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

# BOARD OF ZONING APPEALS MEMORANDUM & AGENDA

November 13, 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, **November 20, 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 October 23, 2025, meeting.
4. Old Business: None
5. New Business

   A. **Case 2025-14:** Jose Raul Hernandez Abrego requests a "Special Exception" for the approval of a major home occupation to operate Jaguar Roofing, LLC, at 4383 Benson Rd., Springfield, TN 37072. Tax Map 018, Parcel 018.11 in the 8th Voting District.

6. Adjourn.

**ROBERTSON COUNTY BOARD OF ZONING APPEALS**

The Robertson County Board of Zoning Appeals met on Thursday, October 23, 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 | Tom Wilks | Hunter Mantooth |
| Rick Robinson | | Pam Groves |
| Bob Stroud | | Amanda Harrington |
| Will David Goodman | | |

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

Motion to approve Minutes from the meeting held on September 25, 2025, was made by Andy Teasley with a second by Rick Robinson. Motion passed 4-0.

**Announcements:** None

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.
Brent Snyder was there to present and answer questions. No one signed up to speak on this matter. Rick stated that he went by the property and walked around and understood the topographical issues. Bob stated it went by the property also and it was nice property.
Motion to approve was made by Rick Robinson with a second from Will David Goodman.
Motion passed 4-0.

Motion to adjourn was made by Andy Teasley with a second from Will David Goodman.
Motion passed 4-0.

Meeting was adjourned by Chairman Bob Stroud at 6:05 pm.

Respectfully submitted,

Planning Staff

# New Business: A

# Case 2025-14

Jose Raul

Hernandez Abrego

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

**Applicant**: Jose Raul Hernandez Abrego

**Request**: Special Exception for a major home occupation – Jaguar Roofing, LLC

**Property Information**:

- Tax Map 018, Parcel 018.11
- 4383 Benson Rd., Springfield, TN 37172
- 1.85 acres
- Zoned RP-80
- 8th Voting District




*Tax Map 018 Parcel 018.11*

**Relevant Zoning Regulations:**

Article IV, Section 4-2 (B) ~ Customary Incidental Home Occupations ~ Major Home Occupations

**Discussion**:

The applicant is requesting approval from the Board of Zoning Appeals to operate Jaguar Roofing, LLC on their property. This request is classified as a Major Home Occupation, a Special Exception use under the Robertson County Zoning Resolution.

Article 4, Section 4.-2, Customary Incidental Home Occupations reads that all home occupations, whether major or minor, are to be conducted *"entirely within the principal dwelling unit or approved accessory building by members of the household residing on the premises. Employment of persons not living on the premises shall be limited to one (1) individual."*

According to the applicant's application and supporting materials, the submitted site plan shows intent to construct a new office with a main entrance and a parking area accommodating up to 8 parking spaces, with another structure intended to hold materials and trailer parking.

This brings the total number of structures (one of which is at least 2,000 square feet) for business use to two (2), which appears to violate the intent of the home occupation rule of the business being run either out of the home or out of a structure that is subordinate to the principal structure on the property (the main home). No other square footage is listed on the site plan submitted with the application.

The parking lot description states it is designed for daily employee use, accommodating up to eight employees. Per the Major Home Occupation rules, only one outside employee may be employed for a major home occupation.

**Recommendation**: Denial. The application appears to be geared toward a much larger operation than what is intended for a Major Home-Based Occupation per the Robertson County Zoning Resolution.

**** END COMMENTS ****

iv. Consistent with the International Building Code, as adopted by Robertson County, the unit must meet all building separation standards;

v. The unit must be served by approved water, sewer and electric facilities;

vi. Residential use of the unit must be discontinued and removed from the property upon the issuance of a certificate of occupancy for the principal dwelling unit.

3. In all non-residential districts, no portable structure may be used for any kind of human occupancy. Such structures may be used for storage in zoning districts that permit outside storage as otherwise permitted herein provided all site planning standards are met.

