STATE OF TENNESSEE

COUNTY OF ROBERTSON

TERM APRIL 19, 2021 REGULAR SESSION

Be it remembered, that the Board of Commissioners of Robertson County, Tennessee met in open public session and electronically, by GoToMeeting at the Robertson County Juvenile Courtroom in Springfield, Tennessee on the 19th day of April, 2021 at 7:00 PM.

County Mayor, William A. Vogle, called the meeting to order. County Clerk, Angie H. Groves, was present to-wit.

The invocation was given by Commissioner Hogan. The pledge to the flag followed.

A roll call was taken and the following County Commissioners were present to-wit: Ayres, Bowens, Bradley, Brown, Couts, Delong, Dorris, Eden, Glover, Gray, Gregory, Haley, Hogan, Hoover, Jackson, B. Moore, S. Moore, Roberts, Spain, Stroud, Stubblefield, Wade, Wilson and Woodard.

MINUTES OF PREVIOUS MEETING

On motion by Commissioner Roberts and seconded by Commissioner Hogan, the minutes of the previous meeting were approved, treated same as read, made a matter of record and filed. The motion was approved by voice vote.

COMMUNICATIONS FROM THE COUNTY MAYOR

Mayor Vogle updated everyone that the COVID vaccines are available to anyone 16 years of age and older. The Health Department is working on outreach projects for farmers and factories. He reminded everyone of the 50th Birthday Celebration for White House on Saturday April 24th. Mayor Vogle expressed how great it was for the new factory coming to Orlinda, it is proposed to bring 600 jobs to our county. He presented the Debt Obligation Report for the bonds, saving $800,000 for our county.

REPORTS

The following reports were received, filed and approved by voice vote on motion made by Commissioner Roberts and seconded by Commissioner Woodard: Highway Commission 7.1, Animal Control 7.2, Planning and Zoning 7.3, Trustee 7.4, Fire 7.5, Veterans Services 7.6, Emergency Medical Services 7.7, Emergency Management Agency 7.8, Solid Waste (Feb. & March) 7.9 and Finance 7.10.

ELECTIONS AND APPOINTMENTS

Commissioner Stubblefield made motion to approve the appointment of Jim Moore for the Economic Development Board to fulfill the vacancy by Robert Ralston in 2020, with a second from Commissioner Gray. Motion was approved by voice vote.

REZONING RESOLUTIONS PUBLIC HEARING

Planning & Zoning Director, Doug Vann, presented the Rezoning Resolution Request. A public hearing was held before the agenda of rezoning resolutions. There being no further comments the public hearing was closed.

REZONING RESOLUTIONS

REZONE BRANDON FRANK

RESOLUTION NO. 041921038, a resolution to rezone a tract of land from AG-2 (Agricultural/Residential) to R-40 (Low Density Residential) was presented. Commissioner Roberts made motion to approve and seconded by Commissioner Haley. Motion was approved by roll call vote. (Resolution and Roll Call included)

AMEND ZONING RESOLUTIONS TO TABLE

RESOLUTION NO. 041921039, a resolution amending the Zoning Resolution of Robertson County was presented. After much discussion, everyone was in agreement that there is not enough research completed to make this decision. Commissioner Couts made motion to table this resolution and seconded by Commissioner S. Moore. Motion was tabled by roll call vote. (Resolution and Roll Call included)

RESOLUTIONS

AMEND PLANNING AND ZONING FEE SCHEDULE

RESOLUTION NO. 041921040, a resolution amending the zoning fee schedule was presented. Commissioner Hoover made motion to approve and seconded by Commissioner Couts. Motion was approved by roll call vote. (Resolution and Roll Call included)

AMEND BUDGET YEAR ENDING JUNE 30, 2021 (SCHOOL FUND)

RESOLUTION NO. 041921041, a resolution amending the budget of Robertson County, Tennessee for the fiscal year ending June 30, 2021 was presented. Commissioner Hoover made motion to approve and seconded by Commissioner Haley. Motion was approved by roll call vote. (Resolution and Roll Call included)

AMEND BUDGET YEAR ENDING JUNE 30, 2021 (HIGHWAY DEPARTMENT)

RESOLUTION NO. 041921042, a resolution amending the budget of Robertson County, Tennessee for the fiscal year ending June 30, 2021 was presented. Commissioner Hoover made motion to approve and seconded by Commissioner Bowens. Motion was approved by roll call vote. (Resolution and Roll Call included)

AMEND BUDGET YEAR ENDING JUNE 30, 2021 (GENERAL FUND)

RESOLUTION NO. 041921043, a resolution amending the budget of Robertson County, Tennessee for the fiscal year ending June 30, 2021 was presented. Commissioner Hoover made motion to approve and seconded by Commissioner Wade. Motion was approved by roll call vote. (Resolution and Roll Call included)

AMEND BUDGET YEAR ENDING JUNE 30, 2021
(GENERAL FUND)

RESOLUTION NO. 041921044, a resolution amending the budget of Robertson County, Tennessee for the fiscal year ending June 30, 2021 was presented. Commissioner Hoover made motion to approve and seconded by Commissioner S. Moore. Motion was approved by roll call vote. (Resolution and Roll Call included)

REQUEST NAME CHANGE FOR A PORTION OF US HIGHWAY 41

RESOLUTION NO. 041921045, a resolution to request name change for a portion of US Highway 41 was presented. Commissioner Hogan made motion to approve and seconded by Commissioner Couts. Mayor Vogle reminded everyone that this would still have to be approved by the state before it would be changed. Motion was approved by roll call vote. (Resolution and Roll Call included)

OLD BUSINESS

There was none at this time.

NEW BUSINESS

There was none at this time.

NOTARIES

The following were elected to the office of Notary Public on motion by Commissioner Bowens and seconded by Commissioner Hoover: W.S. Barbercheck, Kimberly Barnett, Ronald Barnes, Terri Faye Castleman, Darith A. Delisle, Paula T. Gomez, Patricia Lynn Gravitt, C. Nicole Head, Schren L. Head, Caroline Huffines, Kayla McCoy, Mary Mitchell, Kemberly Powell, Michelle Sadler, Shannon Underwood, Tammy S. Webb, Ginger Weber and Lindsay West. Motion approved by voice vote.

There being no further business, the meeting adjourned at 7:37 p.m. on motion by Commissioner Dorris and seconded by Commissioner S. Moore. Motion approved by voice vote.

Mayor William A. Vogle

Angie H. Groves, County Clerk

Roll Call: Quorum Present (23 Present, 2 Absent)

Present: MAYOR VOGLE (P), JACKSON (P), COUTS (P), HOOVER (P), EDEN (P), ROBERTS (P), GREGORY (P), WADE (P), BROWN (P), DELONG (P), SPAIN (P), S.MOORE (P), WILSON (P), AYRES (P), STROUD (P), STUBBLEFIELD (P), HOGAN (P), BRADLEY (E), GLOVER (P), HALEY (E) GRAY (P), BOWENS (P), WOODARD (E)

Absent: DORRIS, B.MOORE

B.MOORE (P) is present at: 07:02:20

DORRIS (E) is present at: 07:02:42

(P) – Physically

(E) - Electronically

- Meeting was held via GOTOMeeting following Governor Lee's Executive Order No. 78, which extends the authority to conduct meetings electronically through April 28, 2021 as well as in person.

State Form No. CT-0253
Revised Effective 2/6/2020

REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

1. Public Entity:

Name: ROBERTSON COUNTY, TENNESSEE

Address: 501 Main Street, Room 108
Springfield, Tennessee 37172

Debt Issue Name: General Obligation School Refunding Bonds, Series 2021

If disclosing initially for a program, attach the form specified for updates, indicating the frequency required.

2. Face Amount: $ 17,125,000.00

Premium/Discount: $ 0.00

3. Interest Cost: 1.6642 % ☐ Tax-exempt ☑ Taxable

☐ TIC ☐ NIC

☐ Variable: Index _____ plus _____ basis points; or

☐ Variable: Remarketing Agent _____

☐ Other: _____

4. Debt Obligation:

☐ TRAN ☐ RAN ☐ CON

☐ BAN ☐ CRAN ☐ GAN

☑ Bond ☐ Loan Agreement ☐ Capital Lease

If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Division of Local Government Finance ("LGF").

5. Ratings:

☐ Unrated

Moody's _____ Standard & Poor's AA Fitch _____

6. Purpose:

		BRIEF DESCRIPTION
☐ General Government	%	
☐ Education	%	
☐ Utilities	%	
☐ Other	%	
☑ Refunding/Renewal	100.00 %	Series 2014 Bonds and 2015 CON

7. Security:

☑ General Obligation ☐ General Obligation + Revenue/Tax

☐ Revenue ☐ Tax Increment Financing (TIF)

☐ Annual Appropriation (Capital Lease Only) ☐ Other (Describe): _____

8. Type of Sale:

☑ Competitive Public Sale ☐ Interfund Loan _____

☐ Negotiated Sale ☐ Loan Program _____

☐ Informal Bid

9. Date:

Dated Date: 03/25/2021 Issue/Closing Date: 03/25/2021

State Form No. CT-0253
Revised Effective 2/6/2020

REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

10. Maturity Dates, Amounts and Interest Rates *:

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2021	$365,000.00	0.2000 %	2032	$1,580,000.00	1.9200 %
2022	$400,000.00	0.2400 %	2033	$1,610,000.00	1.9900 %
2023	$395,000.00	0.2800 %	2034	$1,645,000.00	2.0600 %
2024	$395,000.00	0.3800 %		$	%
2025	$1,620,000.00	0.6400 %		$	%
2026	$1,635,000.00	0.8900 %		$	%
2027	$1,455,000.00	1.2600 %		$	%
2028	$1,470,000.00	1.4800 %		$	%
2029	$1,490,000.00	1.6100 %		$	%
2030	$1,520,000.00	1.7300 %		$	%
2031	$1,545,000.00	1.8500 %		$	%

If more space is needed, attach an additional sheet.

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax and revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

* This section is not applicable to the Initial Report for a Borrowing Program.

