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

BOARD OF ZONING APPEALS MEMORANDUM & AGENDA

July 16, 2026

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, **July 23, 2026, 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. Public Comments – Persons wishing to speak must sign the log sheet prior to the meeting.
3. Announcements
4. Approval of the minutes of April 23, 2026, meeting.
5. Old Business: None
6. New Business

   A. **Case 2026-12:** Stephen Smiley request a Variance for the approval of a carport to be constructed in front of the house due to steep slope behind the house at 6036 Dividing Ridge Road, Goodlettsville, TN 37072. Tax Map 141, Parcel 045.00 in the 4th Voting District.

   B. Adjourn.

ROBERTSON COUNTY BOARD OF ZONING APPEALS

The Robertson County Board of Zoning Appeals met on Thursday, June 25, 2026, at 6:00 p.m. in the Judicial Complex, 2nd Floor, Robertson County Office Building, Springfield, Tennessee.

MEMBERS PRESENT:	ABSENT:	OTHERS PRESENT:
Tom Wilks	Andy Teasley	Hunter Mantooth
Will David Goodman		Beth Keith
Bob Stroud		
Rick Robinson		

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

Motion to approve minutes from the meeting held on April 21, 2026, made by Tom Wilks with a second by Rick Robinson motion passed 3-0.

Announcements: None

New Business:

Case 2026-09: Christopher and Sheri Clinard request a "Special Exception" for the approval of a group assembly venue to be constructed and operated at 5044 Campbell Road, Cross Plains, TN 37049. Tax Map 061, Parcel 059.00 in the 1st Voting District.
Christopher and Sheri were there to present and answer questions. Christopher explained what they had in mind and went over the items in the packet. Bob confirmed capacity would be 100 people. Tom asked about hours of operation. Christopher said that quiet time in Cross Plains starts at 10 pm and they would follow that. All music will be kept indoors. Tom also asked about lighting. Christopher explained all lights will be warm lights and pointed down as to not bother neighbors. Bob asked how far off the road the venue would be constructed. Christopher stated it would be about 800' off road and Sheri said closest house is about 600' away. Tom asked about the road and Christopher said they are the first house on the left when you turn onto Campbell Rd. One citizen signed up to speak on this matter. He was allowed to speak. He asked where on the property venue would be, concerned about noise and traffic and sees no benefit to the venue being there.

Motion to approve was made by Tom Wilks with a second by Rick Robinson.
Motion passed 3 – 0.

Case 2026-10: Kyle and Julie Rullmann request a "Special Exception" for the approval of a group assembly multi-purpose venue to be constructed and operated at 4645 Goodman Road, Adams, TN 37010. Tax Map 065, Parcel 059.00 in the 7th Voting District.
Kyle and Cole Rullman were there to present and answer questions. They explained they want an indoor venue to go along with their previously approved outdoor venue. Explained there would be a separate drive for venue building. Bob asked about previous events to see if there were any problems. Kyle stated there has been no issues and no complaints. Planning staff verified they have received no complaints. Bob asked about driveway and Kyle confirmed it would have its own driveway to the west of the property. Will David asked about occupancy. He stated that the 200-250 people were out of the boards scope to vote on. Kyle asked questions about the venue they are operating now. Bob answered those questions. Bob asked what kind of events they want to host. Kyle and Cole both responded with music events, weddings, corporate events, etc.

Motion to deny based on requested occupancy being out of the scope of the board was made by Tom Wilks with a second by Rick Robinson.
Motion passed 3 – 0.

Case 2026-11: Mary Lamar on behalf of Richard Lee Lewis, Jr. requests a "Special Exception" for the approval of an accessory agricultural occupation to allow a private appointment falconry experience business to be operated at 2769 New Hall Road, Greenbrier, TN 37073. Tax Map 117, Parcel 146.00 in the 3rd Voting District.
The applicant nor a representative showed to present this case. There were several citizens that were there to speak on the matter. That asked to still be heard. The board allowed them to speak. Five citizens spoke. They discussed how it should be a commercial entertainment venue with what all her website states that she does now at her current location. They passed out a packet with pictures, a petition of neighbors that do not want the business and a letter of concern. They are concerned about health, smells, pollution, sounds, traffic, visitor activity and safety issues. They stated that the Planning Department needed to know all this because they were informed that she was going to buy the property and just say the birds are a hobby. The citizens asked what they could do if this happened. Hunter went over what options were if this happened.

Motion to deny due to the applicant not being present was made by Will David Goodman with a second from Tom Wilks.
Motion Passed 3 – 0

Motion to adjourn by Tom Wilks with a second from Will David Goodman.
Motion passed 3-0.

Meeting was adjourned by Chairman Bob Stroud at 6:48 pm.