4. In any district, the Director of Building Codes may issue a temporary building permit for a contractor's temporary office and equipment sheds that are incidental to a construction project. Such buildings or sheds shall be removed when the certificate of occupancy is issued for the reconstructed building or when the certificate of occupancy is issued for the last house in a new housing development.

l. Temporary Manufacture of Road Materials: In any district, except the residential districts, a Temporary Use Permit may be issued upon approval by the Robertson County Board of Zoning Appeals to operate manufacturing plants which are necessary in order to produce the materials required for the construction of approved public roads where the Board finds that such a use is not potentially noxious, dangerous, or offensive. In the exercise of its approval, the Board of Zoning Appeals may impose such conditions upon the proposed plants as it may deem advisable in the furtherance of the general purposes of this resolution.

Such a permit may be initially issued for a nine *(9)* month period. A permit may be renewed for up to six *(6)* months at a time, the total time for all permits not exceeding a total of twenty-four *(24)* months.

## 4-2 CUSTOMARY INCIDENTAL HOME OCCUPATIONS *(Deleted in its Entirety and Replaced with New Section by Resolution, February 17, 1997.)*

A home occupation is a gainful occupation or profession conducted entirely within the principal dwelling unit or approved accessory building by members of the household residing on the premises. Employment of persons not living on the premises shall be limited to one *(1)* individual. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, with no more than twenty-five *(25)* percent of the floor area of the dwelling unit being used to conduct the home occupation. Any accessory building used for a home occupation must be subordinate and serve the principal use of the property and not constructed for the home occupation. This section classifies all home occupations as *"Minor Home Occupations"*, *"Major Home Occupations"*, and *"Accessory Agricultural Occupations"*, all other uses that are not considered under one of these classifications is prohibited under these regulations.

A. Minor Home Occupations

A minor home occupation is a limited activity conducted on premises that in no way alters the residential character of the structure. Minor home occupations shall include offices for accountants, architects, artists, engineers and the like, and other uses that will not require an increased amount of traffic to and from the residence. Uses such as barber or beauty shops, auto repair or any similar use shall not be considered as a minor home occupation. Due to the small scale of operation, minor home occupations are not required to obtain special exception permits from the Board of Zoning Appeals.

B. Major Home Occupations

Uses classified as major home occupations are those conducted within homes that may cause an increase in the amount of neighborhood traffic. This increase in traffic may be in the form of persons served by the home occupation or by deliveries or pick-ups from the premises. An increased area for parking is required for uses that are classified as major home occupations. All major home occupations require approval of a site plan by the Planning Commission and approved by the Board of Zoning Appeals as a "Special Exception". Major home occupations shall include barber and beauty shops, teaching of music and dance, small engine and appliance repair, upholstery shops, dressmakers, real estate offices, and other similar uses that in the opinion of the Board of Zoning Appeals would meet the criteria of a major home occupation.

C. Accessory Agricultural Occupations

These provisions are established to provide supplemental occupations for residents located in a rural environment. All applicants requesting approval for this type of home occupation is required to meet the provisions set forth in ***Section 11-3.3***, and any other safeguards the Board of Zoning Appeals may deem necessary. All accessory-agricultural occupations require approval of a site plan by the Board of Zoning Appeals, as a "Special Exception". Uses permitted as accessory agricultural occupations shall include, but be limited to auto, truck and farm equipment repair, welding shops, wood working shop, manufacture or processing of garments, the sale of farm products, supplies and equipment and other similar uses that in the opinion of the Board of Zoning Appeals would meet the criteria of an accessory-agricultural occupation.

## 4-3 GASOLINE SERVICE STATION RESTRICTIONS

The following regulations shall apply to all gasoline services stations:

A. There shall be a building setback from all street right-of-way lines of a distance of not less than fifty *(50)* feet, except for canopies designed to cover the gasoline pump islands.