11. Cost of Issuance and Professionals:

☐ No costs or professionals

	AMOUNT (Round to nearest $)	FIRM NAME
Financial Advisor Fees	$ 54,500	Stephens Inc.
Legal Fees	$ 0	
Bond Counsel	$ 28,000	Bass, Berry & Sims PLC
Issuer's Counsel	$ 0	
Trustee's Counsel	$ 0	
Bank Counsel	$ 0	
Disclosure Counsel	$ 0	
	$ 0	
Paying Agent Fees	$ 2,200	U.S. Bank National Association (includes escrow agent fee)
Registrar Fees	$ 0	
Trustee Fees	$ 0	
Remarketing Agent Fees	$ 0	
Liquidity Fees	$ 0	
Rating Agency Fees	$ 20,500	S&P Global Ratings
Credit Enhancement Fees	$ 0	
Bank Closing Costs	$ 0	
Underwriter's Discount 0.05 %		
Take Down	$ 8,946	Morgan Stanley & Co. LLC
Management Fee	$ 0	
Risk Premium	$ 0	
Underwriter's Counsel	$ 0	
Other expenses	$ 0	
Printing and Advertising Fees	$ 1,639	Ipreo
Issuer/Administrator Program Fees	$ 0	
Real Estate Fees	$ 0	
Sponsorship/Referral Fee	$ 0	
Other Costs Verification	$ 2,500	Public Finance Partners LLC
TOTAL COSTS	$ **118,285**	

State Form No. CT-0253
Revised Effective 2/6/2020

REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

12. Recurring Costs:

☐ No Recurring Costs

	AMOUNT (Basis points/$)	FIRM NAME (If different from #11)
Remarketing Agent		
Paying Agent / Registrar	450	
Trustee		
Liquidity / Credit Enhancement		
Escrow Agent		
Sponsorship / Program / Admin		
Other _____		

13. Disclosure Document / Official Statement:

☐ None Prepared
☑ EMMA link _____ or
☐ Copy attached

14. Continuing Disclosure Obligations:

Is there an existing continuing disclosure obligation related to the security for this debt? ☑ Yes ☐ No

Is there a continuing disclosure obligation agreement related to this debt? ☑ Yes ☐ No

If yes to either question, date that disclosure is due June 30th

Name and title of person responsible for compliance Jody Stewart, Finance Director

15. Written Debt Management Policy:

Governing Body's approval date of the current version of the written debt management policy 11/21/2011

Is the debt obligation in compliance with and clearly authorized under the policy? ☑ Yes ☐ No

16. Written Derivative Management Policy:

☑ No derivative

Governing Body's approval date of the current version of the written derivative management policy _____

Date of Letter of Compliance for derivative _____

Is the derivative in compliance with and clearly authorized under the policy? ☐ Yes ☐ No

17. Submission of Report:

To the Governing Body: on 04/19/2021 and presented at public meeting held on 04/19/2021

Copy to Director, Division of Local Govt Finance: on 03/25/2021 either by:

☐ Mail to:
Cordell Hull Building
425 Fifth Avenue North, 4th Floor
Nashville, TN 37243-3400

OR

☑ Email to:
LGF@cot.tn.gov

18. Signatures:

	AUTHORIZED REPRESENTATIVE	PREPARER
Name	William Vogle	Jeff Oldham
Title	County Mayor William A Vogle	Member
Firm	Robertson County	Bass, Berry & Sims PLC
Email	bvogle@robcotn.org	joldham@bassberry.co
Date	03/25/2021	03/25/2021

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

MEMORANDUM

TO: Robertson County Commission Members

FROM: Doug Vann, Planning Director

DATE: April 12, 2021

The Robertson County Commission will hold its monthly meeting on **Monday, April 19, 2021** at 7:00 P. M., in the Judicial Complex, 2nd Floor, Robertson County Office Building, Springfield, Tennessee. The following items have been placed on the agenda for your review.

Zoning Map Amendment Requests:

Rezoning Requests:

Bandon Frank: Rezone 1.60 acres from **AG-2 to R-40** on Gideon Road. **3rd Voting District.**

Should you have comments or questions upon receipt of this information, please feel free to contact the Planning Office.

DV: cf
Enclosures

Resolution No. 041921038

A RESOLUTION TO REZONE A TRACT OF LAND FROM AG-2 to R-40

Brandon Frank

WHEREAS, requests to rezone **1.60 acres** of land located on Gideon Road **(3rd Voting District),** for residential development, and

WHEREAS, the Robertson County Planning Commission has evaluated and recommends approval of this request;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE that **1.60 acres** of land owned by Brandon Frank is hereby rezoned from **AG-2 to R-40** and the Robertson County Zoning Atlas shall be so designated, said property described as follows:

Beginning at an existing iron pin in the southerly margin of Gideon Road, said pin being a corner to James M. Love in RB 1888, PG 122 R.O.R.C.T., and being the most easterly corner of herein described tract; Thence now leaving said margin with said Love and continuing with Diane Selfridge in RB 1992, PG 375 R.O.R.C.T.; N 81°41'29" W, 610.10' to an existing iron pin in the line of Gary Bedwell in RB 1896, PG 122 R.O.R.C.T.; Thence with said Bedwell N 07°21'57" E, 220.94' to a point in the southerly margin of said Gideon Road; Thence now leaving said Bedwell with said margin for the next four calls: Thence with a curve to the right having a radius of 1109.05', a cord and cord bearing of S 64°37'41" E, 205.58'; Thence S 59°22'13" E, 215.85'; Thence with a curve to the left having a radius of 2014.96', a cord and cord bearing of S 61°00'05" E, 114.73'; Thence S 62°37'54" E, 116.59' to the point of beginning containing **1.60 acres.**

This resolution shall be in force immediately after its passage the public welfare demanding it.

Approved and adopted by the Board of County Commissioners.

4-19-2021
Date

William A Fogle
Robertson County Mayo

Angie H. Groves
Robertson County Clerk

ANGIE H. GROVES, COUNTY CLERK XVI AGRICULTURE COMMERCE ROBERTSON COUNTY, TN

Planning & Zoning

7-0

PLAT CONTAINS 1.60 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THAT SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE, IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNERS(S) NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OF CONFLICT. TENNESSEE ONE CALL 811

NOTE:
ALL BEARINGS ARE REFERENCED TO THE OWNER'S DEED OF RECORD, RECORDED IN THE COUNTY REGISTER'S OFFICE.

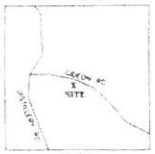
CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
1	1109.05'	103.23'	205.87'	10°38'09"	205.58'	S 84°37'41"E
2	2014.86'	57.39'	114.75'	3°15'46"	114.73'	S 81°00'05"E

ANTHONY T. BOLLINGER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO 2095



VICINITY MAP



N.T.S.

ZONED AG-2
REQUESTING R-40

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY ——— SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1 — 7500 — AS SHOWN HEREON.

ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

100 0 100 200 300
GRAPHIC SCALE - FEET

PROPERTY REFERENCE
BRANDON FRANK
RB 1930, PG 814 R.O.R.C.T.
MAP 104, PCL 66.03 T.A.D.R.C.T.

DEVELOPER
BRANDON FRANK
2550 HWY 41 S
GREENBRIER, TN 37073

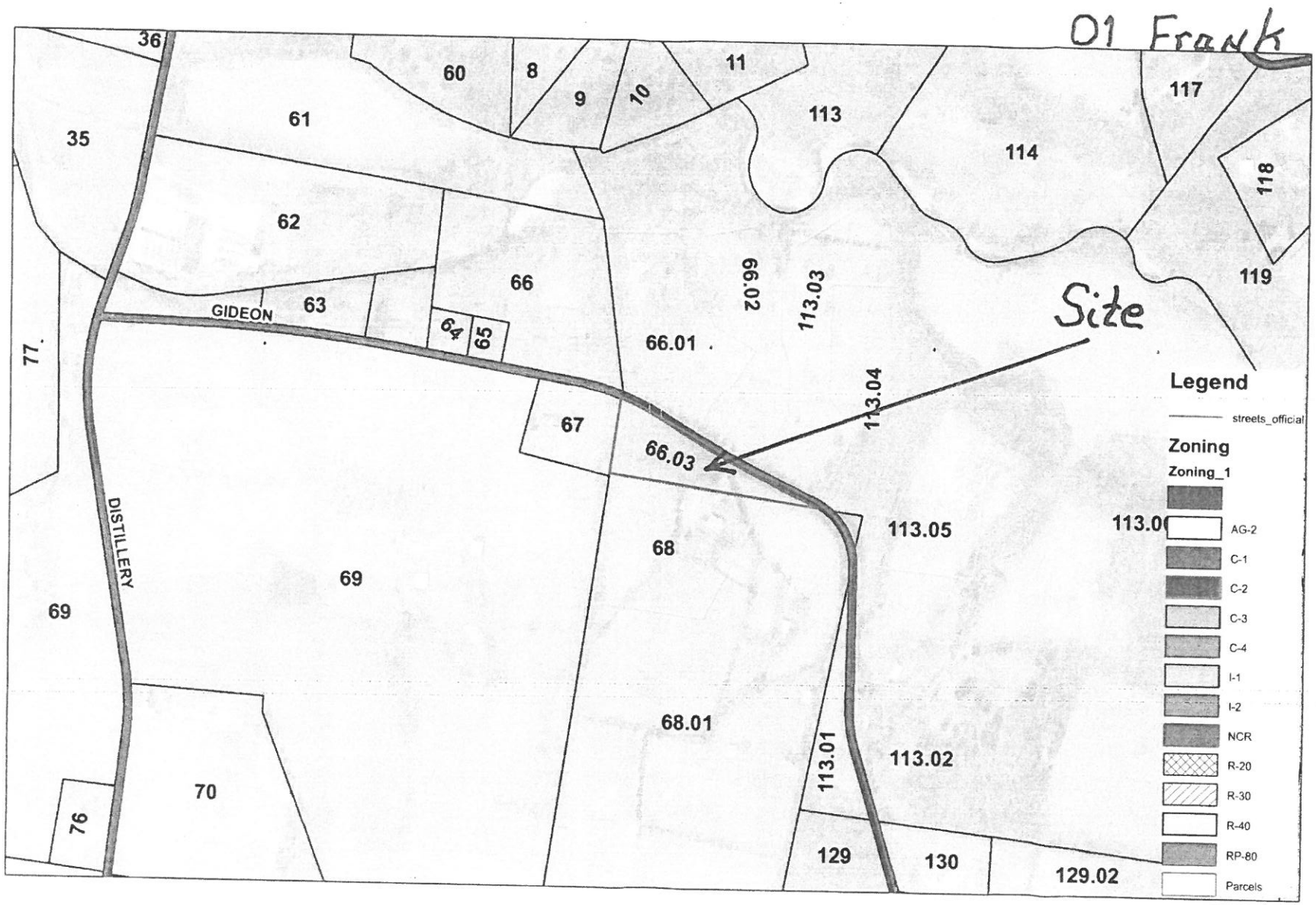
REZONING PLAT FOR
BRANDON FRANK LOT
GIDEON ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	T.E.W.	T.E.W.	03/10/2021

3RD CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
B1004

RECEIVED
MAR 22 2021
BY:


01 Frank
36
60
8
9
10
11
113
117
35
61
114
118
62
66
119
GIDEON
63
64
65
66.01
66.02
113.03
Site
77.
113.04
67
66.03
Legend
streets_official
Zoning
Zoning_1
AG-2
C-1
C-2
C-3
C-4
I-1
I-2
NCR
R-20
R-30
R-40
RP-80
Parcels
113.05
113.0
DISTILLERY
69
68
69
68.01
113.01
113.02
70
76
129
130
129.02

To Whom it may concern;

The purpose for this rezoning request is to bring this 1.60 acres tract into compliance with zoning, which will allow me to construct a new home on the lot.