Respectfully submitted,

Planning Staff

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

Applicant: Stephen Smiley

Request: Variance of Accessory Structures behind residence

Property Information:

- Tax Map 141, Parcel 045.00
- 6036 Dividing Ridge Rd.
  Goodlettsville, TN 37072
- 6.55 acres
- Zoned AG-2
- 4th Voting District



Relevant Zoning Regulations:
Article VI, Section 6-5.2

Discussion:
The applicant is seeking permission to build a carport in the front yard due to the steep slope behind the house. Accessory structures should be erected in the side or rear yard of the principal building per the Robertson County Zoning Regulations.

Per Article 11, Section 11-6.6 of the Robertson County Zoning Regulations, before granting a variance, the Board of Appeals shall have made the following findings:

1. That practical difficulties or unnecessary hardships, as defined in (Subparagraph 2) below, 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.

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
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
3. 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 it shall not be considered grounds for granting the variance.

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

Recommendation: Denial. The slopes do not appear to be so steep that a unique hardship has been proven, as it is incumbent upon the applicant to demonstrate to the Board of Zoning Appeals.

**** END COMMENTS ****

6. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

In the ***AG-1*** Agricultural District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with *Article XI, Section 11-7*.

See Table VI

E. Uses Prohibited

In the ***AG-1***, Agricultural District, any use not permitted by right, by accessory use, or as a special exception is strictly prohibited.

F. Dimensional Requirements

See Table 6-5-A and 6-5-B

G. Parking Space Requirements

As regulated in *Article V, Section 5-1*.

H. Accessory Structures

1. All agricultural buildings shall be setback the minimum required front yard setback for the district, all other accessory buildings shall be erected in the side or rear yard of the principal building.

2. Accessory structures shall be located a minimum of five (5) feet from any side lot or rear lot line and ten (10) feet from any building on the same lot.

6-5.2 AG-2 Agricultural/Residential District

A. District Description

This district is designed to provide suitable open space for agricultural uses and very low density residential development. It shall consist primarily of single family detached dwellings, agricultural uses and their accessory uses. This district shall be located in those areas of the county that shall retain an optimum of open spaces to maintain a rural setting yet affords limited residential development that is conducive to maintaining an agricultural setting. This district shall remain agricultural in nature with limited community facilities, commercial and residential development. The application of this district is appropriate in rural areas of the adopted 2040 comprehensive Growth and Development Plan.

B. Uses Permitted

In the ***AG-2*** Agricultural District, the following uses are permitted.

See Table VI

C. Accessory Uses and Structures

1. Private residential garages and parking areas.

2. Private barns, stables, sheds, and other farm buildings.

3. Outdoor recreational facilities exclusively for the use of the residents.

4. Signs in compliance with the regulations set forth in *Article IX, Section 9-1.*

5. Home occupations as defined by and subject to the provisions of *Article IV, Section 4-2.*

6. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

In the ***AG-2*** Agricultural District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with *Article XI, Section 11-7.*

See Table VI

E. Uses Prohibited

In the ***AG-2***, Agricultural District, any use not permitted by right, by accessory use, or as a special exception is strictly prohibited.

F. Dimensional Requirements

See Table 6-5-A and 6-5-B

G.. Parking Space Requirements

As regulated in *Article V, Section 5-1.*

H. Accessory Structures

1. All agricultural buildings shall be setback the minimum required front yard setback for the district, all other accessory buildings shall be erected in a side or rear yard of the principal building.

2. Accessory structures shall be located a minimum of five (5) feet from any side lot or rear lot line and ten (10) feet from any building on the same lot.

6-5.3 RP-80 Rural Preservation District

A. District Description

This district is designed to provide suitable open space for agricultural uses and very low density residential development. It shall consist primarily of single family detached dwellings, agricultural uses and their accessory uses. This district shall be located in those areas of the county that shall retain an optimum of open spaces to maintain a rural setting yet afford residential developments a minimum of urban character. This district is a transition zone between the agricultural areas and the more urban zone residential districts. The application of this district is appropriate in rural areas of the adopted 2040 comprehensive Growth and Development Plan.