## 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 |
| **TEMPORARY USES Cont'd** | | | | | | | | | | | | | |
| Outdoor Concerts, Stage Shows | S | S | | | | | S | | | | | | |
| Religious Tent Meetings | S | S | | | | | S | | | | | | |
| Special Civic Events, Nonprofit Festivals, Bazaars | S | S | S | S | S | S | S | | | | | | |
| Temporary Accessory Structures | S | S | S | S | S | S | S | | | | | | |
| Temporary Construction Office | | | | S | S | S | S | | | | | | |
| Temporary Dwelling Unit | S | S | S | S | S | S | S | | | | | | |
| Temporary Outdoor Display and Sales | S | S | | | | | S | | | | | | |
| Temporary Shelters | | | | | | | S | | | | | | |
| Yard Sales | P | P | P | P | P | P | S | | | | | | |
| | | | | | | | | | | | | | |
| **ACCESSORY USES** | | | | | | | | | | | | | |
| Accessory Child Care | S | S | S | S | | | S | | | S | S | S | |
| Accessory Dwelling Units, Attached | | | O | O | O | O | S | | | S | | | |
| Accessory Dwelling Units, Detached | P | P | P | 0 | O | O | S | | | | | | |
| Accessory Storage | P | P | P | P | P | P | P | | | P | P | P | |
| Administrative Office | S | | S | S | S | P | P | | | P | P | P | |
| Bed and Breakfast Establishment | S | S | S | S | S | S | | | | | | | |
| Bed and Breakfast Homestay | S | S | S | S | S | S | | | | | | | |
| Caretaker Dwellings | S | S | S | | | | S | | | | | | |
| Drive-Through Windows | | | | | | | P | P | P | P | | | |
| Helistop (as accessory use) | | | | | | | S | | | S | S | S | |
| Home Child Care (up to 4 preteenage children) | S | S | S | S | | | | | | | | | |
| Home Occupations, Minor | P | P | P | P | P | P | | | | | | | |
| Home Occupations, Major | S | S | S | S | S | S | | | | | | | |
| Junked Motor Vehicles | | | | | | | | | | | S | S | |
| Livestock (As accessory to residential use) | P | P | P | S | | | | | | | | | |
| Operation of Cafeteria | | | | | | | P | | | P | P | P | |
| Outdoor Storage Facilities | | | | | | | P | | | P | P | P | |
| Private Recreation Facilities | S | | S | S | S | S | P | | | | | | |
| Poultry and Bee Keeping | P | P | P | | | | | | | | | | |
| Production for Retail Sale | | | | | | | P | | | P | P | P | |
| Rural Family Occupations | S | S | S | | | | | | | | | | |
| Satellite Dishes/TV and Radio Antennae Towers | P | P | P | P | P | P | P | P | P | P | P | P | |
| Solar Energy System (Accessory) | P | P | P | P | P | P | P | P | P | P | P | P | D# |
| Swimming Pools | P | P | P | P | P | P | S | S | S | S | | | |
| Yard Sales (No more than 2 per year) | P | P | P | P | P | P | S | | | | | | |
| Wind Energy System (Small) | P | P | P | P | P | P | P | P | P | P | P | P | D# |

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: Jose Raul Hernandez abrego
Mailing Address (No P.O. Boxes, please):
Email:
Telephone Number:

**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:

(Siteplan)

1. Submit **one** (1) 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.

A office space for employees. A major home occupation.

Owner's Signature

9/10/25
Date

# Project Description – Jaguar Roofing LLC Office Building

**Location:** 4383 Benson Rd, Springfield, TN 37217
**Email:**
**Phone:**

---

## Overview

This commercial construction project involves the development of a new office building for **Jaguar Roofing LLC**, located at the rear of a residential property at **4383 Benson Road, Springfield, TN 37217**, where the company's CEO currently resides. The office will be accessed via a **private driveway** from the main residence and is intended **exclusively for employee use**, with **no public signage** or customer traffic. The office will operate **Monday through Friday, 8:00 AM – 5:00 PM**, and will remain unlit outside of these hours.

