MEMORANDUM

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

TO: Planning Commission Members
FROM: Planning Staff
DATE: March 21, 2024

The Robertson County Planning Commission will hold its monthly meeting on **Thursday March 28, 2024, at 7:00 P. M.** on the 2nd Floor, Judicial Complex, Robertson County Office Building. Chief Deputy Planner, Hunter Mantooth, is available to answer questions at (615) 384-3666 or hmantooth@robcotn.org.

AGENDA

1. Roll Call

2. Comments from Citizens: Persons wishing to speak for or against any item must sign the log sheet prior to the meeting.

3. Announcements: Rezonings from this agenda will be heard at the next County Commission meeting on April 15, 2024.

4. Approval of Minutes: Approval of Minutes from February 22, 2024, meeting.

5. Old Business: None

6. New Business:

   A. **Cynthia J. French:** Rezone Request for 2.13 acres of the 5.00 acres of property located at 4199 Log Cabin Rd., Cedar Hill. Tax Map 066, Part of Parcel 040.00 from AG-2 to RP-80 (7th Voting District). Represented by Steve Artz, Steve Artz and Associates, Inc.

7. Reports from Staff:

   a. Commission Member Training ~ May 20th @ 6:00 pm
   b. Attached Memorandum

8. Adjourn

The Robertson County Planning Commission met on January 25, 2024 at 7:00 p.m. in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Roll Call:

MEMBERS PRESENT:	MEMBERS ABSENT:	OTHERS PRESENT:
Bill Jones	Keith Hoover	Hunter Mantooth
Daniel Borthick	Jeremy Stinson	Pam Groves
Charles "Gene" Federman		Troy Adkins – Hwy. Dept.
William B. Henry		
Cheryl Elliott		
Jeremiah Pierce		
Allan Heard		

Meeting was called to order by Chairman, Bill Jones at 7:00 pm.

Announcements: Chairman Bill Jones announced that the zoning from this agenda will be heard at the County Commission on March 18, 2024. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided.

Motion to approve Minutes from previous meeting of January 25, 2024, made by Cheryl Elliott with a second by Daniel Borthick.
Motion passed unanimously 7-0.

1. Old Business: None

2. New Business:

   A. Robertson County Highway Department Resolution No. 24-280-03: Resolution making certain changes in the official maintenance road list and map due to annexations of various cities.
   Troy Adkins with the Highway Dept. presented resolution, explained what roads were annexed and answered questions.
   No questions or comments from the audience.
   Motion to recommend made by Allan Heard with a second from Willaim B. Henry.
   Motion passed unanimously 7-0

   B. Ron Gregory on behalf of Rosetta Carter: Rezone Request for 2.14 acres of the 13.4 acres of property located on Hall Rd., Greenbrier. Tax Map 116, Part of Parcel 169.0 from AG-2 to R-40 (3rd Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.
   Todd Bolinger presented and was there to answer questions.
   No comments or questions from the audience.
   Motion to recommend made by Gene Federman a second from Daniel Borthick.
   Motion passed unanimously 7-0

C. Johnnie Marlin: Rezone Request for 20.84 acres of property located at 4160 Armstrong Rd., Springfield. Tax Map 082, Parcel 005.00 from AG-2 to RP-80 (8th Voting District).
Represented by Steve Artz, Steve Artz and Associates, Inc.
Steve Artz presented and was there to answer questions.
No comments from the audience.
Motion to approve made by Daniel Borthick with a second from William B Henry.
Motion passed unanimously 7-0.

A. **Reports from Staff:** None

A motion to adjourn made by Daniel Borthick with a second by Cheryl Elliott.
Motion passed unanimously 7-0 and the meeting was adjourned at 7:16 pm.

