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

BOARD OF ZONING APPEALS MEMORANDUM & AGENDA

December 11, 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, **December 18, 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.

The agenda is as follows:

1. Roll Call
2. Announcements
3. Approval of the minutes of November 20, 2025, meeting.
4. Old Business: None
5. New Business

   A. **Case 2025-15:** Brian Dorris requests a "Special Exception" for the approval of a major home occupation to operate gunsmithing shop at 5576 Stacy Springs Rd., Springfield, TN 37172. Tax Map 103 Parcel 174.00 in the 10th Voting District.
   B. **Case 2025-16:** Laura Martin requests a "Special Exception" for the approval of a group assembly venue to operate an event center at 8021 Greer Rd., Goodlettsville, TN 37072. Tax Map 142 Parcel 029.00 in the 4th Voting District.
   C. **Case 2025-17:** Red River IV, LLC requests a Variance to be able to put two additional lots over the maximum off a private road. The property is located on Sturgeon Creek Rd., Cedar Hill, TN 37032. Tax Map 029 Parcels 024.00 and 024.02 in the 7th Voting District.

6. Adjourn.

ROBERTSON COUNTY BOARD OF ZONING APPEALS

The Robertson County Board of Zoning Appeals met on Thursday, November 20, 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	Rick Robinson	Hunter Mantooth
Tom Wilks	Will David Goodman	Pam Groves
Bob Stroud		

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

Motion to approve Minutes from the meeting held on October 23, 2025, was made by Andy Teasley with a second by Tom Wilks. Motion passed 3-0.

Announcements: None

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.
Katrina McQuistion was there to represent and answer questions. She stated the applicant doesn't speak good English and she came on his behalf. She stated they only would be keeping files there, no equipment or materials. All workers would be out in the field. One person signed up to speak on this matter. He was the developer of that area. He mentioned deed restrictions and concerns. There were several comments and questions from the board. There was lots of discussion. Tom told them to wait a year to reapply, modify the plans and applicants need to be present. The motion to deny was based on the plans and supporting documentation that were submitted and the fact that the applicant was not there to answer questions.

Motion to deny was made by Andy Teasley with a second from Tom Wilks.
Motion passed 3-0.

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

Meeting was adjourned by Chairman Bob Stroud at 6:20 pm.

Respectfully submitted,

Planning Staff

New Business: A

Case 2025-15

Brian Dorris

Robertson County Planning and Zoning
Staff Comments
Amanda Harrington, Planning Advisor
Board of Zoning Appeals Meeting
December 18, 2025

Applicant: Brian Dorris

Request: Special Exception for a major home occupation – Gunsmithing



Figure 1: TN Prop. Viewer
Tax Map 103 Parcel 174.00

Property Information:

- Tax Map 103, Parcel 174.00
- 5576 Stacy Springs Rd., Springfield, TN 37172
- 20.9 acres
- Zoned AG-2
- 10th Voting District

Relevant Zoning Regulations:
Attached is the below information.

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

Discussion:
The applicant is seeking permission from the Board of Zoning Appeals for the approval to operate a gunsmithing shop on their property.

This use can be identified as Major Home Occupation which is a Special Exception uses per the Roberton County Zoning Resolution.

**** 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
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

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.

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: Brian Michael Dorris
Mailing Address (No P.O. Boxes please): 5576 Stacy Springs Rd Springfield TN 37172
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:

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.

General gunsmith duties Disassembly And assemble of fire arms, Installing after market parts, Diagnose fire arm malfunctions

Betty J. Dorris
Owner's Signature

11-4-2025
Date

Property Owner Betty J. Dorris gives permission to Brian M Dorris He will be operating a business out of my detached garage. Address as follows; 5576 Stacy Springs Rd, Springfield TN 37172 Signature of property owner

