that any building used for these purposes be soundproofed to building code requirements.

d. All kennel buildings shall be connected to some type of sanitary sewage disposal system which shall include all outdoor runs.

e. All outdoor runs shall have a minimum six *(6)* foot fence with a cover or netting that prohibits escape or entrance. These runs shall have a hard surface that will allow for easy cleaning.

f. Each facility shall maintain a thirty *(30)* foot buffer strip between any developed residential lot and when deemed appropriate by the board provide a tight evergreen buffer.

g. Any site lighting shall be indirect that will not illuminate the surrounding property.

h. Any proposed sign shall be limited to a monument sign no more than five *(5)* feet in height and ten *(10)* square feet in surface area.

i. All off-street parking requirements of this resolution shall apply and the parking areas shall be constructed to meet ADA requirements.

j. Any such facility may be considered an appropriate accessory use and structure to an existing residence so long as the existing residence serves as living quarters for persons regularly employed to provide catering and management services to the facility. The facility may be located in a separate building.

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615-384-3666

Board of Zoning Appeals Application Packet for Variance + Special Exception

Procedure Notes:

1. Variances are requested when property has such significant topographical challenges that the strict application of the Zoning Resolution is not practical or possible.
2. The applicant will submit to the County a detailed written explanation of **a)** the rule from which the applicant is seeking relief (citing Article & Section of the Zoning Resolution), and **b)** the exact amount of relief needed, with specific reasons why.
3. The Board of Zoning Appeals will consider the request and determine if it meets the requirements set forth by the County's Zoning Resolution and the Tennessee Code Annotated, § 13-7-207(3).

Owner of Record Information

Name: Christopher L Shannon
Mailing Address (No P.O. Boxes, please): 4989 Minnis Rd Springfield TN 37172
Email: shannonchris059@Gmail.com
Telephone Number: 615-948-2490

Owner's Representative Information (Surveyor, Self, Engineer, etc.)

Name: _____
Name of Firm: _____
Mailing Address (No P.O. Boxes, please): _____
Email: _____
Telephone Number: _____

Property Information:

1. Current Zoning of Property: AG-2
2. Physical Address of Property: 4989 Minnis Rd Springfield TN 37172
3. Tax Map & Parcel Number: 044 032.01
4. Size of Property (square feet or acres): 5.24 acres

Submitting the Application

1. **Submit** ~~three (3)~~ one copy **copies** of this completed application & supporting documentation to the Robertson County Development Office on or before application due date (see attached). *The **application must be signed**.*
2. **Submit** the application fee to Robertson County Development Office.
3. **Pick up** your BZA Meeting Notice sign from the Development Office. Post in the front yard of the property.
4. **Attend the meeting**. Failure to appear at the Board of Zoning Appeals meeting may result in the denial of the application.

ROBERTSON COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615-384-3666

Request for Review:

Please cite the exact section or rule from which relief is being sought. Please attach additional pages if more room is required. Please be as specific as possible.

Special conditions for small animal boarding and housing
b. NO building for housing or boarding animals shall be located no closer than Three hundred (300) feet from any adjacent residential structures.

This is not possible due to a house being built very close to the property line where it was moved from the orignal development plans. The geographic layout of my property prevents me from being able to achieve the 300 feet. Per the pemitted use schedule I need permission to open a Kennal in AG-2 zoning