---

## Site and Structural Details

- **Foundation:** 2,000 sq ft concrete slab (8 inches thick)
- **Building Use:** Commercial office space for Jaguar Roofing LLC operations
- **Exterior Finish:** Weather-resistant vinyl siding
- **Roof:** Durable metal panel roofing
- **Porch:** L-shaped wrap-around porch supported by six structural pillars

---

## Accessibility

- **Driveway Access:** Private driveway connecting the main house to the office building
- **ADA Compliance:** Handicap-accessible entry points and dedicated parking spaces

---

## Interior Layout & Room Specifications

### 1. Living Room + Kitchen (Common Area)

**Total Area:** 633.38 sq ft
**Use:** Team meetings, training sessions, and communal space

**Features:**

- **Flooring:** Grey laminate wood
- **Ceiling:** Drop-in edge lay ceiling tile
- **HVAC:** 3 ceiling air vents
- **Access:**
  - Main front entrance
  - Sliding glass door to porch
- **Windows (Living Area):** 3 PVC windows (26.10 in x 4.2 in)
- **Thermostat and Electrical Panel** located in the living area
- **Closet/Laundry Area:**
  - Size: 6 ft 10 in x 2 ft 6 in
  - Washer & dryer hookups
- **Electrical:**
  - 16 outlets
  - 2 light switches (one at each entrance)

**Kitchen Details:**

- **Open-concept layout** with a central island
- **Island:** Integrated water faucet
- **Cabinetry:** Full perimeter cabinetry and designated refrigerator space
- **Window:** 1 PVC window (2 ft 10 in x 2 ft 10 in)

---

**2. Office Room A**

**Area:** 166.50 sq ft (approx)
**Entrance:** Open, no door
**Closet:** Located on the left side of the room
**Window:** 1 PVC window (2 ft 10 in x 2 ft 10 in)
**Flooring:** Grey laminate wood
**Ceiling:** Edge lay ceiling tile
**Electrical:**

- 6 outlets
- 1 light switch

---

**3. Office Room B**

**Area:** 130.98 sq ft
**Entrance:** Open, no door
**Closet:**

- Size: 6 ft 8 in x 4 ft 1 in

- Window inside: 1 PVC window (2 ft 10 in x 2 ft 10 in)
  **Additional Window (Office):** 1 PVC window (2 ft 10 in x 2 ft 10 in)
  **Flooring:** Grey laminate wood
  **Ceiling:** Edge lay ceiling tile
  **Electrical:**
- 4 outlets
- 1 light switch

---

**4. Bathroom**

**Area:** 47.62 sq ft
**Fixtures:**

- **Sink & Countertop:** Cultured marble integrated unit on the left wall
- **Toilet**
- **Shower:**
  - Porcelain tile with a marble-look finish
  - Built-in wall shelf for storage

**Flooring:** Porcelain tile matching the shower design
**Ceiling:** Edge lay ceiling tile (consistent with rest of building)