Betty J. Dorris

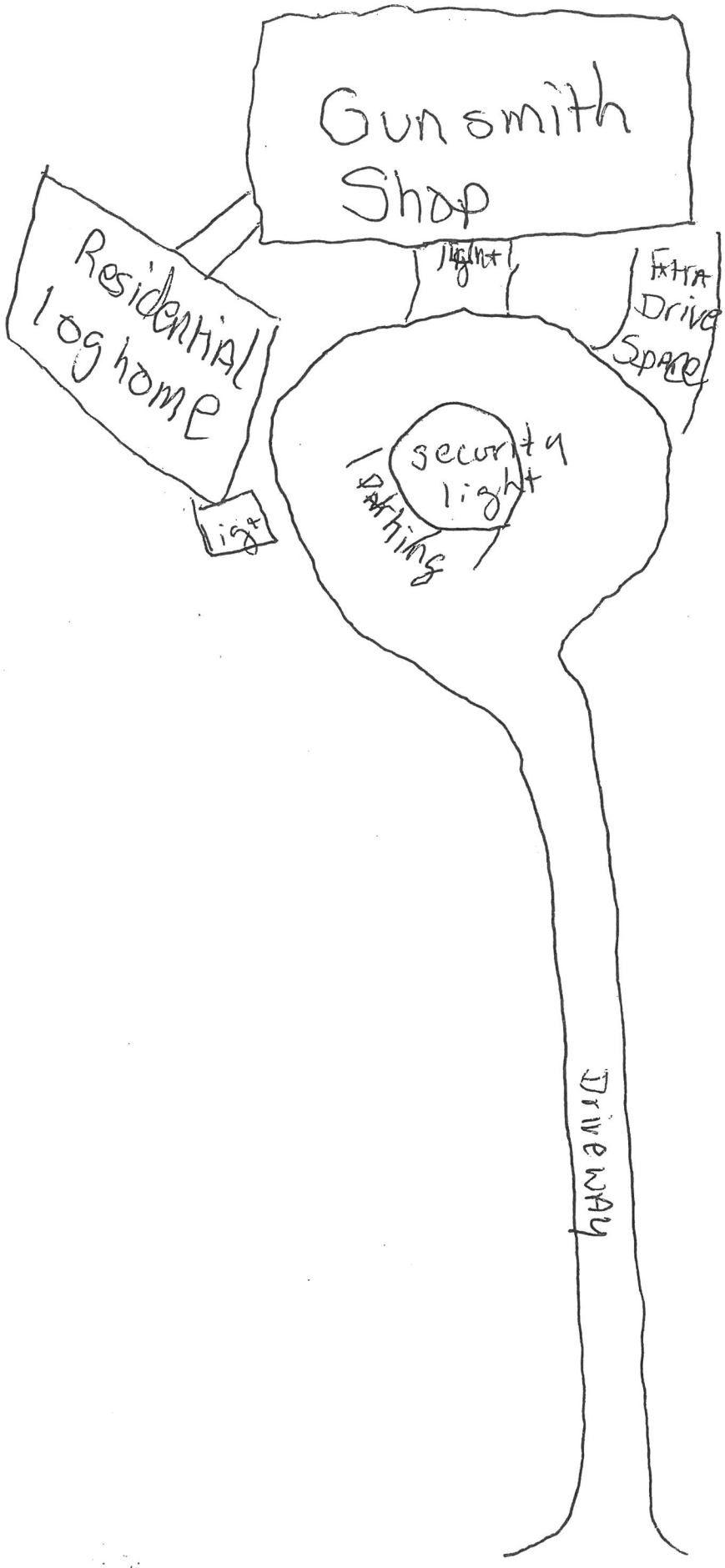
Betty J. Dorris

11-6-2025

Brian M Dorris

Grandson

Brian M. Dorris


Gunsmith Shop
Residential log home
light
light
Extra Drive Space
security light
Parking
light
Driveway

ANGIE H. GROVES, ROBERTSON COUNTY CLERK

LICENSE
0476253

MINIMAL ACTIVITY BUSINESS TAX LICENSE

Total Due: 16.36
Cash: Check: Check No.: Credit Card: 16.36 Auth# 001612 Change:
ASHLEY WK04 Drawer: 5 Site: 1
Work Date: 10/03/2025

DETACH THIS PORTION FOR CONFIDENTIAL FILE

ANGIE H. GROVES
ROBERTSON COUNTY CLERK

511 SOUTH BROWN STREET
SPRINGFIELD, TN 37172

LICENSE
0476253

MINIMAL ACTIVITY BUSINESS TAX LICENSE

Mailing	Location
18777 DORRIS' GUNWERKS 5576 STACY SPRINGS RD SPRINGFIELD, TN 37172	DORRIS' GUNWERKS 5576 STACY SPRINGS RD SPRINGFIELD, TN 37172

BRIAN M DORRIS

LOCAL ACCOUNT NUMBER	**18777**	ISSUE DATE	**10/03/25**
STATE ACCOUNT NUMBER	**1001878976**	TAX PERIOD	**STARTED - 10/03/2025**
TRANSACTION NUMBER		EXPIRATION DATE	**5/15/2026**
CLASS	**03**		
SALES TAX NUMBER	**0**		

Angie H. Groves

ASHLEY WK04 Drawer:5 Site:1

-- POST AT LOCATION OF BUSINESS --
IF BUSINESS CLOSES, MOVES, OR CHANGES OWNERS, NOTIFY THIS OFFICE

New Business: B

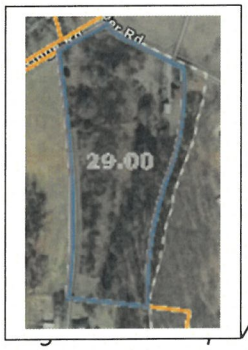
Case 2025-16

Laura Martin

Robertson County Planning and Zoning
Staff Comments
Amanda Harrington, Planning Advisor
Board of Zoning Appeals Meeting
December 18, 2025

Applicant: Laura Martin

Request: Special Exception for Equine Social an Agri-Tourism Event Center



Viewer
Tax Map 142 Parcel 029.00

Property Information:

- Tax Map 142, Parcel 029.00
- 8021 Greer Rd., Goodlettsville, TN 37072
- 9.33 acres
- Zoned AG-2
- 4th Voting District

Relevant Zoning Regulations:

Article VIII, Section 8-2.3 (F) ~ Recreational Uses ~ Special Conditions for Entertainment and Group Assembly

Discussion:

The applicant is seeking permission from the Board of Zoning Appeals for approval to operate Equine Social, an Agri-tourism event center on their property. This use is classified as "Group Assembly", which is a Special Exception use per the Robertson County Zoning Resolution.

There are 8 Special Conditions associated with Entertainment and Group Assembly Uses, per Article VIII, Section 8-2.3F.

F. Special Conditions for Entertainment and Group Assembly

1. No such facility shall be permitted on a zone lot, unless it contains sixty thousand (60,000) square feet. – FINDING: The property is approximately 9.33 acres; the condition has been satisfied.
2. 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. FINDING: The property appears to be in a rural, mainly residential type environment, per TN Property Viewer aerial photos.