Thanks,

Brandon Frank

RECEIVED
MAR 11 2021
BY:

Rezone AG-2 to R-40

Summary: Brandon Frank / Voting District 3

Agricultural/Residential to Low Density Residential

1.60 acres on Gideon Road

Notes:

Discussion began at: 07:26:41 PM (Elapsed time: 00:25:20)

Motion by ROBERTS 7:27:24 PM

Second by HALEY 7:27:26 PM

Voting began at: 07:27:33 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:27:54 PM

Result: Passed With 13 Yes Votes Needed (YES: 24 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 0)

YES: JACKSON, COUTS, HOOVER, EDEN, ROBERTS, GREGORY, WADE, BROWN, DELONG, SPAIN, S.MOORE, WILSON, AYRES, STROUD, DORRIS, STUBBLEFIELD, HOGAN, BRADLEY, GLOVER, B.MOORE, HALEY, GRAY, BOWENS, WOODARD

NO:

ABSTAIN:

ABSENT:

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:27:54 PM

ROBERTSON COUNTY ZONING RESOLUTION

RESOLUTION NO. 041921039

A RESOLUTION TO AMEND THE ZONING RESOLUTION OF ROBERTSON COUNTY, TENNESSEE BY ADDING NEW DEFINITIONS, NEW CONDITIONS FOR SPECIAL EXCEPTIONS, REVISE THE PERMITTED USE CHART AND AMEND PROVISIONS FOR ZONING MAP AMENDMENTS

Whereas, the Robertson County Commission has adopted a Zoning Resolution to promote the general welfare of the citizens of Robertson County, and,

Whereas, changing conditions and circumstances mandate periodic upgrading and clarification of existing laws, including zoning provisions, and

Whereas, certain Zoning Resolution amendments have been compiled by the Robertson County Regional Planning Commission and recommended to the Robertson County Commission for adoption

SECTION 1. BE IT RESOLVED by the Board of County Commissioners of the Robertson County, Tennessee, that *ARTICLE II, SECTION 2-2.1* be amended by adding the following definitions to read as follows:

Ground Mount: A solar energy system mounted on a rack or pole resting on or attached to the ground.

Roof Mount: a solar energy system that is mounted on a rack that is fastened onto a building roof.

Solar Energy System (major): A solar energy system whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical or chemical means.

Solar Energy System (accessory): A solar panel or array mounted on a building, pole or rack which is directly connected to or designed so serve the energy needs of the primary use.

Solar Farm: A solar array composed of multiple solar panels on ground -mounted racks or poles which is not directly connected to or designed to serve the energy needs of a primary use, but rather for the primary purposed of wholesale sales of generated electricity.

Wind Power: The conversion of wind energy into another form of energy.

Wind Energy System, Large: A wind energy conversion system consisting if one or more wind turbine(s), tower(s), and associated control or conversion electronics, whish has a rated capacity of more than 20kW.

Wind Energy System, Small: An accessory wind energy conversion system consisting of a single turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 20kW.

Wind Turbine: A wind energy conversion system that converts wind energy into electricity through the use of a wind turbine generator, and may include a nacelle, rotor, tower, guy wires and pad transformer.

Windmill: See Wind Turbine.

SECTION 2. BE IT FURTHER RESOLVED by the Board of County Commissioners of the Robertson County, Tennessee, that *SECTION 8-2. Transportation, Warehousing and Utilities* be amended by adding new provisions to read as follows:

C. Solar Energy Systems (Major)

1. **Minimum Lot Area:** Solar Energy System shall be located on sites that contain a minimum of ten (10) acres in either one tract or combination of sites.

2. **Setbacks:** No portion of a solar energy system shall be located closer than 1,000 feet from adjoining property lines.

3. **Buffering:** Each site shall provide a landscape buffer strip as defined in *Section 2-2 of this Resolution* adjacent to all residential dwelling units and other existing land uses. The buffer strip shall be shown on all site plans presented to the Planning Commission and Board of Zoning Appeals. Any alternative screening plan will need approval from the Planning Commission and Board of Appeals.

4. **Light Reflection:** It is recommended that all photovoltaic *(PV)* systems use nonreflective glass that are designed to absorb rather than reflect light. All plans for *(SES)* must include a *Visual Impact Analysis* of the site on the surrounding area.

5. **Site Vegetation:** All site plans shall include vegetation plan for the entire site detailing the type of ground cover to be used on the site. Large scale removal of existing mature trees on the site is discouraged, and any plans for this type of removal shall include a mitigation plan approved by the Planning commission. It is recommended that any vegetation not used for crop production or pasturing be planted with native perennial vegetation.

6. **Fencing:** All sites are required to have a minimum eight *(8)* foot fence surrounding the solar panels and all other equipment associated with the facility. Signage marking the facility must be clearly visible on all sides of the fence.

7. **Power and Communication Lines:** All power and communication lines on the site shall be located underground. Exemptions may be granted by the Board where topography, geological conditions or other elements make compliance not feasible.

8. **Stormwater Management:** Each site shall provide a stormwater management plan as part of the required site plan approval process. For the purpose of this provision the solar panel collector surface shall not be considered as an impervious surface providing that the area under the panels is planted with vegetation.

9. **Height Requirements:** Solar panels shall not exceed twenty *(20)* feet in height when oriented at maximum tilt.

10. **Lighting:** All lighting on the *(SES)* shall be for security and safety purposes only.

11. **Code Compliance:** All *(SES)* shall comply with all state and local adopted building codes and well as the National Electrical Code.

12. **Decommissioning Plan:** a decommissioning plan shall be filled with the County that ensures the facilities are properly removed after their useful life. Decommissioning of solar panels must occur in the event they are not used for twelve *(12)* consecutive months. The plan shall include provisions for the removal of all structures, foundations electrical equipment and internal or perimeter access roads, restoration of soil and vegetation and a plan ensuring financial resources will be available to fully decommission the site. The applicant shall submit a financial guarantee in the form of a letter of credit, cash deposit or insurance bond in favor of the County equal to one hundred twenty-five *(125)* percent of the cost to meet the requirements of the decommissioning plan.

D. Solar Energy Systems (Accessory)

1. ***Limit:*** No lot or tract shall contain more than one Solar Energy System *(SES)*.

2. **Height:** Building or roof mounted *(SES)* shall not exceed the maximum allowed height for the district it is located in. Ground or pole mounted SES shall not exceed twenty-five *(25)* feet in height.

3. **Location:** No *(SES)* shall be located in a front yard and comply with Accessory Building requirements for side and rear yards.

4. **Code Compliance:** All *(SES)* shall comply with all local adopted building codes and well as the National Electrical Code.

5. **Approved Solar Components:** Electric solar system components must have documentation that the products have been independently tested for compliance to a Nationally Recognized Electric Code.

6. **Utility Notification:** No grid-intertie photovoltaic system shall be installed until evidence has been given to the Department that the owned

has notified the utility company of the customer's intent to install an interconnected customer-owned generator.

E. **Small Wind Energy Systems (SWES):** SWES shall be a permitted use by right in all zoning districts, subject to the requirements set forth in this Section. Small energy systems include both pole and roof mounted systems.

1. **Wind Turbine Height:** Height shall be limited to a maximum height 0f 100 feet for tower mounted turbines. Roof mounted turbines are allowed a maximum height of fifteen *(15)* feet above the maximum height allowed in the zoning district.

2. **Setback:** No wind turbine shall be located closer than 1,000 feet from adjoining property lines and setback one hundred fifty *(150)* feet from any public maintained road.

3. **Permit Requirements:** A zoning compliance permit and building permit is required for all *(SWES)*. Applications shall be accompanied by standard drawings of the wind turbine structure, including the tower, base and footings. All drawings shall be stamped by a licensed Tennessee professional engineer .

4. **Compliance with FAA Regulations:** All *(SWES)* shall comply with all appliable FAA regulations and the provisions established in *Section 7-3 Airport Zoning Provisions* of this Resolutions.

5. **Utility Notification:** No *(SWES)* shall be permitted until evidence is provided that local utility provider has been informed of the owner's intent and approved such plans. Systems that will not be connected to the grid are exempt from this requirement.

6. **Visual Appearance:** Towers shall not be painted in colors that would draw attention or stand out from the surrounding environment. No wind tower shall have any signage, writing, drawings or pictures on the tower at any time. In addition, no flags, streamers or decorative items may be attached to the tower or turbine at any time.

7. **Removal of Defective or Abandoned Systems:** Any wind energy system that is not functional shall be repaired or removed by the owner. A system is considered abandoned if it is not functional or operated for a period of six *(6)* months.

F. **Large Wind Energy Systems (WES):** Large wind energy systems may be permitted in the ***AG-1***, ***AG-2***, ***I-1***, ***I-2*** and ***I-3*** zoning districts as a *"Special Exception"*. All proposed systems shall receive approval from the Board of Appeals prior to presenting a Site Plan in compliance with *Section 11-3.3* for approval by the Planning Commission.

1. **Total Height:** Total height of the WES is measured at the highest point, above ground level, reached by a rotor tip or any other part of the system. All *(WES)* must be less than 200 feet in total height. The rotor blades must maintain a twenty-five *(25)* foot clearance between the lowest point and the ground.

2. **Setback:** No wind turbine shall be located closer than 1,000 feet from adjoining property lines and setback from any public maintained road a minimum of the height of the *(WES)* plus fifty *(50)* feet.

3. **All parts of the system meet accepted design**

   a. All *(WES)* must be designed an accepted Tennessee licensed engineer that shall certify that certifies that the system meets all accepted professional standards.

   b. All structures using a tower as the support structure must be designed against unauthorized climbing. The first twelve *(12)* feet shall be unclimbable by design and enclosed by an eight *(8)* foot high fence with secured access.

4. **Compliance with FAA Regulations:** All *(WES)* shall comply with all appliable FAA regulations and the provisions established in *Section 7-3 Airport Zoning Provisions* of this Resolutions.

5. **Noise:** The *(WES)* shall provide a Noise Impact statement detailing the noise generated at the property line of the facility. In cases where the system is located near developed residential and commercial areas noise abatement may be required by the Planning Commission.

6. **Feeder Lines:** All feeder lines used to collet power from individual turbines and associated communication lines shall be buried underground.

7. **Visual Appearance:** Towers shall not be painted in colors that would draw attention or stand out from the surrounding environment. No wind tower shall have any signage, writing, drawings or pictures on the tower at any time. In addition, no flags, streamers or decorative items may be attached to the tower or turbine at any time.