---

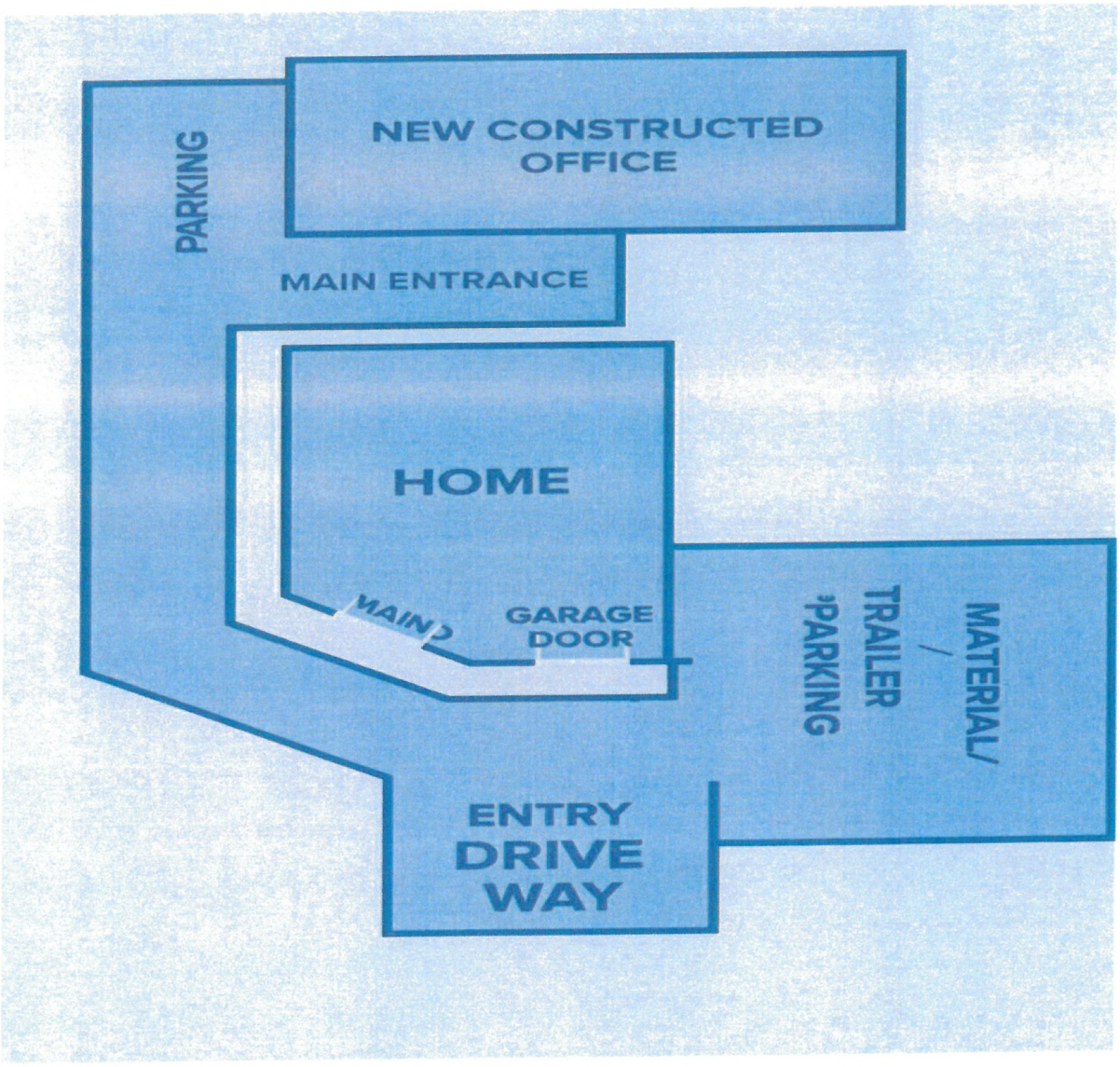
## Final Construction Notes

- All interior walls will be **fully insulated**, finished with **drywall**, and **professionally painted**.
- Finish standards will be **uniform** across all rooms, ensuring a **clean, modern, and professional aesthetic** throughout the building.
- The building will house **5 employees**, with operations strictly limited to the defined business hours.
- **No signage** will be installed, and the building will remain **unlit outside business hours**.

---

## Summary

The new Jaguar Roofing LLC office has been designed with functionality, efficiency, and comfort in mind. Its durable construction, ADA compliance, modern interior finishes, and clear separation from public interaction ensure it will serve as an effective headquarters for internal business operations. With private access, purposeful design, and a professional layout, this project will support the company's growth while maintaining harmony with the surrounding residential setting.




This site plan outlines the driveway and parking configuration for the office located directly behind the residential home at **4383 Benson Rd, Springfield, TN 27217**. The design is intended for employee use and supports daily logistical operations, including the movement of trailers and construction materials.

**Driveway and Access Layout**

- A main driveway entrance is located on the **left side** of the property.
- This entrance leads directly to the **rear of the property**, where the new **office structure is being constructed**.
- The driveway is designed to accommodate **two-way traffic**, allowing both incoming and outgoing vehicles with sufficient turning radius for trailers.

**Trailer and Material Access**

- On the **right side** of the home, there is a **designated maintenance and logistics area**.
- This section supports the **temporary storage and movement of materials** and allows for the **entry and exit of approximately four trailers** that service job sites.
- Materials stored on-site are **not permanent**; most supplies are delivered **directly to project sites** by building supply vendors.

**Parking Areas**

- Upon reaching the office area at the back of the property, the site features **two distinct parking zones**:
  - **Right Side – Handicap Accessible Parking**:
    - Designed to provide **easy access to the office entrance**.
    - Meets ADA compliance for accessibility.
  - **Left Side – Employee Parking Lot**:
    - Accommodates **up to 8 vehicles**.
    - Intended for daily employee use and positioned conveniently close to the office.