3. No facility shall have a capacity for over one hundred (100) persons. FINDING: The applicant will need to acknowledge capacity limitations.
4. Each facility shall maintain a twenty (20) foot buffer strip between any residential area. FINDING: The site plan submitted with the application denotes the required buffer strip.
5. Any site lighting shall be indirect that will not illuminate the surrounding property. FINDING: A photometric plan was not submitted with the site plan for this portion of the application.
6. Any proposed sign shall be limited to a monument sign no more than five (5) feet in height and twenty-five (25) square feet in surface area. FINDING: A signage plan was not submitted with the site plan for this portion of the application.
7. All off-street parking requirements of this resolution shall apply. FINDING: Off-street parking area has been denoted on the site plan.
8. 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. – FINDING: Not applicable.

**** 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
RECRECREATIONAL USES Cont'd													
Fortune Tellers, Astrologers	S	S	S	S	S		P	S	S	P			
Go-cart Raceways							S			S	P	P	
Golf Courses, Miniature		S					P	S	S	P			
Golf Courses	S	S	S	S	S	S	P	P	P	P	S	S	
Golf Driving Ranges	S	S	S	S	S	S	P			P			
Group Assembly	S	S	S	S	S	S	P	P	S	P	P	P	
Marti al Arts Instructional Schools							P	P	P	P			
Physical Fitness Centers							P	P	P	P	P	S	
Private Clubs or Recreation Facilities(other)	S	S	S	S	S	S	P	S	S	P	P	S	
Public Parks and Greenways	S	S	S	S	S	S	P	P	P	P	P	P	
Public Recreation Facilities	S	S	S	S	S	S	P	P	P	P	P	P	
Raceways and Dragstrips							S			S	S	P	
Riding Academies and Commercial Stables	P	P	P	S									
Shooting Ranges, Indoor		S	S				P	S	S	P	P	P	
Shooting Ranges, Outdoor	S	S	S				S				S	S	
Skating Rinks							P			P	P	P	
Sports and Recreational Camps	S	S	S				S			S			
Sports Instructional Schools	S	S	S				S			S		S	
Sports and Recreational Clubs, Indoor							P	S	S	P	P	S	
Swim and Tennis clubs	S	S	S	S	S	S	S	S	S	S	S	S	
Swimming Pools	S	S	S	S	S	S	S	S	S	S	S	S	
BUSINESS, PROFESSIONAL AND PERSONAL SERVICES													
Accounting, Auditing or Bookkeeping	S	S	S	S	S	S	P	P	P	P	P	P	
Administrative or Management Services	S	S	S	S	S	S	P	P	P	P	P	P	
Advertising Agencies or representative	S	S	S	S	S	S	P	P	P	P	P		
Advertising Services, outdoor							P			P	P	P	
Automobile Rental or Leasing							P	S	S	P	P	P	
Automobile Repair Services, Major							P	S	S	P	P	P	
Automobile Repair Services, Minor							P	S	S	P	P	P	
Automobile Parking (commercial)							P			P	P	P	
Automobile Towing and Storage Services							P			P	P	P	
Banks, Savings and Loan and Credit Unions							P	P	P	P	P	P	

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

D = Development Standards
O = Overlay Zoning Required

2. Use Separation: Pools which are not an integral part of the principal building shall be located a minimum of ten *(10)* feet from the principal building.

3. Security Fencing: Swimming pools shall be protected by a fence or equal enclosure, a minimum of four *(4)* feet in height, and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking.

F. Special Conditions for Entertainment and Group Assembly

1. No such facility shall be permitted on a zone lot, unless it contains sixty thousand *(60,000)* square feet.

2. 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.

3. No facility shall have a capacity for over one hundred *(100)* persons.

4. Each facility shall maintain a twenty *(20)* foot buffer strip between any residential area.

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

6. Any proposed sign shall be limited to a monument sign no more than five *(5)* feet in height and twenty-five *(25)* square feet in surface area.

7. All off-street parking requirements of this resolution shall apply.

8. 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.

8-2.4 Governmental, Educational and Institutional Uses

A. Administrative Services

1. There must be a demonstrated need for such activities to serve the neighborhood or the total community.

2. All lot, yard, and bulk regulations of the zone district shall apply.

3. Appropriate off-street parking requirements shall apply.

4. Fencing, screening, and landscaping shall be provided as appropriate to protect surrounding properties and reduce any potential adverse impact.

5. The site and architectural plans shall be approved by the planning commission.

$545.00

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: Laura Martin
Mailing Address (No P.O. Boxes, please): 2977 Grear Rd. Goodlettsville TN 37072
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:

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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.

Special Use Permit for GROUP ASSEMBLY per Zoning Article 6-5-A for AG-2 Zoning, and Table 6-A Permitted Use Schedule. See attached letter.

Laura Martin
Owner's Signature

10/24/25
Date



Eqwine Social

an Equestrian-themed Agri-tourism Event Venue

November 5, 2025

Board of Zoning Appeals
Robertson County, TN

RE: Application for Special Exception

To the esteemed Board of Zoning Appeals:

Eqwine Social is an established business entity currently located on the Davidson County side of Greer Road in Goodlettsville, TN. Our business is focused on agri-tourism by combining wine tastings with equestrian and social engagements. What started as a simple idea has evolved into an internationally popular business model that has outgrown its current location.