8. **Decommissioning:** All applications for approval of a *(WES)* shall be accompanied by a decommissioning plan to ensure that the facilities are properly removed after their useful life or should the facility be phased out or closed. A *(WES)* shall be considered a discontinued use after one *(1)* year without energy production, unless a plan is developed and submitted to the County outlining the steps and schedule for returning the *(WES)* to service. The decommissioning plan shall be completed within one hundred twenty *(120)* days and include provisions for removal of all structures, foundations and the restoration of soil and vegetation. A cost estimate prepared by a competent party acceptable to the county shall be filled prior to the start of any construction. At the time the *(WES)* is approved by the Planning Commission it may require that the posting of a bond, letter of credit or the establishment of an escrow account to ensure that adequate funds are available to ensure proper decommissioning.

9. **Compliance with State and Local Regulations:** In addition to the provisions established above all (WES) shall comply with T*ennessee Code Annotated, Title 65 Public Utilities and Carriers, Chapter 17 Wind Energy Facility Siting.*

SECTION 3. BE IT FURTHER RESOLVED by the Board of County Commissioners of the Robertson County, Tennessee, that *SECTION 6, Table VI PERMITTED USE SCHEDULE* be deleted in its entirety and replaced with a new TABLE VI TO READ AS FOLLOWS.

TABLE VI PERMITTED USE SCHEDULE

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
AGRICULTURAL USES													
Agricultural Production (crops)	P	P	P	S									
Agricultural Production (livestock)	P	P	P	S	S								
Agricultural Industry (special)	P	S	S										
Animal Feeder/Breeder	P	S											
Animal Services (livestock)	P	P											
Animal Services (other)	P	P	S										
Hatcheries	P	P	S										
Forestry	P	P	P										
Horticultural Specialties	P	P	S										
Services (other)	P	P	S				S	S	S	S	S	S	D#
Soil Preparation and Crop Services	P	P	S										
Veterinary Services (livestock)	P	P	S				P	P	P	P	P	P	D#
RESIDENTIAL USES													
Accessory Apartments	S	S				S	S	S	S	S	S	S	
Boarding and Rooming Houses (9 or less)	S	S	S	S			S	S	S	S			
Common Area Recreation & Service Fac.	P	P	P	P	P	P							
Congregate Care Facilities		S	S	S	S	S	S	S	S	S			
Family Care Homes (6 or less)		S	S	S	S	S							
Family Care Homes (9 or less)		S	S	S	S	S							
Group Care		S	S	S	S	S							
Manufactured Homes	P	P	P										
Manufactured Home Parks						S #							
Migrant Labor Housing	P	P	P										
Multi-Family Dwellings						P							
Shelters, Emergency	S	S	S	S	S	S	S	S	S	S			
Shelters, Temporary	S	S	S	S	S	S	S	S	S	S			
Shelters for the Homeless					S	S	S	S	S	S			
Single Family Detached Dwellings	P	P	P	P	P	P	S	S	S	S	S		
Single Family Attached Dwellings				D	D	D							
Townhouse Dwellings						P							
Two Family Dwellings		P	P			P							

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

D = Development Standards
O = Overlay Zoning Required

TABLE VI 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
GOVERNMENTAL, EDUCATIONAL AND INSTITUTIONAL USES													
Ambulance Services	S	S	S	S	S	S	P	S	S	P	P	P	
Auditoriums, Coliseums, or Stadiums	S	S	S	S	S	S	P			P	P	P	
Cemeteries/Mausoleums	S	S	D	D	D	D	S	S	S	S	S	S	
Child Care Centers		S					P	P	P	P	S	S	
Child Care Homes, Child (5 or less)	D	S	D	D		S	S	S	S				
Child Care Homes, Child (6 or more)	D	S	S	S	S	S	S	S	S				
Churches	S	S	D	D	D	D	P	P	P	P			
Day Care Centers, Adult(5 or less)	D		D	D	D	D							
Day Care Centers, Adult (6 or more)	S		S	S	S		P	P	P	P			
Elementary or Secondary Schools	D	S	S	S	S	S		S	S				
Essential Services 1 and 2	P	P	P	P	P	P	P	P	P	P	P	P	P
Essential Services 3	S	S	S	S	S	S	P	P	P	P	P	P	P
Fire Stations	P	P	P	P	P	P	P	P	P	P	P	P	P
Fraternities or Sororities			S	S	S	S	S						
Government Offices	P		P	P	P	P	P	P	P	P	P	P	P
Hospitals							P	S	S	P	S	S	
Libraries		S	S	S	S		P	P	P	P			
Museums or Art Galleries							P	P	P	P			
Nursing or Convalescent Homes		S	S	S	S		P	S	S	P			
Orphanages	S	S	S	S	S			S	S				
Police Stations, Neighborhood	P	P	P	P	P	P	P	P	P	P	P	P	
Post Offices	S	S	S				P	P	P	P	P	P	
Psychiatric Hospitals		S	S	S	S	S	P	P	P	P	S	S	
Retreat Centers	S	S	S				P	P	P	P	S	S	
School Administration Facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Specialty Hospitals				S	S	S	S	S	S	S			
RECRRECREATIONAL USES													
Amusement Facilities (Outdoor)							P	S	S	P	S	S	
Athletic Fields (Private)	S	S	S	S	S	S	P	S	S	P	S	S	
Baseball Clubs, Professional							P	S	S	P	P	S	
Batting Cages							P	S	S	P	P	P	
Billiard Parlors							P	S	S	S			
Bingo Games							P	S	S	S			
Bowling Centers							P	S	S	S			
Clubs or Lodges		S	S				P	S	S	P			
Coin Operated Amusements							P	S	S	S			
Country Clubs with Golf Courses	S	S	S	S	S	S	S	S	S	S	S	S	
Dance Schools	S	S	S	S	S	S	P	S	S	S	S	S	

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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	
Marital 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	

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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
BUSINESS, PROFESSIONAL AND PERSONAL SERVICES Cont'd													
Barber Shops	S	S	S	S	S	S	P	P	P	P			
Beauty Shops	S	S	S	S	S	S	P	P	P	P			
Boat Repairs							P			P	P	P	
Building Maintenance Services							P	S	S	P			
Business Associations							P	P	P	P	P	P	
Business Incubators							P	S	S	P	P	P	
Car washes							P	S		P	P	P	
Clothing Alterations and Repairs	S	S	S	S	S	S	P	P	P	P	P	P	
Computer Maintenance and Repair	S	S	S	S	S	S	P	P	P	P	P	P	
Computer Services		S	S	S			P	P	P	P	P	P	
Economic or Educational Research							P	P	P	P			
Employment Agencies, Personnel Services		S	S	S			P	P	P	P	P	P	
Engineering, Architect, or Survey Services	S	S	S	S	S	S	P	P	P	P	P	P	
Equipment Rental and Leasing (no outside storage)							P	S		P	P	P	
Equipment Rental and Leasing (w/outside storage)							P			P	P	P	
Equipment Repairs, Heavy							P			P	P	P	
Equipment Repairs, Light	S	S	S				P			P	P	P	
Finance and Loan Offices							P	P	P	P	P	P	
Finance and Loan Offices (no drive-thru)							P	P	P	P	P	P	
Funeral Homes and Crematoriums							P	S	S	P	S	S	
Furniture Repair Shops							P	S	S	P	P	P	
Government Offices	S	S	S	S	S	S	P	P	P	P	P	P	P
Hotels or Motels							P			P			
Insurance Agencies (no on-site claims insp.)	S	S	S				P	P	P	P	P	P	
Insurance Agencies (carriers/on-site claims)							P	S	S	P	P	P	
Kennels or Pet Grooming Services	S	S	S	S			P	P	P	P	S	S	
Landscape or Horticultural Services	S	S	S				P	S	S	P	P	P	
Laundromats, Coin-Operated						S	P	P	P	P	P	P	
Laundry or Dry Cleaning Operations							P	P	P	P	P	P	
Law Offices	S	S	S	S	S	S	P	P	P	P	P	P	
Market Furniture Showrooms							P			P	P	P	
Medical, Dental, or Related Offices		S					P	S	S	P	S	S	
Medical or Dental Laboratories							P			S	P	P	

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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
BUSINESS, PROFESSIONAL AND PERSONAL SERVICES Cont'd													
Motion Picture Productions							P			S	P	P	
Noncommercial Research Organizations							P	P	P	P	P	P	
Office Uses General							P	P	P	P	P	P	
Pest or Termite Control Services							P	S	S	P	P	P	
Photocopying and Duplicating Services							P	S	S	P	P	P	
Photo-finishing Laboratories							P			S	P	P	
Photography, Commercial							P	S	S	S	P	P	
Photography Studios	S	S	S	S	S	S	P	P	P	P			
Professional Membership Organizations							P	P	P	P	P	P	
Real Estate Offices	S	S	S	S			P	P	P	P	S	S	
Recreational Vehicle .Parks or Campsites							P	S	S	P	S	S	
Refrigerator or Large Appliance Repairs							P			P	P	P	
Rehabilitation or Counseling Services							P			P	S	S	
Research, Development, or Testing Services							P			P	P	P	
Security Services							P	S	S	P	P	P	
Septic Tank Services							P			S	P	P	
Shoe Repair or Shoeshine Shops							P	S	S	P	P	P	
Stock, Security, or Commodity Brokers		S	S	S			P	P	P	P			
Tanning Salons	S	S	S	S			P	P	P	P			
Taxidermists	S	S	S				P	S	S	P	P	P	
Television, Radio, or Electronic Repairs	S	S	S				P	P	P	P	P	P	
Theaters, Outdoor							P			S	P	P	
Theaters, Indoor							P			P	P	P	
Tire Recapping							S			S	P	P	
Tourist Homes (Bed & Breakfast)	S	S	S	S	S	S	P	S	S	P			
Travel Agencies	S	S	S	S	S	S	P	P	P	P	P	P	
Truck Driving Schools							P			S	P	P	
Truck Tractor & Semi Rental & Leasing, Heavy							S			P	P	P	
Truck Washing							P			P	P	P	
Veterinary Services (Other)	S	S	S				P	S	S	P	P	P	
Vocational, Business, or Secretarial Schools							P			P	P	P	