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New Business: A

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

Application for Rezoning

Applicant Information:
Name: CYNTHIA J. FRENCH
Mailing Address (No P.O. Boxes, please): 4199 LOG CABIN RD. CEDAR HILL, TN. 37032
Email: _____
Telephone Number: CONTACT: GEORGE ANDERSON - 615-696-2612

Applicant's Representative Information:
Name: STEVE ARTZ
Name of Firm: STEVEN E. ARTZ & ASSOC. INC.
Mailing Address (No P.O. Boxes, please): 4800 HWY. 431 N. SPRINGFIELD, TN. 37172
Email: ARTZ.STEVE@GMAIL.COM
Telephone Number: 615-382-0481

Property Information:
Address: 4199 LOG CABIN RD. CEDAR HILL, TN. 37032
Tax Map and Parcel Number: MAP 66, P/O PARCEL 40
Current Zoning Designation: AG-2
Requested Zoning Designation: RPUD

Will this property be subdivided (or combined) in some way within the next year? *Yes* *No*

Purpose of rezoning request:
SEE ATTACHED

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copies of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Pay the review fee.
5. Email a .PDF of the application & supporting materials (items 1-3) to hmantooth@robcotn.org
6. Attend the Planning Commission meeting. Be ready to present and answer questions. **Failure to appear at the Planning Commission meeting may result in the denial of the application.**

Cynthia J. French 2/10/24
Owner of Record Signature & DATE

8-6-24
Applicant's Signature & DATE

February 6, 2024

Robertson County Planning Commission
501 South Brown Street
Springfield, TN 37172

Re: Request for Rezoning

Dear Planning Commission Members,

The purpose for this letter is to request the rezoning of 2.31 acres. The subject property may be found on Tax Map 66, part of Parcel 40, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Log Cabin Road, in the 8th Civil District, 7th Voting District.

The property is currently zoned, 'AG-2'. I am wishing to rezone the property to 'RP80'. Since the passing of my husband, I am wishing to downsize the amount of property I have to maintain. I am wishing to sell the remaining property to Victoria D. Anderson, which owns the property surrounding mine. She is planning to add additional property to the portion I am selling in order to create a 5 acre tract, so as not to create a non-conforming lot. I understand that if this request is approved, we must then submit appropriate plats for the approval by the Planning Commission and all other governing authorities.

Thank you for your cooperation with this matter and if we may assist you in any manner, please contact us at your earliest convenience.

Sincerely,

Cynthia J. French
4199 Log Cabin Road
Cedar Hill, TN. 37032
Contact: George Anderson
(615) 696-2612

Steven E. Artz and Associates, Inc.

Surveyor's Description
February 6, 2024

The following paragraph describes a tract of land in the 8th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Gary C. French, et ux, by Victoria D. Anderson, joined by spouse, George H. Anderson, in a deed of record in Record Book 1072, Page 277, Register's Office for Robertson County, Tennessee, (RORCT).