$530.00

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.**

Stephen Smiley

Owner of Record Signature & Date

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.**

Stephen Smith
Owner of Record Signature & Date

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.
   6036 Dividing Ridge
3. Tax Map & Parcel Number: 141 045.00
4. Size of Property (sq ft. or acres): 6.5

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

Name: Stephen Smiley

Phone Number: _____

Physical Address: 6036 Dividing Ridge

Email Address: _____

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

Name: _____

Phone Number: _____

Physical Address: _____

Email Address: _____

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

NO

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)**

Put car port infront of house because it's impossible to put behind house because of very steep slop behind house, there is no where else to locate

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

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

  _____
  _____
  _____
  _____
  _____
  _____

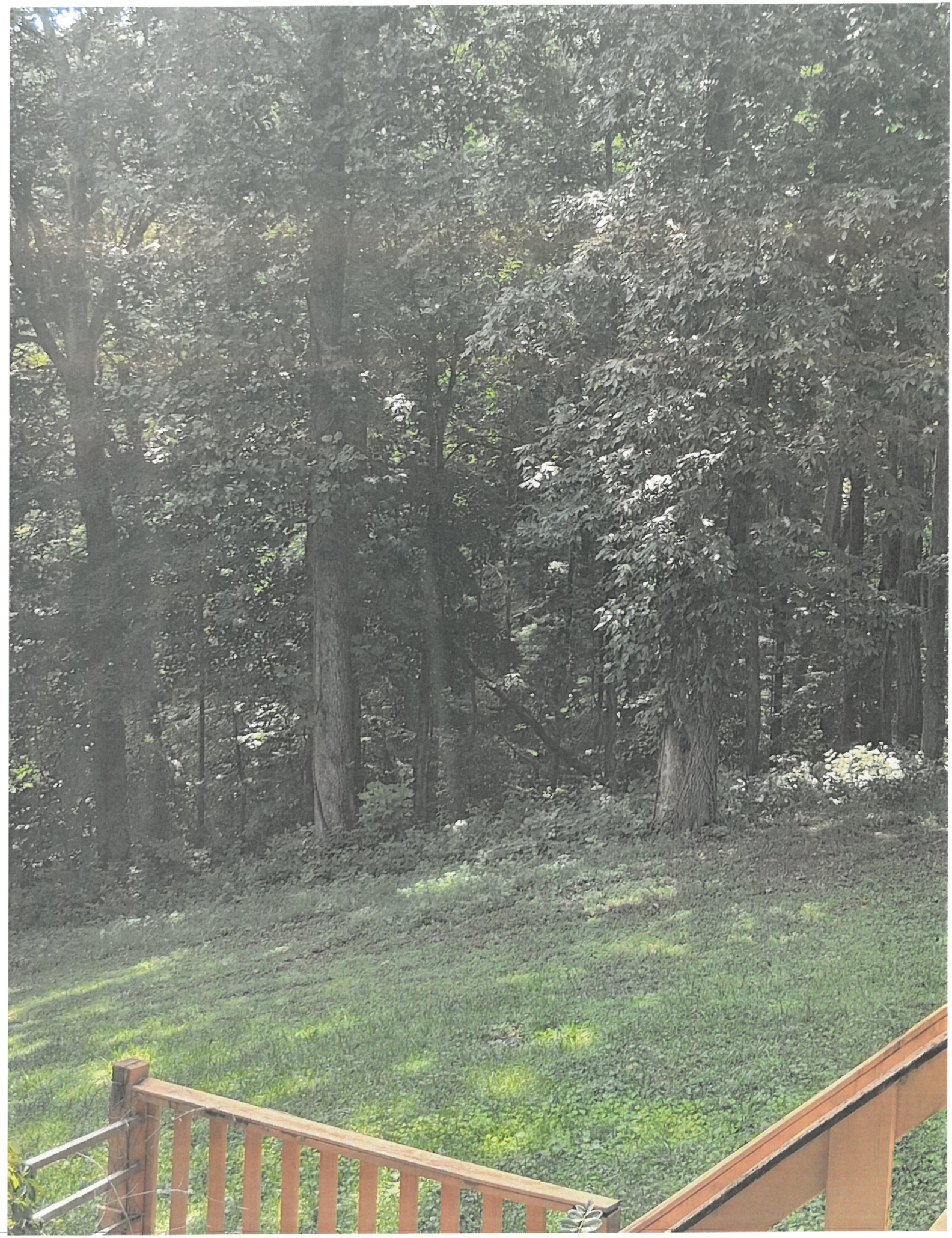
MY SIGNATURE CERTIFIES THAT I HAVE ANSWERED ALL QUESTIONS HONESTLY AND TO THE BEST OF MY KNOWLEDGE.

Stephen Smith

Owner of Record Signature & Date

Owner's Representative Signature & Date









Robertson County - Parcel: 141 045.00



Date: June 18, 2026

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

County: ROBERTSON
Owner: SMILEY STEPHEN TIMOTHY TRUSTEE STEPHEN SMILEY REVOCABLE LIVING TRUST
Address: DIVIDING RIDGE RD 6036
Parcel ID: 141 045.00
Deeded Acreage: 6.55
Calculated Acreage: 0
Vexcel Imagery Date: 2023

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