MEMORANDUM

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

TO: Planning Commission Members
FROM: Planning Staff
DATE: April 18, 2024

The Robertson County Planning Commission will hold its monthly meeting on **Thursday April 25, 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 May 20, 2024.

4. Approval of Minutes: Approval of Minutes from March 28, 2024, meeting.

5. Old Business: None

6. New Business:

   A. **Donnie Spain:** Rezone Request for 5.13 acres of property located on Osborne Rd., Greenbrier. Tax Map 116, Parcel 254.04 from AG-2 to RP-80 (4th Voting District). Represented by Steve Artz, Steve Artz and Associates, Inc.

   B. **Jeff and Lori Bradley:** Rezone Request for 1.58 acres of property located at 2520 Old Hwy 431 S, Springfield, Tax Map 113, Parcel 014.00 from R-40 to C-1 (10th Voting District). Represented by Applicant.

7. Reports from Staff: Board Training ~ May 20, 2024 @ 6:00 pm

8. Adjourn

The Robertson County Planning Commission met on March 28, 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		David Fauth - Planner
William B. Henry		
Cheryl Elliott		
Jeremiah Pierce		
Allan Heard		

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

Election of officers for the next year was completed:

A. Bill Jones was nominated for Chairman by Gene Federman with a second by Jeremiah Pierce. No other nominations. Bill Jones was elected Chairman by a vote of 6-0.
B. Daniel Borthick was nominated for Vice Chairman by Cheryl Elliott with a second by Jeremiah Pierce. No other nominations. Daniel Borthick was elected Vice Chairman by a vote of 6-0.
C. Gene Federman was nominated for Secretary by Allan Heard with a second by Jeremiah Pierce. No other nominations. Gene Federman was elected Secretary by a vote of 6-0.

Roll Call was completed by Hunter Mantooth. All present but Keith Hoover and Jeremy Stinson.

Announcements: Chairman Bill Jones announced that the zoning from this agenda will be heard at the County Commission on April 15, 2024. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided. No one signed in to speak.

Motion to approve Minutes from previous meeting of February 22, 2024, made by Daniel Borthick, with a second by Jeremiah Pierce.
Motion passed unanimously 7-0.

1. Old Business: None

2. 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.
Steve Artz presented and was there to answer questions.
No comments from the audience.
Motion to approve made by Gene Federman with a second from Allan Heard.
Motion passed unanimously 7-0.

A. **Reports from Staff:**

A. Hunter informed commissioners that there would be a commission member training on May 20, 2024 @ 6:00 pm in the 3rd floor conference room of the Robertson County Office Building.
B. Attached Memorandum pertaining to Repeat Applications was not discussed due to the attached memorandum that was received from Attorney Clyde Richert on March 27, 2024. A copy of the said memorandum was given to all commission members that were present.

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 7:09 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: Bonnie Spaid
Mailing Address (No P.O. Boxes, please): 6020 Hopewell Rd. Springfield, Tn. 37172
Email: _____
Telephone Number: 615-642-8258

Applicant's Representative Information:
Name: Steve Artz
Name of Firm: Steven E. Artz & Associates, LLC.
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: 0 Storie Road Greenbrier, Tn. 37073
Tax Map and Parcel Number: Map 116, Parcel 254.04
Current Zoning Designation: AG-2
Requested Zoning Designation: RP80

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

Purpose of rezoning request:
Rezoning To Divide Parcel into Two (2) Lots
As Shown On Attached Plat.

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.**

3-8-24
Owner of Record Signature & DATE

Applicant's Signature & DATE

Steven E. Artz and Associates, Inc.

Surveyor's Description
March 4, 2024

The following paragraph describes a tract of land in the 12th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Donnie Spain, Keisha Conway and Chasity Jackson, by Donnie Spain, in a deed of record which is recorded in Record Book 2268, Page 694, Register's Office for Robertson County, Tennessee, (RORCT).