2.31 Acres to be rezoned

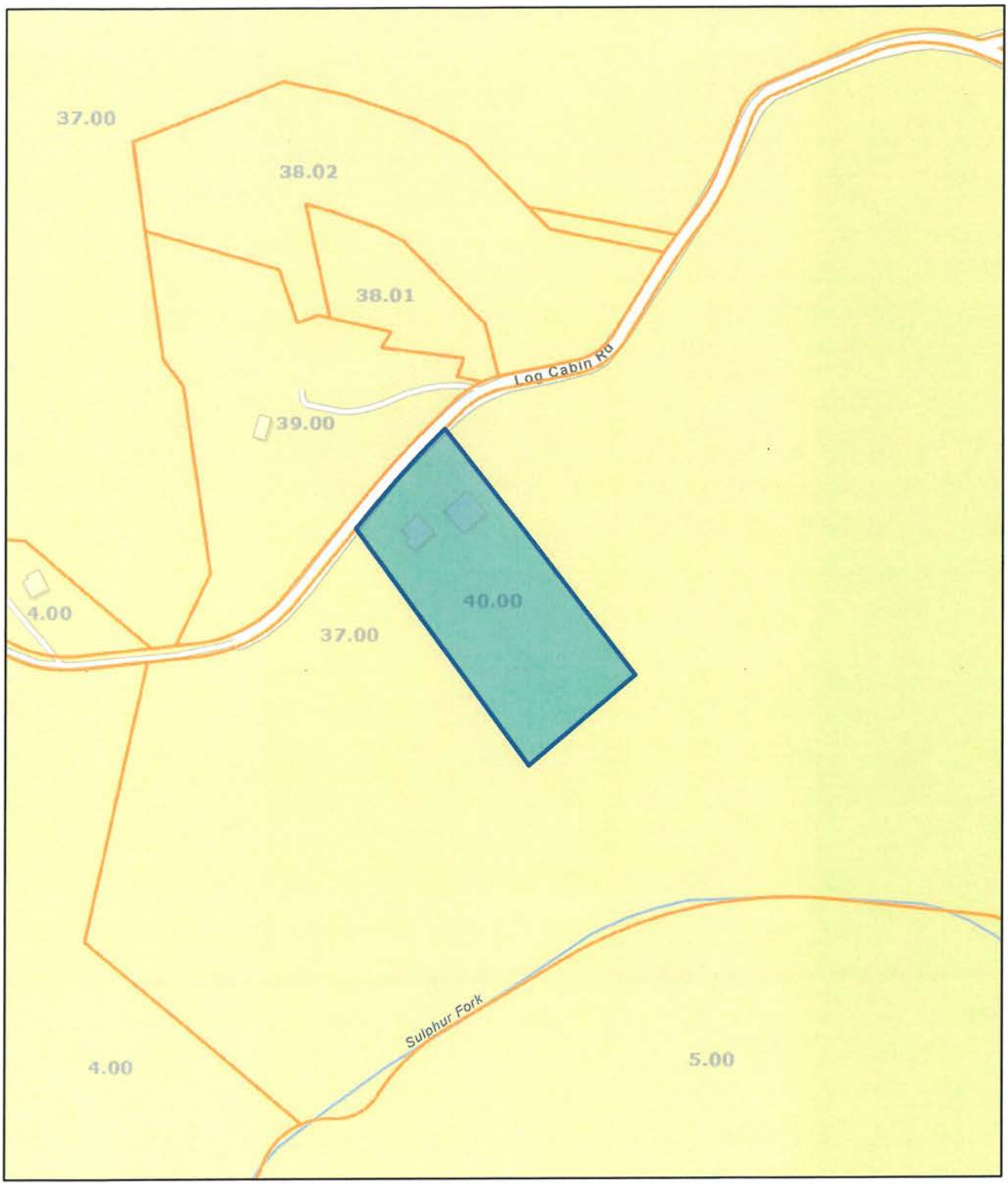
Beginning at an iron pin (old), in the southerly margin of Log Cabin Road, a corner of a tract of land which belongs to Victoria D. Anderson, having a deed reference in Record Book 1158, Page 386, RORCT, the northeast corner of this tract and continuing, as follows:
S 36°03'51" E, 347.60 feet to an iron pin (new), in the westerly boundary of said tract of land which belongs to Victoria D. Anderson;
thence with a new line, as follows:
S 49°07'33" W, 175.55 feet to an iron pin (new);
thence, S 77°44'33" W, 150.57 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Victoria D. Anderson;
thence, N 36°03'51" W, 246.76 feet to an iron pin (old), in the southerly margin of Log Cabin Road, a corner of said tract of land which belongs to Victoria D. Anderson;
thence with the southerly margin of said road, as follows:
N 40°49'24" E, 63.13 feet to an iron pin (old);
thence, with a curve to the right, having a radius of 1638.87 feet, an arc distance of 164.05 feet, and a chord bearing and distance of N 43°41'27" E, 163.98 feet to an iron pin (old);
thence, N 46°33'30" E, 78.90 feet to an iron pin (old);
thence with a curve to the right, having a radius of 208.37 feet, an arc distance of 11.64 feet, and a chord bearing and distance of N 48°09'34" E, 11.64 feet, to the point of beginning, containing **2.31 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated February 6, 2024.

