William A. Vogle
Robertson County Mayor
Robertson County Plaza
502 8th Ave. E., Suite 101
Springfield, Tennessee 37172
Phone (615)384-2476
www.robertsoncountytn.org

Regular Meeting
February 23, 2026 @ 7:00 p.m. **Juvenile Courtroom**

1. Call to Order
2. Roll Call
3. Invocation
4. Pledge to the Flag
5. Minutes of Previous Meeting
6. Communications from the County Mayor
7. Public Comments
8. Reports
9. Elections and Appointments
10. Public Hearing
    A) Agricultural/Residential (AG-2) to Rural Preservation District (RP-80)
    1. Canaan Russell — Voting District 3
    2. Josh Russell — Voting District 3
    3. S.L. Searcy — Voting District 8
    4. Shannon Westerbeck — Voting District 1
11. Resolutions
    1. Amend budget-General Fund **#022326017**
    2. Amend budget-School Fund **#022326018**
    3. Amend budget-Capital Projects Fund **#022326019 1st and 2nd readings**
12. Old Business
13. New Business
14. Notaries

15. Adjournment

*** Members of the public who wish to address the County Commission regarding any agenda item must sign in before the beginning of the meeting, indicating the item on the agenda for which they wish to comment. ***

Robertson County Commission
Monday, February 2, 2026 7:00 pm

Be it remembered that the Board of Commissioners of Robertson County, Tennessee, met in open public session, at the Robertson County Juvenile Courtroom in Springfield, Tennessee on Monday, February 2, 2026, at 7:00 pm

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

Roll Call
Quorum Present (17 Present, 8 Absent)
Present: MAYOR VOGLE, COUTS, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, BILLY R DORRIS, MOORE, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, HEAD-HIEBER, SUMMERS
Absent: JACKSON, BRINKLEY, THOMPSON, WILSON, AYRES, WHITE, ELLIS, WOODARD

Invocation and Pledge to the Flag - Chief Deputy Charlie Clark

Minutes of Previous Meeting
Motion by ROBERTS - Second by COUTS - Passed by Voice Vote

Communications from the Mayor – Commissioner Head- Hieber reminded everyone of the 14th Annual Tyler Jackson Head Memorial 5K on Saturday morning. She encouraged everyone to attend and support Crohn's and Colitis Foundation and an Agriculture scholarship at Austin Peay in memory of her son Tyler. Mayor Vogle commended the amazing job of all our First Responders, Emergency Workers and all Departments that had a hand in the dangerous weather we have been experiencing. He informed everyone to reach out to Ace Timmermeier at United Way if anyone needed help.

Reports - (On file in the Clerk's office and included in the online minutes.)
Highway Commission 7.1, Animal Control 7.2, Planning Commission 7.3, Trustee 7.4, Emergency Management Agency 7.5, Solid Waste 7.6, Veterans Service 7.7, Fire 7.8, Finance 7.9 and Emergency Medical Services 7.10.
Motion by ROBERTS - Second by STROUD - Passed by Voice Vote

Elections & Appointments - January Committees – (List attached)
Motion by STUBBLEFIELD - Second by RUMMEL - Passed by Voice Vote

Correction to Rezoning Resolution #102025086
October Rezoning Resolution #102025086 read 2.13 acres, due to the placement of driveway, the actual acres should read 1.87.
Motion by HOGAN - Second by HEAD-HIEBER - Passed by Voice Vote

Resolution No. 020226001
Amend Budget - General Fund - Juvenile Court - Dr. Kumar's Donation
Motion by COUTS - Second by ROBERTS - Passed With 13 Yes Votes Needed

Resolution No. 020226002
Amend Budget - General Fund - Juvenile Court - Clerical Line Item for YSO
(This will be removed from the Juvenile Court Budget once the Grant ends.)
Motion by COUTS - Second by HOGAN - Passed With 13 Yes Votes Needed

Resolution No. 020226003 - 1st Reading
Amend Budget - School Fund - Various Expenses
Motion by COUTS - Second by MARTIN - Passed With 13 Yes Votes Needed