For this reason we have purchased a large parcel of land at 8021 Greer Road in Robertson County, TN and we are excited to expand Eqwine Social as an agri-tourism venue that continues to attract visitors from around the world. The proposed facility will be "barn-styled," approximately 11,700 S.F., and will be classified as a Group Assembly as noted in the Robertson County Zoning Code (an A-3 Assembly Use group in the IBC). There will be a large horse pasture at the front of the property with ample on-site parking located largely out of site at the rear of the property.

We are requesting a Special Use Exception to allow our business to move from Davidson to Robertson County where we plan to operate, grow, and expand to serve our growing demand for services. In accordance with Zoning guidelines, we have hired Klober Engineering for Civil and site work development, and Exoterra Architects, PLLC, to develop the Architecture, Structural, Mechanical, Electrical, and Plumbing designs.

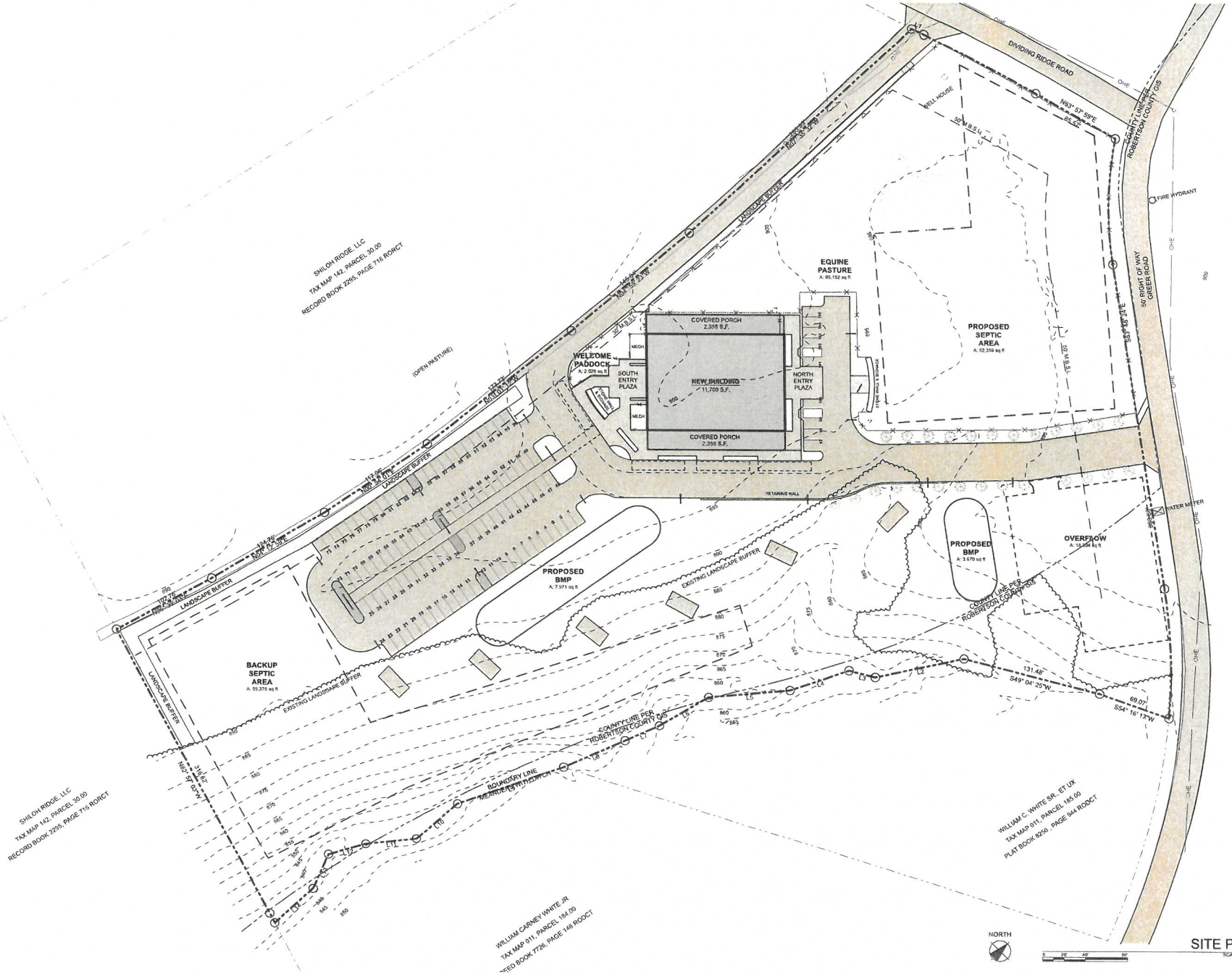
The site and building design plans will be developed to meet the requirements of the property's AG-2 Zoning (Table 6-5-A) and local building codes. We request the BZA approve our application for a Special Exception based on the requirements of the AG-2 zoning and TABLE 6-A, "PERMITTED USE SCHEDULE" to permit a Group Assembly for this project.