The above described tract of land may be found on Tax Map 66, part of Parcel 40, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\240017LRZ

Land Surveyors-Tennessee and Kentucky
Phone: (615) 382-0481 **Fax: (615) 382-0262**
4800 Highway 431 North **Springfield, Tennessee 37172**

Robertson County - Parcel: 066 040.00



Date: March 21, 2024

County: Robertson
Owner: FRENCH GARY C ETUX
Address: LOG CABIN RD 4199
Parcel Number: 066 040.00
Deeded Acreage: 5
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

1:4,514

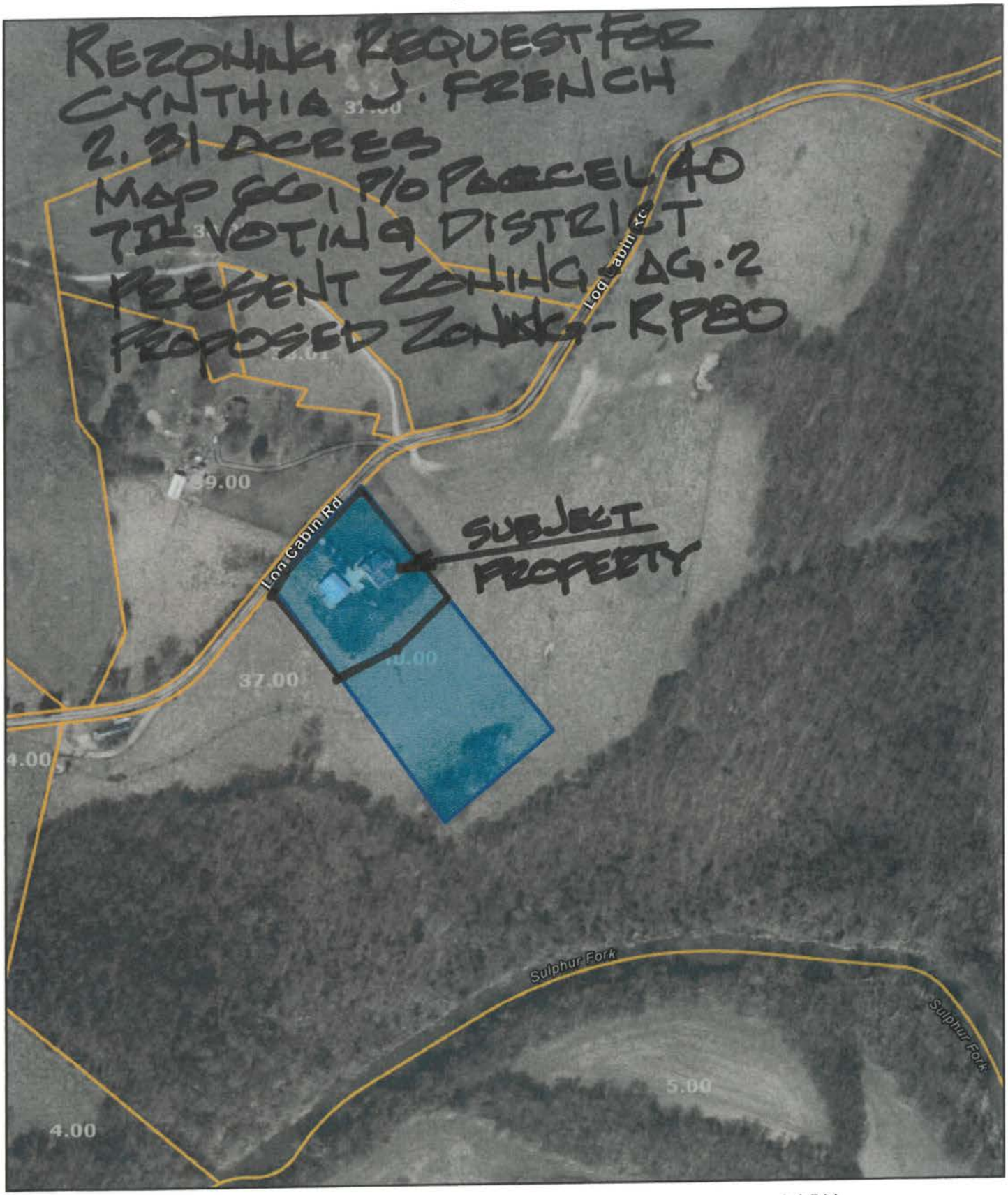
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