Beginning at an iron pin (old), in the easterly margin of Osborne Road, the southwest corner of a tract of land which belongs to Donnie Rye, having a deed reference in Record Book 2199, page 533, RORCT, the northwest corner of this tract and continuing, as follows:
S 89°21'02" E, 816.90 feet to an iron pin (old), in the southerly boundary of said tract of land which belongs to Donnie Rye, a corner of a tract of land which belongs to Austin Ghee, having a deed reference in Record Book 2278, Page 284, RORCT;
thence, S 08°27'15" W, 306.79 feet to an iron pin (old), in the westerly boundary of said tract of land which belongs to Austin Ghee, a corner of a tract of land which belongs to Donnie Spain, having a deed reference in Record Book 2228, Page 694, RORCT;
thence with the boundary of said tract of land which belongs to Donnie Spain, as follows:
N 85°33'18" W, 789.43 feet to an iron pin (old);
thence, N 03°29'03" E, passing a corner of the margin of Osborne Road, and continuing with the easterly margin of said road, in all 252.00 feet, to the point of beginning, containing **5.13 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee 37172, dated March 4, 2024.

The above described tract of land is subject to two (2) Ingress, Egress and Utility easements of record in Record Book 2278, Page 284 and Record Book 2228, Page 694, RORCT, as shown on the plat this survey.

The above described tract of land is subject to a Tennessee Valley Authority easement of record in Deed Book 128, Page 79, RORCT, as shown on the plat this survey.

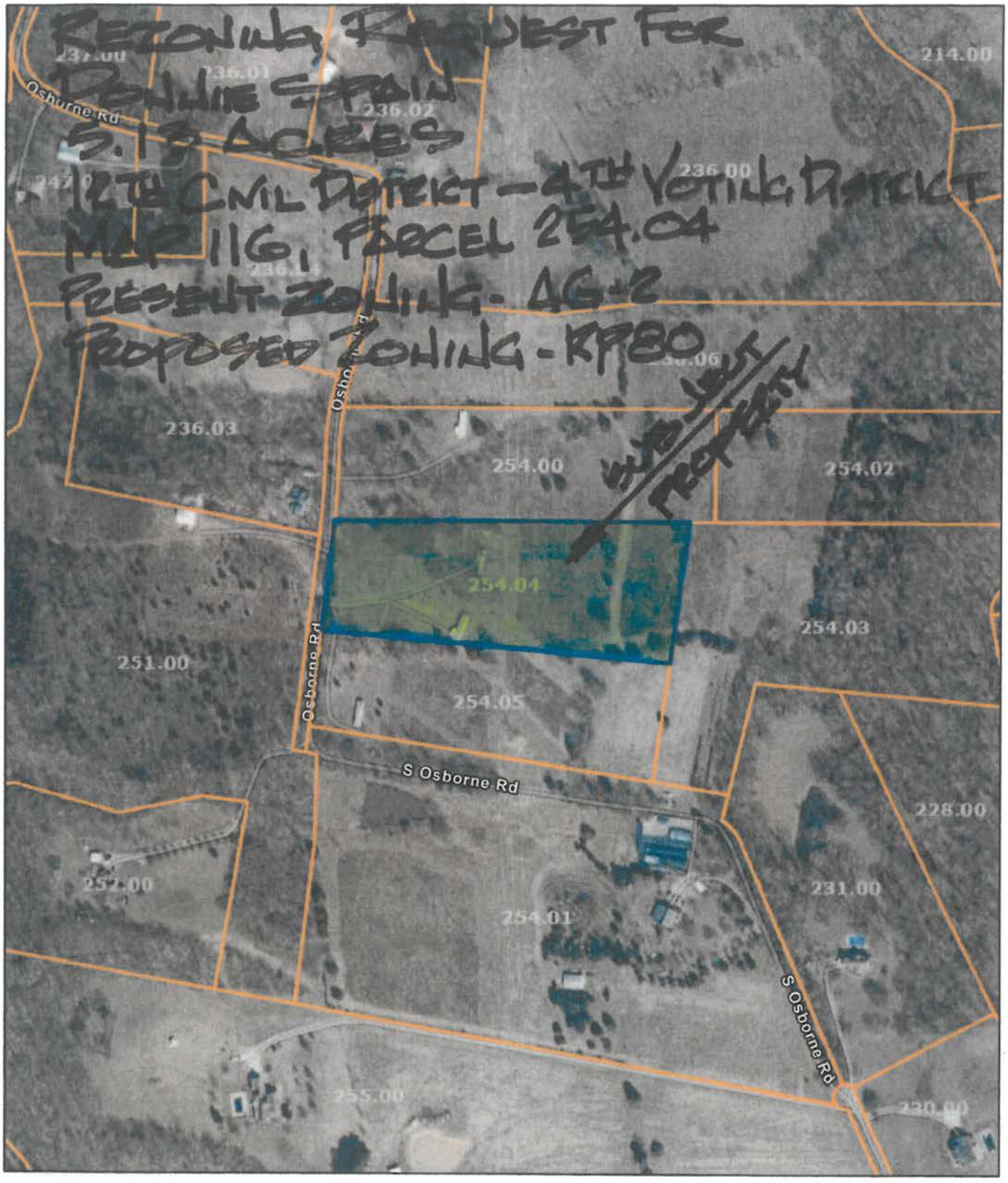
The above described tract of land is subject to a 30' Overhead Power line easement, as shown on the plat, this survey.