Respectfully Submitted,

Kyle Martin (Nov 3, 2025 17:29:55 CST) Laura Martin (Nov 4, 2025 08:42:38 CST)

Kyle & Laura Martin, Owners

Eqwine Social
2977 Greer Rd.
Goodlettsville, TN 37072



exoterra ARCHITECTS
www.exoterra.biz
SUSTAINABLE COLLABORATIVE SERVICES
615.428.0515

11/03/25

PRELIMINARY
NOT FOR CONSTRUCTION

EQWINE SOCIAL
WINE TASTING EVENT VENUE

KYLE & LAURA MARTIN
8021 GREER ROAD
GOODLETTSVILLE, TN 37072

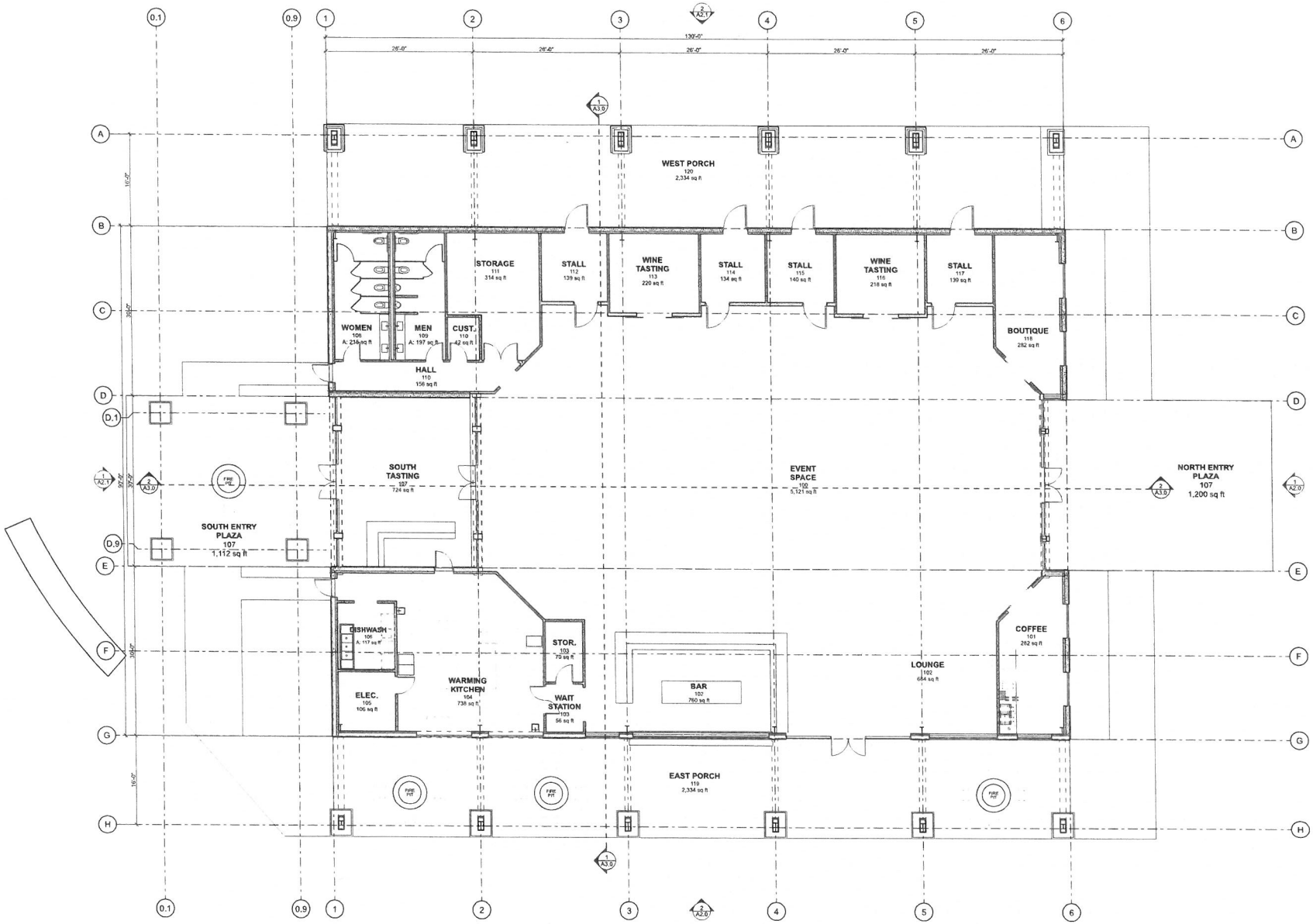
EXOTERRA Architects, PLLC
Architect's Project Number: 399-25

SITE LAYOUT

ISSUE	DATE	DESCRIPTION
CD	11/03/25	RZA SUBMISSION
DRAWN BY:		jmw
CHECKED BY:		jmw

AS1.0

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1ST FLOOR PLAN 1

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

exoterra ARCHITECTS
www.exoterra.biz
SUSTAINABLE COLLABORATIVE SERVICES
615.428.0515

11/03/25

PRELIMINARY
NOT FOR CONSTRUCTION

EQWINE SOCIAL
WINE TASTING EVENT VENUE
KYLE & LAURA MARTIN
8021 GREER ROAD
GOODLETTSVILLE, TN 37072
EXOTERRA Architects, PLLC
Architect's Project Number: 399.25

1ST FLOOR PLAN

ISSUE	DATE	DESCRIPTION
CD	11/03/25	BZA SUBMISSION
DRAWN BY:		jmw
CHECKED BY:		jmw

A1.0

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New Business: C

Case 2025-17

Red River IV, LLC

Robertson County Planning and Zoning
Staff Comments
Amanda Harrington, Planning Advisor
Board of Zoning Appeals Meeting
December 18, 2025

Applicants: Red River IV, LLC.