Robertson County - Parcel: 066 040.00



Date: February 7, 2024

County: Robertson
Owner: FRENCH GARY C ETUX
Address: LOG CABIN RD 4199
Parcel Number: 066 040.00
Deeded Acreage: 5
Calculated Acreage: 0

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, TDOT Aerial Surveys

The property lines are compiled from information maintained by your local

Curve Table						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	05°44'07"	1658.37	82.09	164.05	N 45°41'27" E	163.98
C2	05°12'07"	208.37	5.82	11.64	N 48°09'34" E	11.64

Line Table		
NUMBER	DIRECTION	DISTANCE
L1	N 40°49'24" E	65.13
L2	N 46°33'30" E	78.90

Deed North

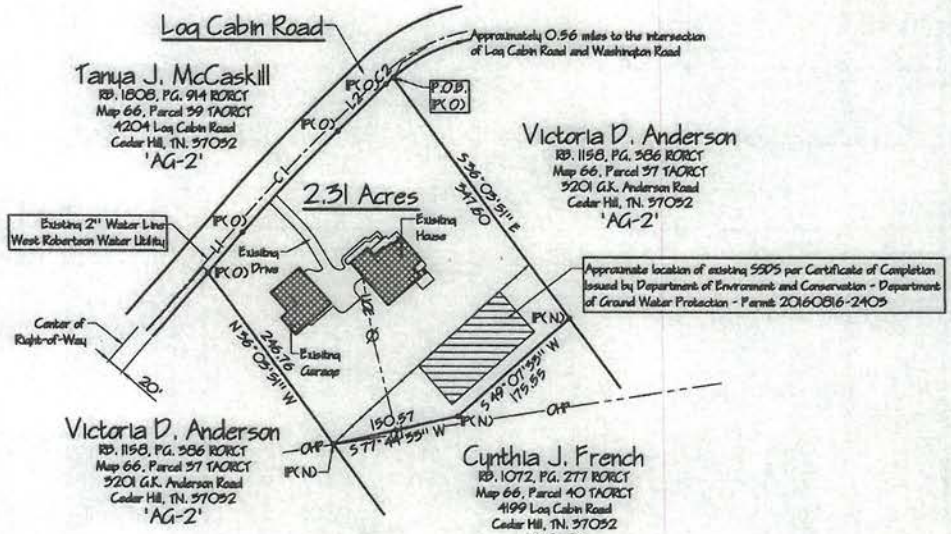
Surveying the Past, Present and Future

100 50 0 100 200

Scale In Feet
1"=100'

Surveyor's Notes:

1. No Title Report was furnished to this surveyor therefore the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.



Cynthia J. French
Owner
4199 Log Cabin Road
Cedar Hill, TN. 37032
Contact: George Anderson
(615) 696-2612

Legend
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New)
Ø Power Pole
—OHP— Overhead Power Line
—UGP— Underground Power Line
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
SSDS Subsurface Sewage Disposal System

Cad File No. 2400175
Coord. File No. 2400176

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.

Present Zoning Classification - AG-2
Proposed Zoning Classification - RP80

I hereby certify that this General Property Survey is a Category III Survey and the Ratio of Precision of the Unadjusted Survey is 1:5000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

STEVEN E. ARTZ REGISTERED LAND SURVEYOR STATE OF TENNESSEE TENNESSEE NO. 1708

Property Address:
4199 Log Cabin Road
Cedar Hill, TN. 37032

Deed Reference:
Record Book 1072, Page 277 RORCT
Map 66, part of Parcel 40 TAORCT

Revisions			
Number	Date	By	Comment

Drawn By: SEA
Checked By: JWM
Proj. No.: 240017
Date: 2/6/24

Rezoning Request For
Cynthia J. French
8th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 929 Springfield, TN. 37172
email: artz.steve@gmail.com
(615) 382-0481

RZ1
Sheet Number

West Robertson Water Authority

604 Keysburg Road • Adams, TN 37010 • (615) 696-2266

February 8, 2024

RE: Letter of Water Availability for: **4199 Log Cabin Rd Cedar Hill, Tn 37032**

To Whom It May Concern:

This letter is to serve as a guarantee that water is available at the above mentioned property in Cedar Hill, Tn 37032. This area is served by the West Robertson Water Authority.