The above described tract of land may be found on Tax Map 116, Parcel 254.04, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\220035LRZ

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

Robertson County - Parcel: 116 254.04



Date: March 4, 2024

County: Robertson
Owner: SPAIN DONNIE ETAL
Address: OSBORNE RD
Parcel Number: 116 254.04
Deeded Acreage: 5.13
Calculated Acreage: 0

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

Bearing Basis Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983. Two (2) control points were established using a Spectra Precision SP80 Dual Frequency Receiver on January 18, 2024. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing: 751383.08, Easting: 1849162.88 - Referenced to NAD83 (2011) (EPOCH 2010). GEOID 12B.

TSPCS Grid North (NAD83)

Surveying the Past, Present and Future

100 50 0 100 200

Scale In Feet
1" = 100'

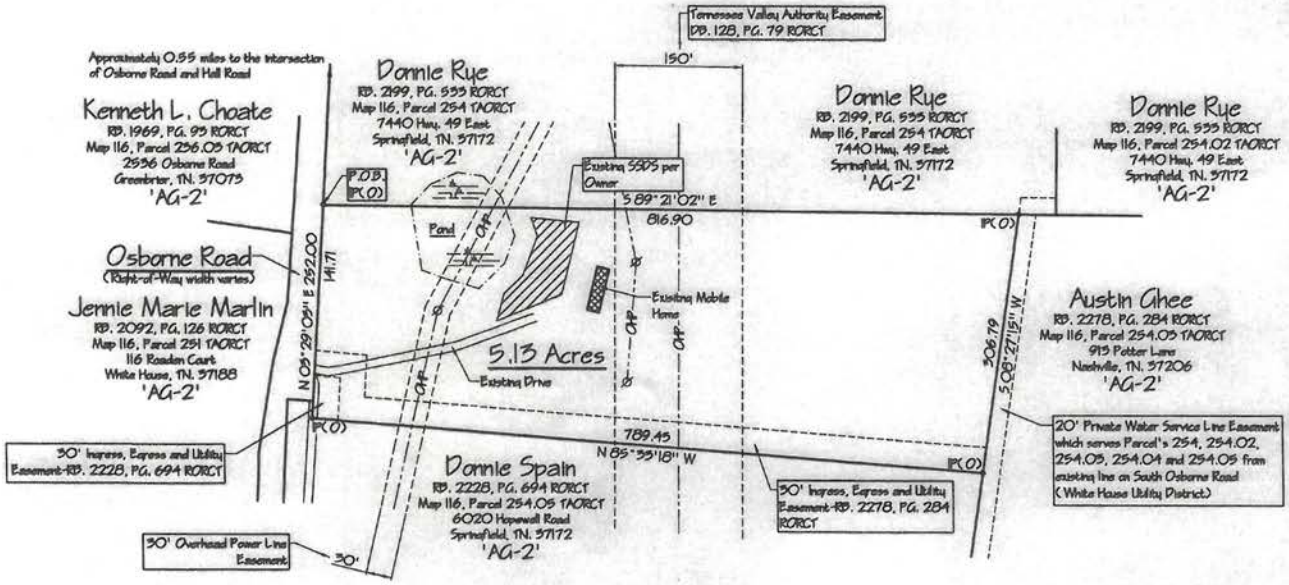
Surveyor's Notes:

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.



Donnie Spain
Owner / Developer
6020 Hopewell Road
Springfield, TN. 37072
(615) 642-8258

Legend
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
Power Pole
Overhead Power Line
SSDS Subsurface Sewage Disposal System

Cad File No. 220035P2A
Coord. File No. 220035F

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 LAND SURVEYOR TENNESSEE NO. 1708

Property Address:
Osborne Road
Greenbrier, TN. 37073

Deed Reference:
Record Book 2268, Page 694 RORCT
Map 116, Parcel 254.04 TAORCT

Revisions			
Number	Date	By	Comment

Drawn By: SEA
Checked By: JMM
Proj. No.: 220035
Date: 5/4/24

Rezoning Request For
Donnie Spain
12th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 923 Springfield, TN. 37172
(615) 382-0418

RZ1
Sheet Number

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
April 25, 2024

Applicant: Donnie Spain
Surveyor: Steve Artz

Request: Rezone **5.13 *acres***
Tax Map 116, Parcel 254.04
from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 116, Parcel 254.04 In its entirety is highlighted

Property Information:

- Tax Map 116, Parcel 254.04
- Osborne Rd., Greenbrier TN
- Total lot acreage: 5.13 acres (223,462.80 sq. ft.)
- **Rezone Request: 5.13 acres. (223,462.80 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 5.13 acres. The subject property has mostly AG-2 with some R-40 property in the immediate vicinity. Several of the non-conforming properties close to this lot would be zoned RP-80 per today's standards.

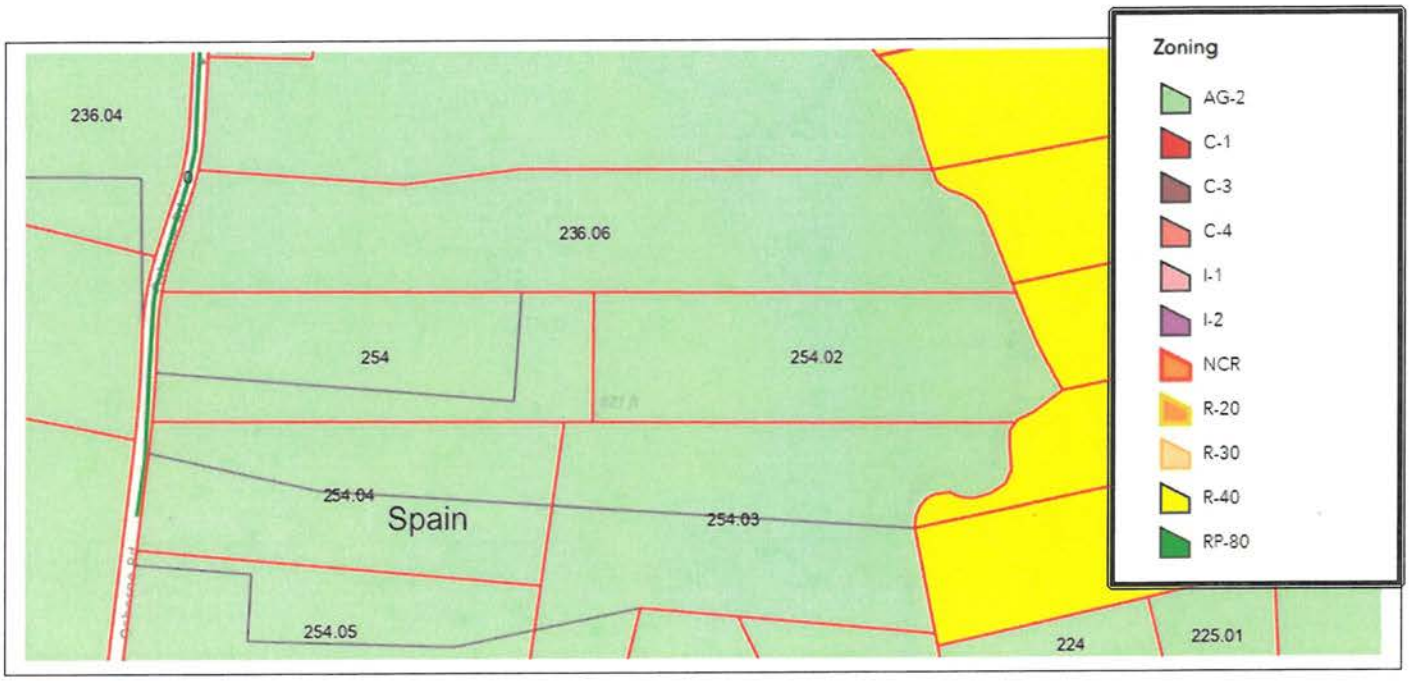
Please see Exhibit 1 for zoning map exhibit.