To Suspend the Rules and Proceed with Resolution No. 020226003 2nd Reading ONLY
Motion by HOGAN - Second by MARTIN - Passed by Voice Vote

Resolution No. 020226003 - 2nd Reading
Amend Budget - School Fund - Various Expenses
Motion by COUTS - Second by HEAD-HIEBER - Passed With 13 Yes Votes Needed

Resolution No. 020226004
Amend Budget - General Fund - A/C Service Call for Cross Plains Tower - Opioid Settlement Funds
Motion by COUTS - Second by HEAD-HIEBER - Passed With 13 Yes Votes Needed

Resolution No. 020226005
Amend Budget - General Fund - Finance Department Part-Time Employee
Motion by COUTS - Second by ROBERTS - Passed With 13 Yes Votes Needed

Resolution No. 020226006
Amend Budget - General Fund - TN EMS Essential Equipment Grant
Motion by COUTS - Second by HEAD-HIEBER - Passed With 13 Yes Votes Needed

Resolution No. 020226007
Amend Budget - General Fund - Drug Recovery Court Change in Staff
Motion by COUTS - Second by MORGAN - Passed With 13 Yes Votes Needed

Resolution No. 020226008
Highway Department Resolution No. 26-298-02 - Removing Certain Roads/ Portion of Certain Roads from the Official Maintenance Road List & Map - Wessington Road
Motion by MARTIN - Second by M. DORRIS -Passed With 13 Yes Votes Needed

Resolution No. 020226009
Declare Surplus Property - Board of Education Technology Department - Various Equipment
Motion by MARTIN - Second by MORGAN - Passed With 13 Yes Votes Needed

Resolution No. 0202260010
Declare Surplus Property - Schools Nutrition Department - Various Equipment
Motion by MARTIN - Second by MORGAN - Passed With 13 Yes Votes Needed

Resolution No. 020226011
Declare Surplus Property - EMS Department - 2014 Impala - Last 4 of VIN 1534
Motion by STUBBLEFIELD - Second by HEAD-HIEBER - Passed With 13 Yes Votes Needed

New Business
Resolution No. 020226012 – As Amended
Amend Budget - General Fund - Archives Building HVAC Unit - Restricted Archive Management Fees Reserve
Motion by COUTS - Second by M. DORRIS - Passed With 13 Yes Votes Needed

Motion to Amend - Resolution No. 020226012
Amend by adding to have a Certified Air Flow Study and adding $10,000 to this Amendment
Motion to amend by ROBERTS - Second by HEAD-HIEBER - Passed With 13 Yes Votes Needed

Election of Notaries
Christiana Brown, Kaylee Calderon, Tammy Forkum, Rylee Frank, Kimberly Good, Starla L. Harding, Amanda Hix, Jeffrey D. Hooper, Jennifer R. Lozano, Tammy Mitchell, Rachael R. Murray, Aymie Rector, Rita M. Redfern, M.R. Schodroski, Annsley Watts, Tonya B. Yarbrough
Motion by HOGAN - Second by HEAD-HIEBER - Passed by Voice Vote

Adjourn – 7:45 p.m.
Motion by M. DORRIS - Second by WOODARD - Passed by Voice Vote

_____ _____

Mayor William A. Vogle **Angie H. Groves, County Clerk**

Robertson County Tennessee
Jody Stewart, Finance Director
Finance Department
523 South Brown Street, Springfield, TN 37172
(615) 384-0202 Fax (615) 384-0237

February 23, 2026

Robertson County Mayor, William (Billy) Vogle:
All Robertson County Commissioners:

Reference: Report from the Audit Committee

There was an Audit Committee Meeting held on February 2, 2026 and the Committee discussed the County's June 30, 2025 Audit Report. There were no audit findings or recommendations to report for the County's FY2025 Audit. We are on track with no audit findings, Special Note: This is the sixth year out of seven consecutive years with no audit findings.

Jody Stewart stated the Audit Report is a testament to all Robertson County Department Heads and employees working together as a joint effort with everyone following the laws and adhering to their budgets, because everyone wants to do the right thing. Jody then stated that the County's budget process works very well and the County Commissioners are supportive of all Department Head's budget needs. All Departments are doing an excellent job and this FY2025 Audit Report is good and positive for all Robertson County employees and citizens.