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONIING 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
BUSINESS, PROFESSIONAL AND PERSONAL SERVICES Cont'd													
Warehousing, Self-storage							P			S	P	P	
Watch or Jewelry Repair Shops	S	S	S	S			P	P	P	P	P		
Welding Shops	S	S					P			P	P	P	
RETAIL TRADE													
ABC Stores (liquor)							P	S	S	P	S	S	
Antique Stores		S	S				P	P	P	P			
Appliance Stores							P	S	S	P	P	P	
Arts & Crafts		S	S				P	P	P	P	P	P	
Auto Supply Sales							P	S	S	P	P	P	
Bakeries	S	S					P	P	P	P	P	P	
Bars							P		S	P			
Boat Sales							P			P	P	S	
Bookstores							P	S	S	P			
Building Supply Sales (no storage yard)							P			P	P	P	
Building Supply Sales (with storage yard)							P			P	P	P	
Cake Decorating Supply Stores							P	P	P	P	P	P	
Camera Stores							P	P	P	P			
Candle Shops							P	P	P	P			
Candy Stores							P	P	P	P			
Clothing, Shoe, and Accessory Stores							P	S	S	P			
Coin, Stamp, or Similar Collectible Shops							P	P	P	P			
Computer Sales							P	P	P	P			
Convenience Stores (with fuel pumps)							P	S	S	P	P	P	
Convenience Stores (without fuel pumps)							P	S	S	P	P	P	
Cosmetics Shops							P	P	P	P			
Dairy Products Stores							P	P	P	P			
Department, Variety or Gen. Mdse. Stores							P	S	S	P			
Drugstores							P	S	S	P			
Fabric or Piece Goods Stores							P	S	S	P			
Flea Markets, Indoor							P			P	P	P	
Flea Markets, Outdoor	S	S	S				P			P	P	P	
Floor Covering, Drapery, or Upholstery							P	S	S	P	P	P	
Florists		S					P	P	P	P	P	P	

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICT														
	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
RETAIL TRADE Cont'd													
Food Stores							P	P	P	P			
Fuel Oil Sales							P			P	P	P	
Furniture Sales							P	S	S	P			
Garden Centers or Retail Nurseries	S	S	S				P	S	S	P	P	P	
Gift or Card Shops							P	P	P	P			
Hardware Stores							P	P	P	P	P	P	
Hobby Shops							P	P	P	P	P	P	
Home Furnishings, Miscellaneous							P	S	S	P	P	P	
Jewelry Stores							P	S	S	P			
Luggage or Leather Goods Stores							P	S	S	P			
Manufactured Home Sales							P			P	P	P	
Miscellaneous Retail Sales							P	S	S	P	P	P	
Motor Vehicle Sales (new and used)							P			P	S	S	
Motorcycle Sales							P			P			
Musical Instrument Sales							P	S	S	P			
Newsstands							P	S	S	P			
Office Machine Sales							P	S	S	P	P	P	
Optical Goods Sales							P	S	S	P	P	P	
Paint and Wallpaper Sales							P	S	S	P	P	P	
Pawnshops							P	S	S	P			
Pet Stores							P	S	S	P	P		
Record and Tape Stores							P	P	P	P			
Recreational Vehicle Sales							P			P	P	P	
Restaurants (drive-in)							P		S	P	P	S	
Restaurants (with drive-thru)							P	S	S	P	P	S	
Restaurants (no drive-thru)							P	S	S	P	P	S	
Service Stations, Gasoline							P	S	S	P	P	P	
Sexually Oriented Businesses											S	S	
Sporting Goods Stores							P	S	S	P	P	P	
Stationery Stores							P	P	P	P			
Television, Radio, or Electronic Sales							P	S	S	P	P	P	
Tire Sales							P			P	P	P	
Tobacco Stores							P	P	P	P	P	P	
Truck Stops							P			P	P	P	
Used Merchandise Stores							P	S	S	P	P	P	
Video Tape Rental and Sales							P	S	S	P			

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICT														
	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
WHOLESALE TRADE													
Agricultural Chem./Pesticides/Fertilizers	P	P					P			P	P	P	
Agricultural Products, Other	P	P					P			P	P	P	
Ammunition							P			P	P	P	
Animals and Animal Products, Other							S			S	P	P	
Apparel, Piece Goods, and Notions							P	S	S	P	P	P	
Beer/Wine/Distilled Alcoholic Beverages							P	S	S	P	P	P	
Books, Periodicals, and Newspapers							P	S	S	P	P	P	
Chemicals and Allied Products							P			P	P	P	
Drugs and Sundries							P	S	S	P	P	P	
Durable Goods, Other							P	S	S	P	P	P	
Electrical Goods							P	S	S	P	P	P	
Farm Supplies, Other	P	P	S				P			P	P	P	
Flowers, Nursery Stock, & Florists Supplies	P	P	S				P	S	S	P	P	P	
Forest Products	P	P					S			P	P	P	
Furniture and Home Furnishings							P	S	S	P	P	P	
Grain and Field Beans	S	S					P				P	P	
Groceries and Related Products							P	S	S	P	P	P	
Hardware							P	S	S	P	P	P	
Jewelry, Watches, Precious Stones & Metals							P	S	S	P	P	P	
Livestock	P	P	S				P				P	P	
Lumber and Other Construction Materials	S	S					P			P	P	P	
Lumber, Millwork, and Veneer	S	S					S			P	P	P	
Machinery, Construction and Mining							P			P	P	P	
Machinery, Equipment, and Supplies							P			P	P	P	
Machinery, Farm and Garden	P	S					P			P	P	P	
Market Showrooms, (Furniture, etc.)							P			P	P	P	
Metals							P			P	P	P	
Minerals	S	S					P			S	P	P	
Motor Vehicles							P			P	P	P	
Motor Vehicles, Parts and Supplies							P			S	P	P	
Motor Vehicles, Tires and Tubes							P			S	P	P	
Paints and Varnishes							P	S	S	S	P	P	
Paper and Paper Products							P	S	S	P	P	P	
Petroleum and Petroleum Products							S			P	P	P	
Plastics Materials							P			P	P	P	

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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
WHOLESALE TRADE Cont'd													
Plumbing and Heating Equipment							P			S	P	P	
Professional & Comm. Equip. & Supplies							P			S	P	P	
Resins							S			S	P	P	
Scrap and Waste Materials (Junkyards)											S	P	
Sporting & Recreational Goods & Supplies							P			P	P	P	
Tobacco and Tobacco Products							P	S	S	P	P	P	
Toys and Hobby Goods and Supplies							P	S	S	S	P	P	
Wallpaper and Paint Brushes							P	S	S	P	P	P	
TRANSPORTATION, WAREHOUSING AND UTILITIES													
Airports or Air Transportation Facilities	S	S					S			S	S	S	
Atomic Reactors													D#
Bulk Mail and Packaging							S			S	P	P	
Bus Terminals							P			S	S	S	
Communication and Broadcasting Facilities	S	S					P			S	S	S	
Courier Services, Central Facility							P			S	P	P	
Courier Service Substations							P			S	P	P	
Hazardous, Infectious & Radioactive Waste (transport, storage and disposal)													D#
Heliports							S			S	P	P	
Land Clearing and Inert Debris Landfills, Major													D#
Land Clearing and Inert Debris Landfills, Minor													D#
Landfill, Solid Waste													D#
Moving and Storage Services							P			S	P	P	
Radio, Television, or Communication Towers	S	S	S	S	S	S	S	S	S	S	S	S	S
Railroad Terminals or Yards							S			S	P	P	
Recycling Processing Centers											S	S	S
Refuse and Raw Material Hauling											S	S	
Refuse and Raw Material Transfer Points													D#
Sewage Treatment Plants	S	S	S	S	S	S	S	S	S	S	S	S	D#
Solar Energy System (Major)	S	S	S				S	S	S	S	S	S	D#
Solid Waste Incinerators													D#

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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
TRANSPORTATION, WAREHOUSING AND UTILITIES Cont'd													
Solid Waste Disposal (non-hazardous)													D#
Taxi Terminals							P			P	P	P	
Trucking or Freight Terminals							S			P	P	P	
Utility Company Offices	S	S					P	P	P	P	P	P	
Utility Equipment and Storage Yards	S	S					P			P	P	P	
Utility Lines and Related Appurtenances	P	P	S	S	S	S	P	P	P	P	P	P	
Utility Service Facilities (no outside storage)	P	P	S				P			S	P	P	
Utility Substations	S	S	S	S	S	S	S	S	S	S	S	S	
Warehouses (general storage/enclosed)							P			S	P	P	
Water Treatment Plants	S	S	S	S	S	S	S	S	S	S	S	S	
Wind Energy System (Large)	S	S									S	S	D#
Wireless Telecommunication Towers	S	S	S	S	S	S	S	S	S	S	S	S	
MANUFACTURING AND INDUSTRIAL USES													
Aircraft Assembly											P	P	
Aircraft Engines and Engine Parts, Manufacturing											P	P	
Aircraft Parts and Auxiliary Equipment											P	P	
Ammunition, Small Arms												S	D#
Animal Feeds (including dog & cat)											P	P	
Animal Slaughter or Rendering	S										S	P	
Apparel and Finished Fabric Products							S			S	P	P	
Arms and Weapons											S	P	D#
Artisans and Crafts							S			S	P	P	
Asbestos, Abrasive, and Related Products											S	P	D#
Asphalt Plants	S	S									S	P	
Audio, Video, and Communications Equipment							S			S	P	P	
Bakery Products							S	S	S	S	P	P	
Batteries											S	P	
Beverage Products (alcoholic)											P	P	
Beverage Products (nonalcoholic)											P	P	

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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
MANUFACTURING AND INDUSTRIAL USES, Cont'd													
Bicycle Assembly											P	P	
Bicycle Parts and Accessories											P	P	
Boat and Ship Building											P	P	
Brooms and Brushes											P	P	
Burial Caskets											P	P	
Chemicals, Paints, Fertilizers and Allied Products											P	P	
Coffee											P	P	
Computer and Office Equipment							S				P	P	
Communications Equipment							S				P	P	
Concrete, Cut Stone, and Clay Products											P	P	
Contractors (no outside storage)							P			S	P	P	
Contractors, General Building							P			S	P	P	
Contractors, Heavy Construction							S			S	P	P	
Contractors, Special Trade							S			S	P	P	
Costume Jewelry and Notions							S			S	P	P	
Dairy Products											P	P	
Drugs							S			S	P	P	
Electrical Components							S			S	P	P	
Electrical Equipment							S			S	P	P	
Electrical Industrial Apparatus, Assembly											P	P	
Electrical Industrial Apparatus, Manufac.											P	P	
Explosives Manufacturing & Storage												S	D#
Fabricated Metal Products (incl. can mfg.)											S	P	
Fabricated Valve and Wire Products											S	P	
Fats and Oils, Animal											S	P	
Fireworks Manufacturing & Storage												S	D#
Fish, Canned, Cured, or Frozen											S	P	
Floor Coverings (excluding carpet)											P	P	
Food and Related Products, Miscellaneous											P	P	
Furniture Framing											P	P	
Furniture and Fixtures Assembly											P	P	
Furniture and Fixtures											P	P	
Glass											S	P	
Glass Products from Purchased Glass							S			S	P	P	