If you need any further information, please feel free to email me at office@wrwatn.com or call me at the number listed above.

Sincerely,

James Walker
Executive Director
West Robertson Water Authority

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
March 28, 2024

Applicant: Cynthia French
Surveyor: Steve Artz

Request: Rezone **2.31 *acres*** of the 5.00 acres Tax Map 066, Part of Parcel 040.00 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 066, Part of Parcel 040.00 In its entirety is highlighted.

Property Information:

- Tax Map 066, Part of Parcel 040.00
- 4199 Log Cabin Rd., Cedar Hill
- Total lot acreage: 5.00 acres (217,800 sq. ft.)
- **Rezone Request: 2.31 acres (100,623.60 sq. ft.)**

Project Narrative:
RP-80 Minimum Requirements
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 25'
Min. Lot Width @ Front Bldg. Setback Line: 175'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Discussion & Observations:
The applicant wishes to rezone 2.31 acres of the 5.00 acres. The subject property has mostly AG-2 with an RP-80 property in the immediate vicinity.

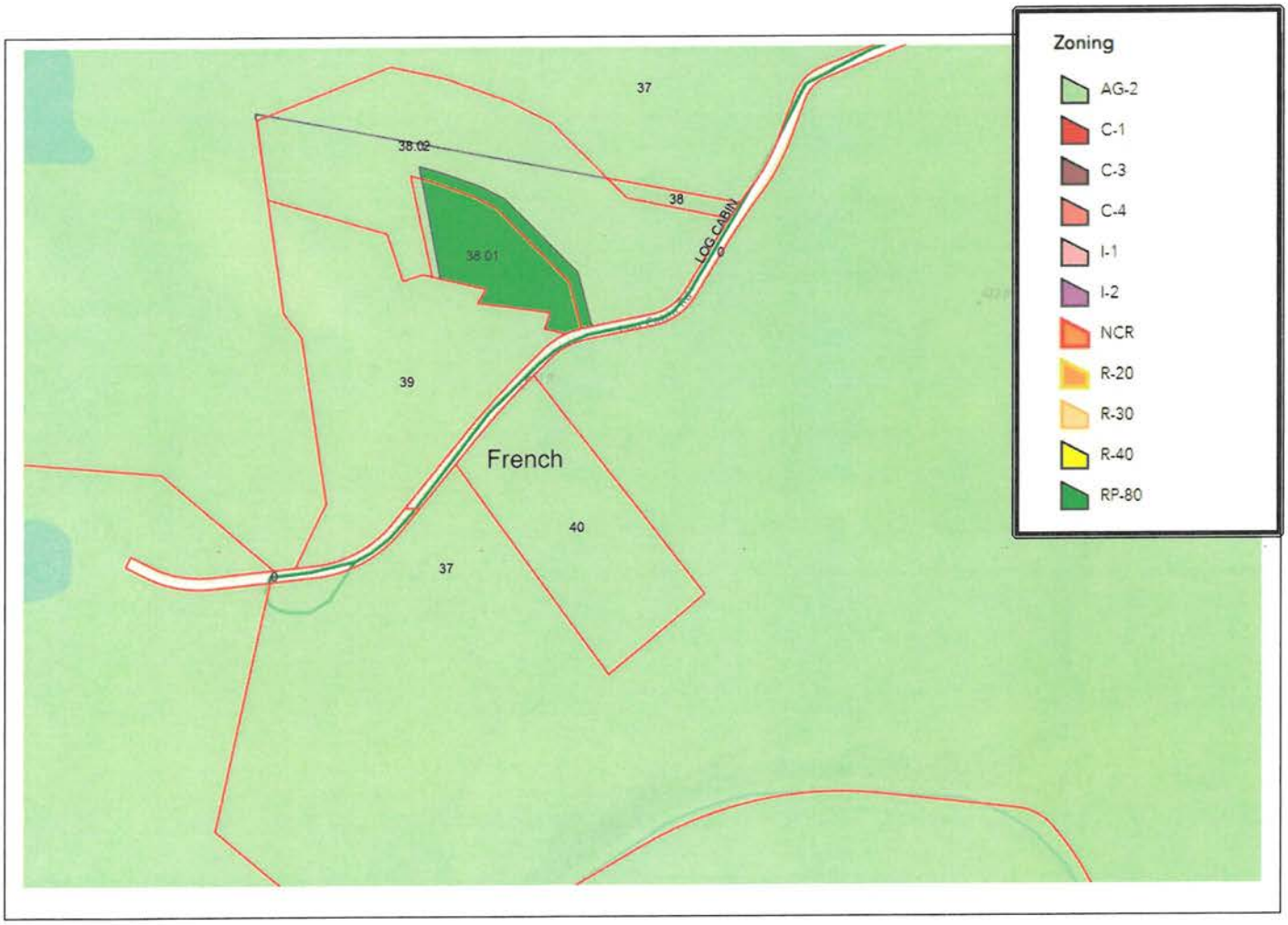
Please see Exhibit 1 for zoning map exhibit.