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

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



New Business: B

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

Application for Rezoning

Applicant Information:
Name: Lori Bradley
Mailing Address (No P.O. Boxes, please): 5087 Windland Dr Springfield, TN 37172
Email: lori@jacksonmasonry.com
Telephone Number: 615-332-1204

Applicant's Representative Information:
Name: Jeff & Lori Bradley
Name of Firm:
Mailing Address (No P.O. Boxes, please):
Email:
Telephone Number:

Property Information:
Address: 2520 Old Hwy 431 S Springfield, TN 37172
Tax Map and Parcel Number: 113 014.00
Current Zoning Designation: Residental R40
Requested Zoning Designation: Commercial C1

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

Purpose of rezoning request:
To Build a Warehouse

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.**

Jeff Bradley 3/4/24
Owner of Record Signature & DATE

Lori Bradley 3/4/24
Applicant's Signature & DATE

Lori Bradley 3/4/24

Robertson County - Parcel: 113 014.00



Date: December 22, 2023

County: Robertson
Owner: BRADLEY JEFFREY ETUX
Address: OLD HWY 431 2520
Parcel Number: 113 014.00
Deeded Acreage: 1.58
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 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 Development Office
Agenda Review Sheet
Planning Commission Meeting
April 25, 2024

Applicant: Jeff and Lori Bradley
Surveyor:

Request: Rezone **1.58 *acres*** of Tax Map 113, Parcel 014.00 from R-40 to C-1



Figure 1: TN Property Viewer: Tax Map 113, Parcel 014.00 In its entirety is highlighted.

Property Information:

- Tax Map 113, Parcel 014.00
- 2520 Old Hwy. 431S, Springfield TN
- Total lot acreage: 1.58 acres (68,824.80 sq. ft.)
- **Rezone Request: 1.58 acres. (68,824.80 sq. ft.)**

Project Narrative:

C-1 Minimum Requirements
Minimum Lot Size: 25,000 sq. ft.
Front: 30'
Side: 10'
Rear: 20'
Min. Lot Width @ Front Bldg. Setback Line: 100'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 60%.

Discussion & Observations:

The applicant wishes to rezone 1.58 acres. The subject property has a mixture of C-1, I-1, AG-2, and R-40 property in the immediate vicinity with varying lot sizes.
Please see Exhibit 1 for zoning map exhibit.

The applicant's request to rezone C-1 appears to be dimensionally appropriate.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map