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICT														
	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		
MANUFACTURING AND INDUSTRIAL USES Cont'd															
Grain Mill Products											P	P			
Heating Equipment, and Plumbing Fixtures											P	P			
Household Appliances											S	P			
Household Audio and Video Equipment											P	P			
Ice											P	P			
Industrial and Commercial Machinery											S	P			
Jewelry and Silverware (no plating)											P	P			
Leather and Leather Products (no tanning)											S	P			
Lighting and Wiring Equipment											P	P			
Logging and Wood, Raw Materials	S										P	P			
Manufactured Housing and Wood Buildings											P	P			
Measurements, Analysis, & Control Instruments											P	P			
Meat/Poultry, Packing & Processing (no sales)											S	P			
Rendering											S	P			
Medical, Dental and Surgical Equipment							S				P	P			
Metal Coating and Engraving											S	P			
Metal Fasteners (screws, bolts, etc.)											P	P			
Metal Processing											S	P			
Millwork, Plywood, and Veneer											S	P			
Mining and Quarrying	S										S	P			
Motor Vehicle Assembly											S	P			
Motor Vehicle Parts and Accessories											P	P			
Mining and Quarrying	S										S	P			
Motor Vehicle Assembly											S	P			
Motor Vehicle Parts and Accessories											P	P			
Motorcycle Assembly											P	P			
Musical Instruments							S				P	P			
Paper Products (no coating or laminating)											P	P			
Paper Products (coating or laminating)											P	P			
Paperboard Containers and Boxes											P	P			
Pens and Art Supplies							S				P	P			

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TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICT														
	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		
MANUFACTURING AND INDUSTRIAL USES, Cont'd															
Petroleum and Related Products											P	P			
Pharmaceutical Preparations							S				P	P			
Photographic Equipment							S				P	P			
Photographic Supplies											P	P			
Pottery and Related Products											P	P			
Preserved Fruits & Vegetables (no can mfg.)											P	P			
Primary Metals Products and Foundries											P	P			
Printing and Publishing							S				P	P			
Pulp and Paper Mills											P	P			
Rubber and Plastics, Miscellaneous											P	P			
Rubber and Plastics, Raw											P	P			
Salvage Yards, Auto Parts											S	P			
Salvage Yards, Scrap Processing											S	P			
Sawmills or Other Wood Mills	S										P	P			
Signs											P	P			
Small Arms											P	P			
Soaps and Cosmetics											P	P			
Solvent Recovery											S	P			
Sporting Goods and Toys							S				P	P			
Stone Cutting, Shaping and Finishing											P	P			
Sugar and Confectionery Products											P	P			
Textile Products (no dyeing & finishing)							S				P	P			
Textile Products (with dyeing & finishing)											S	P			
Tires and other Rubber Products											S	P			
Tobacco Products											P	P			
Upholstery Shop	S	S	S				S				P	P			
Wood and Agricultural Products Assembly	S	S	S				S				P	P			
Wood Products, Miscellaneous							S				P	P			
TEMPORARY USES															
Circus, Carnivals or Haunted House	S	S	S				S								
Farm Products and Seasonal sales	P	P	P				S								

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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#

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SECTION 4. BE IT FURTHER RESOLVED by the Board of County Commissioners of the Robertson County, Tennessee, that *Section11-9.2* be deleted in its entirety and replaced with a new *Section 11-9.2* to read as follows:

11-9.2. PROCEDURE FOR MAP AMENDMENTS

A. Applications

1. Applications for any change, either of district boundaries or classification of property as shown on the Zoning Map, shall be submitted to the County Planning Commission at its public office. Applications shall be on such forms, and shall be accompanied by such data and information, as may be prescribed for that purpose by the Planning Commission, so as to assure the fullest practicable presentation of facts for the permanent record.

    a. Any person or persons desiring a change in the zoning classification of property shall file with the application a statement giving the names and addresses of adjacent property owners to the Planning Commission.

    b. Each application shall be verified by at least one of the owners or lessees of property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the application.

2. Applications for zoning map amendments are to be submitted on forms provided by the Planning Office.

3. Applications for either map or text amendments shall not be withdrawn from consideration by the Planning Commission after notice has been given as required by Subsection D.

B. Documents

Each application for rezoning shall include the following information:

1. A letter from the owner stating the zoning district being requested and the reason the zoning map amendment is requested.

2. The name and address of the owner of the property at the time the application is being submitted along written designation of any person being designated by the owner to represent the request.

3. Written legal description of the area to be rezoned including the tax map and parcel number. A digital copy of the legal description in Microsoft Word shall be provided to the planning office a minimum of two *(2)* weeks prior to the request being considered by the Planning Commission. A printed copy of the legal description can be omitted if the digital copy is presented with the application.

4. Applicant shall provide to the Planning Commission at the time the zoning district amendment is requested, information from the water

utility information on the location and size of the water line and whether adequate pressure exists for domestic use and the placement of fire hydrants on the line. Requests that meet any of the following requirements are exempt from the fire hydrant requirement.

a. Any zoning request or proposed subdivision that will create only one new lot or tract.

b. The subdivision or re-subdivision creates no additional building lots or tracts.

c. Divisions where there are existing principal structures on all proposed lots.

5. When deemed necessary by the Planning Commission a *"Traffic Impact Study"* will be required or for residential zoning requests that could allow more than seventy-five *(75)* lots or for commercial industrial requests exceeding forty *(40)* acres.

6. Applicant shall submit survey map of the area being requested for a zoning map amendment. This survey map shall be at a scale of no less than 1" = 100" and no larger than 1" = 30" feet. The use of smaller scales for large tracts is permissible provided the scale is approved by the Planning Office prior to submittal. The first submittal shall include, six *(6)* full sized copies and the second submittal requires, fifteen *(15)* copies *(five (5) full size copies and ten (10) reduced 11" x 17" copies)*.

. The survey map for zoning map amendments shall include the following:

a. A survey map with a title, north arrow, graphic scale, date of the survey map, civil district, tax map and parcel number and the acreage of the property. If the entire parcel is not requested for a zoning change then the acreage of the remaining portion of the property shall be included on the map.

b. The exact boundary of the as determined by a field survey or other means giving angles to the nearest minute and distances to the nearest one hundredth (1/100) of a foot.

c. Location, names and existing public right-of-way of all public roads that the property fronts on.

d. The location and width of any existing utility, drainage, access or other private easement that exists on the property.

e. Location and size of the water line providing service to the tract along with the location of the nearest fire hydrant.

f. The location, size, type and current use any structure presently on the property.

g. Names and address of all adjacent property owners including those on the opposite side of the road from the property shown in relation to the applicant's property.

h. Each applicant is required to pay a fee established in established in the Robertson Count Planning and Zoning Fee Schedule. The Planning Office shall place a sign on the property stating that a Zoning Request is pending on the property prior to the Planning Commission considering the request and shall remain in place until final action by the Board of County Commissioners. All tracts proposed for a zoning map amendment in addition to the notification sign shall be clearly marked with stakes or pins and flagged.

C. Fees

Each application for an amendment to the Zoning Map shall be accompanied by either a fee, in the amount established in the Planning and Zoning Fee Schedule established by the County Board of Commissioners. This to cover the approximate procedural and review costs of the application. *Under no condition shall said fee be refunded for any reason.*

D. Planning Commission Public Meeting and Recommendations

Before submitting its recommendations on a proposed zoning map amendment to the County Commissioners, the Planning Commission shall consider the request at a public meeting. A notice of the request for a zoning map amendment will be mailed to all adjacent property owners as shown on the rezoning survey prior to the date of the hearing. The notice shall state the place and time of the meeting. When the Planning Commission has made a recommendation, it will forward the request to County Board of Commissioners with the recommendation and the vote by the Commission.

E. Board of County Commissioners and Public Hearing

After receiving the Planning Commission's actions and recommendations on a proposed amendment, but before adoption of such amendment, the County Commissioners shall hold a public hearing.

1. Notice of the time and place of the public hearing shall be given at least fifteen *(15)* days prior to that date in a newspaper of general circulation in the Robertson County. In addition, notices of the date and time of the public hearing notices mailed prior to the Planning Commission meeting will include the date and time of the public hearing.

2. Neither an application for zoning map amendment nor the recommendations of the Planning Commission shall be withdrawn from consideration of the County Commissioners except in writing

by the applicant a minimum of four *(4)* hours prior to the time of the meeting.

F. Decisions

After holding the public hearing, the County Commissioners shall consider such recommendations and vote on the adoption of the proposed amendment. The proposed amendment shall become effective with a favorable vote by a majority of the membership of the County Commission except in cases where the Planning Commission made a recommendation not to adopt the amendment which requires approval by a majority of the entire membership of the County Commission.

G. Failure to Notify

The intention of this Subsection is to provide due notice of proposed zoning amendments to all persons who may be interested in or affected by the changes. Failure to notify, as provided in ***Subsections D and E*** above, shall not invalidate any recommendation of the Planning Commission, provided that such failure was not intentional. The intention of this Subsection is to provide, as well as possible, due notice to persons substantially interested in a proposed change, that an application to make a change in the Zoning Maps or regulations set forth in this Resolution, is pending before the Planning Commission.

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.

This resolution shall be in force immediately after its passage the public welfare demanding it.

Recommended by the Robertson County Regional Planning Commission

Bill Jones
Chairman Robertson County Planning Commission

Date

Approved and Adopted by the Board of County Commissioners.

_____

Date

_____

Robertson County Mayor

_____

Robertson County Clerk

Amend Zoning Resolution # 041921039

TO TABLE

Summary: Adding New Definitions, New Conditions for Special Exceptions, Revising the Permitted Use Chart and Amending Provisions for Zoning Map Amendments.

Notes:

Discussion began at: 07:27:56 PM (Elapsed time: 00:26:34)

Motion by COUTS 7:29:44 PM

Second by S.MOORE 7:29:45 PM

Voting began at: 07:30:09 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:30:40 PM

Result: Passed With 13 Yes Votes Needed (YES: 24 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 0)

YES: JACKSON, COUTS, HOOVER, EDEN, ROBERTS, GREGORY, WADE, BROWN, DELONG, SPAIN, S.MOORE, WILSON, AYRES, STROUD, DORRIS, STUBBLEFIELD, HOGAN, BRADLEY, GLOVER, B.MOORE, HALEY, GRAY, BOWENS, WOODARD

NO:

ABSTAIN:

ABSENT:

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:30:40 PM

RESOLUTION NO. 041921040

AMENDMENT

ROBERTSON COUNTY PLANNING AND ZONING FEE SCHEDULE

IT IS, HEREBY, RESOLVED BY THE ROBERTSON COUNTY PLANNING AND ZONING FEE SCHEDULE BE REPEALED AND REPLACED WITH A NEW FEE SCHEDULE TO READ, AS FOLLOWS:

EFFECTIVE 4-19-2021

ROBERTSON COUNTY, TENNESSEE

Residential Permit Fee Schedule

Single Wide Mobile Homes Permit	$350.00
New Residential Construction, Including Doublewide mobile homes, modular homes, Additions, covered porches, garages, carports, Storage buildings.	
Type A (Includes Zoning Compliance Permit)	$ .35 per sq. ft.
Type B (Building Permit Only)	$ .35 per sq. ft.
Residential Remodeling or Renovation	$ .25 per sq. ft.
Swimming Pools	
Above Ground Pool	$50.00
In Ground Pool	$50.00
House Moving Permit	$175.00
Documents and Records Fee	$ 5.00

Commercial and Industrial Permit Fee Schedule

Total Valuation	Fee
$1,000 and less	No fee, unless inspection required, in which case a $30.00 fee for each inspection shall be charged.
$1,001 - $15,000	$30.00 for the first $2,000 plus $8.00 for each additional thousand or fraction thereof, to and including $15,000.
$15,000 - $50,000	$134.00 for the first $15,000 plus $7.00 for each additional thousand or fraction thereof, to and including $50,000.