Owner's Signature

Owner's Representative Signature

9-10-24
Date

Date

Robertson County - Parcel: 044 032.01



Date: July 16, 2024

1:2,257

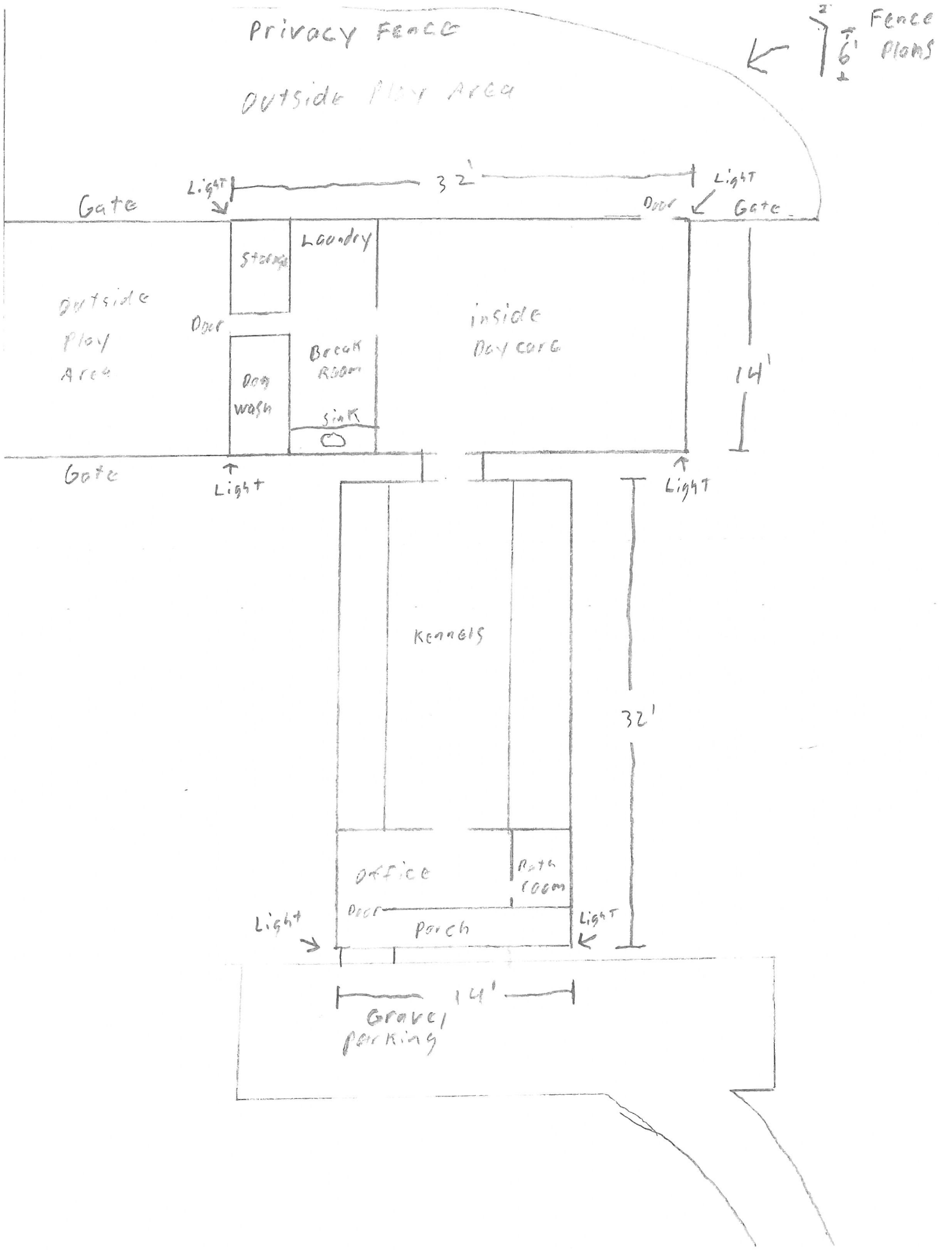
0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

County: Robertson
Owner: SHANNON CHRIS
Address: MINNIS RD 4989
Parcel Number: 044 032.01
Deeded Acreage: 5.24
Calculated Acreage: 0

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The property lines are compiled from information maintained by your local


Privacy Fence
Outside Play Area
2'
6'
Fence Plans
Light
32'
Light
Gate
Door
Gate
Storage
Laundry
Outside Play Area
Door
Dog wash
Break Room
Sink
inside Daycare
14'
Gate
Light
Light
Kennels
32'
Office
Bath room
Door
Porch
Light
Light
14'
Gravel parking