The applicant's request to rezone RP-80 appears to be dimensionally appropriate.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



Reports From Staff

Robertson County Development Office
527 South Brown St.
Springfield, TN 3172
615-384-3666

Memorandum

March 21, 2024

Board Members,

This memorandum is for you all as Planning Commission Members to discuss the Repeat Applications regulation found in the Zoning Regulations 11-9.2 H: Procedure for Map Amendments.

H. Repeat Applications

Whenever any petition for an amendment, supplement, or change of the zoning or regulations herein contained (or subsequently established) has been denied by the County Commissioners, no new petition covering the same property for the same zoning classification can be filed with, or considered by, the County Commissioners for a period of six (6) months has elapsed from the date of the original filing.

At the March 18, 2024, County Commission Meeting there were 3 rezone applications that were brought before the commission for revote.

The County Mayor had received written communication from some of the County Commissioners, indicating they would like to change their vote on these prior rezoning requests. Based upon this information, Mayor Vogle asked County Attorney Clyde Richert to draft a written plan that would allow for a "revote" on these rezoning cases. County Attorney Clyde Richert presented this past Monday

night a plan that would allow a "revote". This was the first time in the County that such a "revote" procedure had been requested or attempted. Based upon that fact and because this "revote" procedure was not included in either our Zoning Ordinance or in the County Commission Rules, the County Commission decided to not have a revote on the rezoning items. The County Commissioners voted to send this regulation to the Planning Commission to discuss their thoughts and opinions regarding the adoption of new rules that would either lengthen, shorten or keep "as is" the current 6 month rule, and have asked the Planning Commission for its opinion regarding the adoption of a formal "revote" plan that would all the County Commissioners to have such a revote based upon the request of the County Commissioners.

You as a board need to discuss if you want to keep the repeat application regulation as it is stated in the regulations above or if you would like to change the regulation in any way.

If you decide to keep the regulation as is then we will keep it. If you decide to change it in any way, we will have to make a resolution amendment to be approved by the County Commission after a public hearing, which will have to be advertised. The County Attorney is continuing his review regarding the legal requirements and procedure that would be necessary to adopt a "revote" plan. That review will not be ready at your next meeting. If it is the opinion of the Planning Commission to either keep the current 6-month rule or just alter the length of that rule only, Mr. Richert will not continue to work on a possible "revote" plan. If the Planning Commission is interested in reviewing a "revote" plan, Mr. Richert will continue his work and likely be able to present something at your April meeting.

If you have any questions, please don't hesitate to reach out to me via phone or email (hmantooth@robcotn.org).

Thanks,

Hunter Mantooth, Chief Deputy Planning
Robertson County Development Office