$50,000 - $100,000	$379.00 for the first $50,000 plus $6.00 for each additional thousand or fraction thereof, to and including $100,000.
$100,000 - $500,000	$655.00 for the first $100,000 plus $4.50 for each additional thousand or fraction thereof, to and including $500,000.
$500,000 - and up	$2,455.00 for the first $500,000 plus $3.50 for each additional thousand or fraction thereof.
Signs Permits	$55.00 for the first $1,000.00 plus $3.00 for each additional thousand or fraction thereof.
Plumbing Permits	$ 75.00 for new and existing construction.
Mechanical Permits	$ 75.00 for new and replacement construction.
Documents and Records Fee	$ 5.00

Permit fees apply to all new construction and the replacement of any existing construction. Building permits are good for two (2) years, but if construction is not commenced within six (6) months the permit shall expire. Permits may be renewed for a period not to exceed one year provided the renewal is applied for prior to the permit expiring.

Permits for swimming pools are good for six (6) months and can only be renewed for three (3) months providing the pool is not capable of holding water.

Construction Prior to Obtaining a Permit: When construction is commenced prior to a Zoning Compliance Permit being obtained the permit fee shall be double the amount set out in this section.

This fee schedule is established by the Robertson County Commission and is subject to change at any time.

Other Fees

Residential Subdivision Plat Review Fees	
Minor Plats (1-5 Lots)	$ 70.00 plus $ 7.00 per lot
Preliminary Plats	$140.00 plus $14.00 per lot.
Final Plats	$ 70.00 plus $ 7.00 per lot.
Construction Plans	$140.00 plus $14.00 per acre
Reviews Requiring Outside Engineering Review	Billed on Actual Cost from Vendor
Commercial/Industrial Subdivision Plat Review Fees	
Preliminary Plats	$210.00 plus $20.00 per lot.
Final Plats	$ 70.00 plus $ 7.00 per lot.
Construction Plans	$210.00 plus $20.00 per acre.
Reviews Requiring Outside Engineering Review	Billed on Actual Cost from Vendor

* All outside engineering fees shall be paid prior to the secretary of the Planning Commission signing the final plat.

Site Plans (Residential, Commercial and Industrial)	
Agricultural and Single Family Residential Uses	$ 70.00 plus $ 7.00 per acre.
Multi-family Residential and Commercial Uses	$140.00 plus $14.00 per acre.
Light, General and Heavy Industrial Uses	$210.00 plus $20.00 per acre.
Special Impact Uses	
Preliminary Site Plans	$3,500.00 plus $14.00 per acre.
Final Site Plans	$3,500.00 plus $15.00 per acre.
Planned Unit Developments	$ 425.00 plus $ 7.00 per acre.
Rezoning Request	
Changes to AG-1, AG-2. RP-80, R-40 and R-30	
Five (5) acres or less	$175.00 plus $12.00 per acre
Greater than five (5) acres	$460.00 plus $12.00 per acre
Changes to R-20, C-1, C-2, C-3 and C-4	
Three (3) acres or less	$230.00 plus $12.00 per acre
Greater than three (3) acres	$460.00 plus $12.00 per acre
Changes to I-1 and I-2	
Three (3) acres or less	$350.00 plus $12.00 per acre
Greater than three (3) acres	$575.00 plus $12.00 per acre
Changes to I-3	
All tract sizes	$3,000.00 plus $10.00 per acre
Changes for Planned Unit Developments	
All tract sizes	$575.00 plus $10.00 per acre
Rezonings in Springfield Planning Region	$100.00
Reviews Requiring Outside Engineering Review	Billed on Actual Cost from Vendor

* All outside engineering fees shall be paid prior to any building permit being issued.

Board of Zoning Appeals	$190.00
Construction Board of Appeals	$350.00
Adequate Facilities Tax	
Residential	$ 1.50 per sq. ft.
Commercial/Industrial	$ 0.30 per sq. ft.
Documents and Records Fee	$ 5.00

This resolution shall be in force immediately after its passage the public welfare demanding it.

Recommended By the Robertson County Regional Planning Commission

Bill Jones
Chairman Robertson County Planning Commission

4-21-24
Date

Approved and Adopted by the Board of County Commissioners.

4-19-2021
Date

William A Vogle
William A Vogle
Robertson County Mayor

Angie H. Groves
Angie H. Groves
Robertson County Clerk

ANGIE H. GROVES, COUNTY CLERK
XVI
AGRICULTURE
COMMERCE
ROBERTSON COUNTY, TN

Keith Hoover
Keith Hoover
County Commissioner

Resolution #041921040

Summary: Amend Planning/Zoning Fee Schedule

Notes:

Discussion began at: 07:30:42 PM (Elapsed time: 00:29:20)

Motion by HOOVER 7:31:08 PM

Second by COUTS 7:31:10 PM

Voting began at: 07:31:28 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:31:57 PM

Result: Passed With 13 Yes Votes Needed (YES: 24 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 0)

YES: JACKSON, COUTS, HOOVER, EDEN, ROBERTS, GREGORY, WADE, BROWN, DELONG, SPAIN, S.MOORE, WILSON, AYRES, STROUD, DORRIS, STUBBLEFIELD, HOGAN, BRADLEY, GLOVER, B.MOORE, HALEY, GRAY, BOWENS, WOODARD

NO:

ABSTAIN:

ABSENT:

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:31:57 PM

RESOLUTION NO. 041921041

#42

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2021

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2021 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
School Fund -141			
Revenue Amendments			
Other Local Revenues	Miscellaneous Refunds	44170	31,460
Other Local Revenues	Other Local Revenues	44990	86,173
State of Tennessee	Basic Education Program	46511	536,000
State of Tennessee	Other State Revenues	46990	38,150
Federal Through State	State of TN-Technology Grant	47304	260,931
Federal Through State	State of TN-Internet Connectivity	47305	60,000
Other Sources Non Revenue	Insurance Recovery	49700	103,124
Total Revenue Amendment			1,115,838
Expense Amendments			
Regular Education Program	Teachers	71100-116	388,500
Regular Education Program	Other Full-Time Salaries	71100-189	1,000
Regular Education Program	Other Contracted Services	71100-399	60,000
Regular Education Program	Data Processing Capital Outlay	71100-709	260,931
Special Education Program	Speech Pathologist	71200-171	51,500
Special Education Program	Other Full-Time Salaries	71200-189	1,500
Vocational Education Program	Teachers	71300-116	23,000
Student Body Education Prog	Other Full-Time Salaries	71400-189	1,500
Attendance Services Support	Supervisors	72110-105	500
Attendance Services Support	Other Full-Time Salaries	72110-189	53,310
Attendance Services Support	Social Security Tax	72110-201	2,927
Attendance Services Support	State Retirement	72110-204	3,426
Attendance Services Support	Life Insurance	72110-206	78
Attendance Services Support	Medical Insurance	72110-207	12,168
Attendance Services Support	Dental Insurance	72110-208	220
Attendance Services Support	Medicare Tax	72110-212	690
Attendance Services Support	Retirement-Hybrid Stabilization	72110-217	970
Attendance Services Support	Other Charges - United Way	72110-599	16,884
Health Services Support	Medical Personnel	72120-131	11,000
Health Services Support	Other Full-Time Salaries - CSH	72120-189-CSH	500
Other Student Services Support	Guidance Personnel	72130-123	13,500
Alternative Education Support	Supervisor / Director	72215-105	500
Special Education Support	Supervisor / Director	72220-105	3,700

#42

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
Special Education Support	Psychological Personnel	72220-124	800
Technology	Other Full-Time Salaries	72250-189	3,500
Principals' Offices	Principals	72410-104	10,000
Principals' Offices	Assistant Principals	72410-139	14,000
Food Services	Supervisor / Director	73100-105	500
Pre-K Education Program	Teachers	73400-116	6,000
Plant Maintenance	Other Contracted Services	72620-399	31,460
Transportation	Maintenance - Licensed Vehicles	72710-338	72,118
Transportation	Transportation Capital Outlay	72710-729	69,156
Regular Education Program	Teachers	71100-116	(7,100)
Regular Education Program	State Retirement	71100-204	(90,000)
Alternative Education Program	Teachers	71150-116	(21,500)
Alternative Education Program	Medical Insurance	71150-207	(10,000)
Special Education Program	Teachers	71200-116	(1,500)
Vocational Education Program	State Retirement	71300-204	(1,000)
Vocational Education Program	Travel Conducting Business	71300-355	(1,000)
Health Services Support	Medical Insurance	72120-207	(500)
Health Services Support	Drugs & Medical Supplies	72120-413	(600)
Other Student Services Support	Contracts with Govt Agencies	72130-309	(6,000)
Regular Education Support	Clerical Personnel	72210-162	(6,000)
Regular Education Support	Social Security Tax	72210-201	(3,000)
Regular Education Support	State Retirement	72210-204	(3,000)
Alternative Education Program	State Retirement	72215-204	(100)
Special Education Program	Other Full-Time Salaries	72220-189	(3,000)
Technology	Internet Connectivity	72250-350	(5,000)
Board of Education	Audit Services	72310-305	(700)
Board of Education	Liability Insurance	72310-506	(500)
Director's Office	Other Full-Time Salaries	72320-189	(600)
Principals' Offices	Social Security Tax	72410-201	(7,500)
Principals' Offices	Medical Insurance	72410-207	(7,500)
Principals' Offices	Administration Capital Outlay	72410-799	(8,000)
Human Resources	Other Contracted Services	72520-399	(500)
Plant Maintenance	Maintenance Personnel	72620-167	(2,000)
Transportation	Diesel Fuel	72710-412	(19,000)
Community Services	Other Full-Time Salaries	73300-189	(8,000)
Pre-K Education Program	Educational Assistants	73400-163	(7,500)
Pre-K Education Program	Other Equipment	73400-790	(1,000)
Regular Education Program	Career Ladder	71100-117	1,000
Regular Education Program	Medical Insurance	71100-207	84,000
Alternative Education Program	Other Full-Time Salaries	71150-189	5,500
Special Education Program	Career Ladder	71200-117	1,500
Vocational Education Program	Retirement-Hybrid Stabilization	71300-217	1,000
Vocational Education Program	Maintenance - Equipment	71300-336	1,000