Request: Variance of Number of Lots Granted Access off a Private Road

Property Information:

- Tax Map 029, Parcels 024.00 & 024.02
- Sturgeon Creek Road
  Cedar Hill, TN 37032
- 170.4 acres
- Zoned AG-2
- 7th Voting District

Relevant Zoning Regulations:

- Article III, Section 3-3 (E) – Lot Must Access a Public Road
- Article 11, Section 6-6 – Standards for Granting a Variance

Discussion:

The applicant is seeking permission to have two additional lots over the maximum off of private road.



Figure 1Figure 1: TN Prop. Viewer Tax Map 029,

Evaluation of Compliance with Article III, Section 3-3 (E):

In the A (Agricultural) District subdivisions of no more than five (5) parcels with a lot size of five (5) acres or greater are permitted provided they meet the following conditions:

1. All lots must meet the minimum setback requirements for an A (Agricultural) lot as set forth in section 5.041 of this ordinance. – A plat was not submitted with this application, demonstrating compliance with this requirement.

2. Provide a thirty- (30) foot ingress-egress easement for these lots and construct a twenty- (20) foot double bituminous drive to each lot for access. All portions of this easement shall be constructed with the capacity to support all emergency vehicles and have a turnaround every 1,000 feet with a minimum forty (40) foot radius. A plat was not submitted with this application demonstrating compliance with this requirement.
3. All private roads shall provide adequate drainage along the roadway and have all ditches stabilized to the requirements established in the Subdivision Regulations. A plat was not submitted with this application demonstrating compliance with this requirement.
4. Obtain a driveway permit from the Robertson County Highway Department and install a minimum fifteen- (15) inch culvert with headwalls in the ditch where the drive intersects with the public road. In cases where a larger culvert is needed, the county engineer will determine the size of pipe. A plat was not submitted with this application demonstrating compliance with this requirement.
5. Each development containing private roads must adopt a permanent covenant containing a yearly assessment to each lot for the maintenance of the road. Such covenants shall also contain the provisions and requirements by which the owners may petition the county to accept the private road as a public road. A draft of permanent covenants was not submitted with this application, demonstrating compliance with this requirement.
6. Provide a statement on the recorded plat and covenants stating that the owners of the private road are required to obtain the required right-of-way and bring the road up to current road standards for a residential road as set forth in the Robertson County Subdivision Regulations before petitioning the County to accept it as a public street. A plat was not submitted with this application demonstrating compliance with this requirement.
7. All private roads are required to be a minimum of two hundred (200) feet apart on minor and collector streets and four hundred (400) feet apart on arterial roads. A plat was not submitted with this application demonstrating compliance with this requirement.
8. All large lot subdivisions established under this provision of the ordinance are required to meet the standards established in the Robertson County Subdivision Regulations for plat approval and be approved by the Planning Commission. A plat was not submitted with this application demonstrating compliance with this requirement.

Evaluation of Application re: Article 11, Section 11-6.6: Standards for Granting a Variance:

Before granting a variance, the Board of Appeals shall have made the following findings: That practical difficulties or unnecessary hardships, as defined in (Subparagraph 2) below, would result from the strict application of these regulations; and

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

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

Only the following three conditions shall constitute a practical difficulty or unnecessary hardship and all must be met:

1. 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

   FINDING: The application of the rule does not create practical difficulty or unnecessary hardship, as defined by this Resolution. The applicant states that the hardship created for them by the strict application of Article III (allowing five instead of 7 lots access off a private drive) is the deprivation of the creation of a greater number of lots to be sold for profit. With strict application of the Resolution, the applicant is still able to make a reasonable use of their property by subdividing it into five independent lots of record for sale. This restriction on five lots off a private drive applies throughout the County.

2. 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

   FINDING: The rule is applicable to all lots, provided they meet the specifications set forth under Article III, Section 3-3 (E).

3. The difficulty or hardship resulting from the application of these regulations would prevent the owner from making a reasonable use of the property.

   FINDING: The property owner is not denied reasonable use of the property by being limited to access of five lots from a private drive instead of seven. The applicant states that the hardship created for them by the strict application of Article III (allowing five instead of 7 lots access off a private

drive) is the deprivation of the creation of a greater number of lots to be sold for profit. With strict application of the Resolution, the applicant is still able to make a reasonable use of their property by subdividing it into five independent lots of record for sale.

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.

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.

FINDING: The applicant is not requesting a use change that would not otherwise be permitted in the district.

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.

FINDING: The applicant does not cite the existence of non-conforming use of land, buildings, or structures as a reason for their variance application. The applicant relies primarily on the need for larger lots, which would drive down the number of lots created for profit sales.

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

**** END COMMENTS ****

3-3 LOT MUST ACCESS TO A PUBLIC ROAD *(Amended by Resolution 051605061, May 16, 2005.)*

All buildings and building lots shall have permanent access to a public road. This access must meet one of the following criteria for access and be constructed to maximize sight distance and limited to ensure that traffic congestion as a result of turning movements is reduced to a minimum.

A. Agricultural and Residential lots located on existing roads or those constructed as a part of a subdivision shall front on a accepted public road a minimum of fifty (50) feet, unless the lot abuts a cul-de-sac in which case the frontage shall be thirty (30) feet or is part of an approved Planned Unit Development as authorized by Article VI of this resolution.

B. Individual Agricultural and Residential lots are permitted that only have access provided by thirty (30) foot ingress-egress easement. This easement shall only serve one individual building lot and not be part of the required road frontage for another lot.