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NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
Attendance Services Support	Supervisor / Director	72110-105	5,000
Attendance Services Support	Medical Insurance	72110-207	2,000
Attendance Services Support	Dental Insurance	72110-208	100
Attendance Services Support	Other Contracted Services	72110-399	16,000
Health Services Support	Medical Insurance - CSH	72120-207-CSH	500
Health Services Support	Health Services Capital Outlay	72120-735	600
Other Student Services Support	Medical Insurance	72130-207	6,000
Regular Education Support	Medical Insurance	72210-207	12,000
Alternative Education Support	Medical Insurance	72215-207	100
Special Education Support	State Retirement	72220-204	1,500
Special Education Support	Medical Insurance	72220-207	1,000
Special Education Support	Medicare Tax	72220-212	500
Technology	Other Full-Time Salaries	72250-189	17,500
Technology	State Retirement	72250-204	2,500
Technology	Other Contracted Services	72250-399	5,000
Board of Education	Other Full-Time Salaries	72310-189	500
Board of Education	State Retirement	72310-204	700
Director's Office	Secretaries	72320-161	600
Principals' Offices	Other Charges	72410-599	8,000
Human Resources	Medical Insurance	72520-207	500
Plant Maintenance	Overtime Pay	72620-187	2,000
Transportation	Medical Insurance	72710-207	7,000
Transportation	Vehicle & Equipment Insurance	72710-511	6,000
Transportation	Other Charges	72710-599	6,000
Community Services	State Retirement	73300-204	1,000
Community Services	Medical Insurance	73300-207	7,000
Pre-K Education Program	Teachers	73400-116	7,500
Pre-K Education Program	Medical Insurance	73400-207	10,000
Pre-K Education Program	Other Charges	73400-599	1,000
Total Expense Amendment.			1,115,838
Total Fund Balance Amendment			0

Duly passed and approved this 19th day of April, 2021.

County Commissioner

County Mayor

ATTEST:

County Clerk

ANGIE H. GROVES, COUNTY CLERK XVI AGRICULTURE COMMERCE ROBERTSON COUNTY, TN

Resolution #041921041

Summary: Amend Budget - School Fund

Various Revenue and Expenses

Balanced Budget Amendment

Notes:

Discussion began at: 07:31:58 PM (Elapsed time: 00:30:37)

Motion by HOOVER 7:32:02 PM

Second by HALEY 7:32:04 PM

Voting began at: 07:32:20 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:32:44 PM

Result: Passed With 13 Yes Votes Needed (YES: 24 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 0)

YES: JACKSON, COUTS, HOOVER, EDEN, ROBERTS, GREGORY, WADE, BROWN, DELONG, SPAIN, S.MOORE, WILSON, AYRES, STROUD, DORRIS, STUBBLEFIELD, HOGAN, BRADLEY, GLOVER, B.MOORE, HALEY, GRAY, BOWENS, WOODARD

NO:

ABSTAIN:

ABSENT:

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:32:44 PM

RESOLUTION NO. 041921042

#43

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2021

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2021 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
Highway Department Fund 131			
Revenue Amendments			
None	None		0
Total Revenue Amendment			0
Expense Amendments			
Administration	Clerical Personnel	61000-162	5,122
Administration	Social Security Tax	61000-201	318
Administration	State Retirement	61000-204	258
Administration	Medicare Tax	61000-212	74
Highway & Bridge Maint.	Part-Time Personnel	62000-169	(5,122)
Highway & Bridge Maint.	Social Security Tax	62000-201	(318)
Highway & Bridge Maint.	State Retirement	62000-204	(258)
Highway & Bridge Maint.	Social Security Tax	62000-212	(74)
Total Expense Amendment	(Payout Employee Retiring-And Train New Employee for 2 Weeks.)		(0)
Total Fund Balance Amendment			0

Duly passed and approved this 19th day of April, 2021.

County Commissioner

William A Sople
County Mayor

ATTEST:

Angie H. Groves
County Clerk

ANGIE H. GROVES, COUNTY CLERK
XVI
AGRICULTURE
COMMERCE
ROBERTSON COUNTY, TN

Resolution #041921042

Summary: Amend Budget - Highway Department

Employee Retiring and Train New Employee

Balanced Budget Amendment

Notes:

Discussion began at: 07:32:45 PM (Elapsed time: 00:31:24)

Motion by HOOVER 7:32:46 PM

Second by BOWENS 7:32:49 PM

Voting began at: 07:33:04 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:33:23 PM

Result: Passed With 13 Yes Votes Needed (YES: 24 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 0)

YES: JACKSON, COUTS, HOOVER, EDEN, ROBERTS, GREGORY, WADE, BROWN, DELONG, SPAIN, S.MOORE, WILSON, AYRES, STROUD, DORRIS, STUBBLEFIELD, HOGAN, BRADLEY, GLOVER, B.MOORE, HALEY, GRAY, BOWENS, WOODARD

NO:

ABSTAIN:

ABSENT:

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:33:23 PM

RESOLUTION NO. 041921043

#44

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2021

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2021 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
Other Sources (NonRevenue)	Insurance Recovery	49700	22,100
Total Revenue Amendment			22,100
Expense Amendments			
County Buildings	Maintenance - Building / Land	51800-335	22,100
Total Expense Amendment	(Repair of Gutters at the Health Department, Damaged by Ice.)		22,100
Total Fund Balance Amendment			0

Duly passed and approved this 19th day of April, 2021.

County Commissioner

William A Togle
County Mayor

ATTEST:

Angie H. Groves
County Clerk

ANGIE H. GROVES, COUNTY CLERK
XVI
AGRICULTURE
COMMERCE
ROBERTSON COUNTY, TN

Resolution #041921043

Summary: Amend Budget - General Fund

Repair of Gutters at The Health Department

Balanced Budget Amendment

Notes:

Discussion began at: 07:33:24 PM (Elapsed time: 00:32:03)

Motion by HOOVER 7:33:27 PM

Second by WADE 7:33:28 PM

Voting began at: 07:33:47 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:34:02 PM

Result: Passed With 13 Yes Votes Needed (YES: 24 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 0)

YES: JACKSON, COUTS, HOOVER, EDEN, ROBERTS, GREGORY, WADE, BROWN, DELONG, SPAIN, S.MOORE, WILSON, AYRES, STROUD, DORRIS, STUBBLEFIELD, HOGAN, BRADLEY, GLOVER, B.MOORE, HALEY, GRAY, BOWENS, WOODARD

NO:

ABSTAIN:

ABSENT:

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:34:02 PM

RESOLUTION NO. 041921044

#46

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2021

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2021 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
State of Tennessee	COVID-19 Grant Funds	47302	46,440
Total Revenue Amendment			46,440
Expense Amendments			
Emergency Mgt. / Safety	Licensed Vehicle Capital Outlay	54410-718	46,440
Total Expense Amendment	(Replace Emergency Vehicle for Assistant EMA Director)		46,440
Total Fund Balance Amendment			0

Duly passed and approved this 19th day of April, 2021.

County Commissioner

William A Sagle
County Mayor

ATTEST:

Angie H. Groves
County Clerk

ANGIE H. GROVES, COUNTY CLERK
XVI
AGRICULTURE
COMMERCE
ROBERTSON COUNTY, TN

Resolution #041921044

Summary: Amend Budget - General Fund

Replace Emergency Vehicle for Assistant EMA Director

Balanced Budget Amendment

Notes:

Discussion began at: 07:34:04 PM (Elapsed time: 00:32:43)

Motion by HOOVER 7:34:09 PM

Second by S.MOORE 7:34:10 PM

Voting began at: 07:34:27 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:34:47 PM

Result: Passed With 13 Yes Votes Needed (YES: 24 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 0)

YES: JACKSON, COUTS, HOOVER, EDEN, ROBERTS, GREGORY, WADE, BROWN, DELONG, SPAIN, S.MOORE, WILSON, AYRES, STROUD, DORRIS, STUBBLEFIELD, HOGAN, BRADLEY, GLOVER, B.MOORE, HALEY, GRAY, BOWENS, WOODARD

NO:

ABSTAIN:

ABSENT:

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:34:47 PM

RESOLUTION NO. 041921045

A RESOLUTION TO REQUEST NAME CHANGE FOR A PORTION OF A HIGHWAY IN ROBERTSON COUNTY, TENNESEE

WHEREAS, it has been proposed that a portion of US Highway 41 in Robertson County, as set forth herein, be named "Orange Heart Memorial Parkway" in honor and in recognition of those Veteran victims of agent orange during the Vietnam War; and

WHEREAS, said portion of said highway to be renamed is that portion of US Highway in both the north and south directions, beginning at a point generally at the "Welcome to Springfield" signage headed in a northerly direction generally across from Springfield Memorial Gardens Cemetery, and then ending a point generally at the most southerly property line of South Haven Baptist Church on the opposite side of said Highway; and

WHEREAS, in order for such name change to be made, a Resolution of the County Commission should be adopted for presentation by the County state elected representatives to the proper officials of the State.

NOW, THEREFORE, BE IT RESOLVED by the Robertson County Commission, meeting in regular session this the 19th day of April, 2021 that the Robertson County Commission does hereby acknowledge the sacrifice of our Veterans, and does hereby adopt this proposal as stated above, and directs that the County Clerk furnish a copy of this Resolution to the Honorable State Senator Kerry Roberts and the Honorable State Representative Dr. Sarbjeet Kumar, for presentation to the State of Tennessee.

Passed this the 19th day of April, 2021, to be effective on the date of its passage, the public welfare requiring it.

COUNTY COMMISSIONER

WILLIAM A. VOGLE, County Mayor

ATTEST:

ANGIE H. GROVES, County Clerk



Resolution #041921045

Summary: Name Change for a Portion of US Highway 41

"Orange Heart Memorial Parkway"

Notes:

Discussion began at: 07:34:48 PM (Elapsed time: 00:33:27)

Motion by HOGAN 7:34:53 PM

Second by COUTS 7:34:56 PM

Voting began at: 07:36:18 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:36:52 PM

Result: Passed With 13 Yes Votes Needed (YES: 24 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 0)

YES: JACKSON, COUTS, HOOVER, EDEN, ROBERTS, GREGORY, WADE, BROWN, DELONG, SPAIN, S.MOORE, WILSON, AYRES, STROUD, DORRIS, STUBBLEFIELD, HOGAN, BRADLEY, GLOVER, B.MOORE, HALEY, GRAY, BOWENS, WOODARD

NO:

ABSTAIN:

ABSENT:

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:36:52 PM