C. All commercial, industrial and nonresidential uses are required to have a minimum frontage of fifty (50) feet on any public road. Lots with minimum frontage are encouraged to develop shared access points with additional tracts, subject to approval by the Planning Commission.

D. Residential subdivisions or tract developments containing lots meeting the frontage requirements set forth in A or B in this section, but constructing a private road to provide access to each are required to meet the following standards.

1. Provide a separate fifty (50) foot ingress-egress easement for these lots and construct a twenty- (20) foot double bituminous drive to each lot for access.

2. Obtain a driveway permit from the Robertson County Highway Department and install a minimum fifteen- (15) inch culvert with headwalls in the ditch where the drive intersects with the public road. In cases where a larger culvert is needed, the county engineer will determine the size of pipe.

3. All private roads shall provide adequate drainage along the roadway and have all ditches stabilized to the requirements established in the Subdivision Regulations.

4. Each development containing private roads must adopt a permanent covenant containing a yearly assessment to each lot for the maintenance of the road. Such covenants shall also contain the provisions and requirements by which the owners may petition the county to accept the private road as a public road.

5. Maintain a minimum separation of two hundred (200) feet between any other easement or public road.

E. In the A (Agricultural) District subdivisions of no more than five (5) parcels with a lot size of five (5) acres or greater are permitted provided they meet the following conditions:

1. All lots must meet the minimum setback requirements for an A (Agricultural) lot as set forth in section 5.041 of this ordinance.

2. Provide a thirty- (30) foot ingress-egress easement for these lots and construct a twenty- (20) foot double bituminous drive to each lot for access. All portions of this easement shall be constructed with the capacity to support all emergency vehicles and have a turnaround every 1,000 feet with a minimum forty (40) foot radius.

3. All private roads shall provide adequate drainage along the roadway and have all ditches stabilized to the requirements established in the Subdivision Regulations.

4. Obtain a driveway permit from the Robertson County Highway Department and install a minimum fifteen- (15) inch culvert with headwalls in the ditch where the drive intersects with the public road. In cases where a larger culvert is needed, the county engineer will determine the size of pipe.

5. Each development containing private roads must adopt a permanent covenant containing a yearly assessment to each lot for the maintenance of the road. Such covenants shall also contain the provisions and requirements by which the owners may petition the county to accept the private road as a public road.

6. Provide a statement on the recorded plat and covenants stating that the owners of the private road are required to obtain the required right-of-way and bring the road up to current road standards for a residential road as set forth in the Robertson County Subdivision Regulations before petitioning the County to accept it as a public street.

7. All private roads are required to be a minimum of two hundred (200) feet apart on minor and collector streets and four hundred (400) feet apart on arterial roads.

8. All large lot subdivisions established under this provision of the ordinance are required to meet the standards established in the Robertson County Subdivision Regulations for plat approval and be approved by the Planning Commission.

F. Residential subdivisions or developments containing lots not meeting the frontage requirements set forth in A or B, in this section, but constructing a private controlled entrance road to provide access to each are required to meet the following standards.

1. Provide a separate thirty (30) foot public ingress-egress easement for these lots and construct a twenty-two (22) foot paved road equal to requirements established in the Robertson County Subdivision Regulations.

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.**

11/5/25
Owner of Record Signature & Date

11/6/2025
Owner's Representative Signature & Date

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.**

11/5/25
Owner of Record Signature & Date

11/6/2025
Owner's Representative Signature & Date

PART E: PROPERTY INFORMATION

1. Current Zoning of Property: AG-2

2. Physical Address of Property – If unaddressed, please list nearest cross streets.
   Sturgeon Creek Road in Robertson County, TN 38032

3. Tax Map & Parcel Number: Tax Parcel 029 024.00

4. Size of Property (sq ft. or acres): ~~216.5 acres~~ 170.4 Acres 11/6/2025

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

Name: Red River IV, LLC (Cardon Smith)

Phone Number:

Physical Address: 1412 East Main Street, Chattanooga, TN 37404

Email Address:

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

Name: LaBella Associates (Gary O'Brien)

Phone Number:

Physical Address: 2416 21st Avenue South, Suite 103, Nashville, TN 37212

Email Address:

Is the property developed? If so, what is the current use of the property?
No, the existing property is not currently 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)**

Area variance approval from the County Board of Zoning Appeals (BZA) is being sought to allow two additional lots (i.e. to allow subdivision into 7 lots because the maximum allowed on this site off a "private road" is 5 lots). If area variance approval is obtained from the BZA, then the owner will seek final plat approval from the County Planning Commission (PC) and the County Engineer.

- 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!

  N/A

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

11/6/25
Owner of Record Signature & Date

11/6/2025
Owner's Representative Signature & Date

LaBella
Powered by partnership.

November 7, 2025

Robertson County Board of Zoning Appeals
527 South Brown Street
Springfield, TN 37172

RE: Red River IV, LLC Subdivision Project
Sturgeon Creek Road in Robertson County, TN 38032
Board of Zoning Appeals Variance Application Narrative

Chairman and Board:

The owner of Tax Parcel 029 024.00, Red River LLC, is seeking area variance approval from the Robertson County Board of Zoning Appeals and plat approval from the Robertson County Planning Commission for the proposed residential subdivision plat off of Sturgeon Creek Road in Robertson County, TN 38032 ("project parcel"). Specifically, the owner seeks to subdivide the existing 170.40+/-acre project parcel into 7 lots, ranging in size from 15.90 acres to 37.32 acres. The project parcel is located within the Agricultural (AG-2) zoning district, as designated by the Robertson County Zoning Map. Article VI, Table VI of the Robertson County Zoning Regulations states that single family detached dwellings are permitted by right in the AG-2 zoning district. Furthermore, Section 4-10.5 of the Robertson County Zoning Regulations stipulates that farmhouse cluster subdivisions in the AG-2 district are permitted for up to five (5) houses accessed by way of a shared private street. Since the owner proposes to subdivide seven (7) lots for seven (7) houses off the private street, the owner is seeking an area variance for two (2) additional lots.

In making its determination, the Board of Zoning Appeals (BZA) Application for Variance Part C states that the BZA will have made the following findings before granting a variance:

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

   The strict application of the maximum allowed lot requirement (Section 3-3.E of the Robertson County Zoning Regulations) would result in an undue difficulty because it would require that the area be developed into less lots of larger size, which limits the ability of the owner to sell to a broader market. The proposed subdivision plan offers seven lots off the private street ranging in size from 15.9 acres to 37.32 acres, which enables the owner to appeal to a broader market and more easily sell the land. If only five lots were allowed, then the lots would need to be larger sizes, which results in higher land prices, larger houses, and more expensive taxes and maintenance, and excludes many first-time or middle-income buyers.

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*

   The requested area variance for this residential subdivision is consistent with the 2040 Robertson County Comprehensive Growth & Development Plan, which states that "the purpose of the Rural character area in the County shall be to ensure the continuation of agrarian and rural type uses. The closer the Rural areas are to cities and villages, the focus of the area changes from mostly agrarian to mostly rural residential" (page V-2). The proposed size and number of lots for this rural residential subdivision is consistent with the existing neighboring land uses and lot sizes, which are also residential lots, consisting of approximately 7-40 acres each.

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

   The requested area variance for two additional lots would not have a significant adverse impact to public safety or welfare because it will support a proposed private residential subdivision which is consistent in lot size and land use with the neighboring land uses. Furthermore, permitting two additional lots would not cause a significant adverse impact to neighboring traffic, need for emergency services, or public utilities. The private street is being developed to Robertson County private street standards, providing adequate access for services.

   Other than the proposed paved internal private drive, the property is currently undeveloped and there is no development proposed as part of the area variance application; therefore, there will be no significant adverse impacts to existing physical conditions which relate to public safety and welfare (i.e. property damage, flooding, erosion, access for ordinary and emergency vehicles, cost of providing government services during and after flood conditions).

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*

      Since the maximum number of allowed lots in the zoning regulations is a flat number which does not take into account the relative size of the lot, the zoning requirement forces larger residential subdivision lots on this parcel which are more difficult to sell. The strict application of the aforementioned maximum allowed lot regulation would result in undue difficulty because it would require that the area be developed into less lots of larger size, which limits the ability of the owner to sell to a broader market.. If only five lots were allowed, then the lots would need to be larger sizes, which inherently would result in higher land sale price, likely exclude many first-time or middle-income buyers, would likely result in larger houses, and higher burden of maintenance on the private street which could result in complaints 20-30 years from now for the County to step in particular shared easement participants aren't pulling their weight.

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*

While there are other similar sized parcels in the zoning district, this hardship would only apply if a residential subdivision was proposed in the other similar-sized parcels.

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.*

The strict application of these regulations would cause difficulty which would prevent the owner from making a reasonable use of the property because requiring less larger lots:

(1) forces more space between houses which could result in sprawl, and therefore create more road length, greater stormwater impact per household, and reduced ecological connectivity in some cases.

(2) results in higher land prices, larger houses, and more expensive maintenance and likely excludes many first-time or middle-income buyers.

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.*

The project parcel is located within the Agricultural (AG-2) zoning district, as designated by the Robertson County Zoning Map. Article VI, Table VI of the Robertson County Zoning Regulations states that single family detached dwellings are permitted by right in the AG-2 zoning district. Furthermore, Section 4-10.5 of the Robertson County Zoning Regulations stipulates that farmhouse cluster subdivisions are permitted in the AG-2 district. Therefore, a use variance is not being sought for this project.

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.*

As stated above, the strict application of these regulations would cause a difficulty which would also inhibit the owner from making a reasonable use of the property because requiring less larger lots:

(1) forces more space between houses which could result in sprawl, and therefore create more road length, greater stormwater impact per household, and reduced ecological connectivity in some cases.

(2) results in higher land prices, larger houses, and more expensive taxes and maintenance, and excludes many first-time or middle-income buyers.

For these reasons, the owner is seeking this area variance to allow two additional lots on the project parcel in Robertson County. We respectfully request that this be placed on the

upcoming Board of Zoning Appeals meeting on December 18, 2025. If you have any questions ahead of the meeting, please contact me at (629) 262-4007 or gobrien@labellapc.com.

Respectfully submitted,
LaBella Associates

Gary O'Brien, PE
Senior Civil Engineer

RED RIVER IV, LLC

510 W Bell Ave, Chattanooga, TN 37405

November 4, 2025

RE: Representation by LaBella Associates

To whom it may concern,

This letter serves as formal notice that LaBella Associates can appear at any meetings on my behalf pertaining to the Red River IV, LLC property in Robertson County, TN

Sincerely,



Cardon Smith
Managing Partner
Red River IV, LLC

Office: 423.664.7170 1412 East Main Street, Chattanooga, TN 37404 Email: john@merchantlh.com