This is a Report from the following Robertson County Audit Committee Members:
Mr. Keith Hoover, Chairman, Citizen, and former County Commissioner
Commissioner Jeff DeLong
Commissioner Kirt Brinkley
Commissioner Jonathan Rummel
Commissioner Gina Head-Hieber
Commissioner Michael Dorris
Mr. Bradley Moreland, Citizen
Mr. George Hatcher, Citizen
Mr. Dennis Wade, Citizen, and former County Commissioner

Copy: Jeff Bailey, CPA, CGFM, CFE, Audit Manager, Comptroller's Office phone# is 401-7841.
Justin Neal, CPA, CGFM, Senior Auditor, Direct Line-747-8854, Justin.Neal@cot.tn.gov.
Greg Worley, C.P.A., State Auditor, phone number, Comptroller's Office is 401-7846.
William (Billy) Vogle, County Mayor will present this report to the Robertson County Commission at their February 23, 2026 County Commission Meeting.

Attachments: Page 6, Summary of Audit Findings, FY2025 Audit Report for Robertson County, Tennessee. Also attached are the unapproved minutes of the February 2, 2026 Audit Committee Meeting.

Summary of Audit Findings

Annual Financial Report
Robertson County, Tennessee
For the Year Ended June 30, 2025

Scope

We have audited the basic financial statements of Robertson County as of and for the year ended June 30, 2025.

Results

Our report on Robertson County's financial statements is unmodified.

Our audit resulted in no findings.

TENNESSEE COMPTROLLER OF THE TREASURY

ROBERTSON COUNTY HIGHWAY DEPARTMENT

Commission
DONNIE MARTIN, Chairman
MARK A. HAND, SR.
RALPH (FRED) HEAD

TROY ADKINS, Superintendent
P.O. BOX 401 - 4751 HWY 41 N
SPRINGFIELD, TENNESSEE 37172
(615) 384-2507 FAX (615) 384-0211

STEVE ARMSTRONG
CHARLIE J. COOK
DAVID PEACH

MINUTES OF MEETING
ROBERTSON COUNTY HIGHWAY COMMISSION

1. The Robertson County Highway Commission met in regular session at 10:00 A.M., Tuesday, December 23, 2025.

2. The following commissioners were present:

   Mr. Armstrong, Mr. Cook, Mr. Hand, Mr. Head, Mr. Peach and Mr. Martin. Chairman Martin presided.

   The commission welcomed new commissioner, Mr. David Peach, who was appointed December 15th to fill the vacancy spot in District 10 &12.

3. The minutes of previous regular meeting were approved and ordered filed on a motion by Mr. Cook, seconded by Mr. Hand and approved by voice vote.

4. Supervisor's Report:

Commission	Tons Hauled to Date	End Balance
Armstrong	34.54	745.66 tons
Peach	13.16	211.14 tons
Head	19.85	548.07 tons
Hand	0.00	597.77 tons
Cook	9.10	1,169.78 tons
Martin	57.55	2,422.64 tons

Date	Road Name	Work Performed	Loads & Tons of Rock

   On a motion by Mr. Head, seconded by Mr. Peach and approved by voice vote, the commission received and ordered these filed. (Copies of these reports are on file at the highway office.)

5. Rock allocation for the month of January was set at 2,223.06 tons. This is the carryover from December. (A copy of this report is on file at the highway office.)

6. A report showing the revenue and expenditures for 131 - Highway Fund for the period ending November 30, 2025 was reviewed by the commission. On a motion by Mr. Hand, seconded by Mr. Cook and approved by voice vote, the commission received and ordered this filed. (A copy of this report is on file at the highway office.)

7. The January meeting date is set for Thursday, January 22, 2026 at 4:00 P.M.

8. Delegation - None

9. State Aid Roads -

   2025/2026 – Mint Springs Road

   Supt. Adkins reported we will bid Mint Springs Road next Spring.

   2026/2027 –

   Mr. Head stated he would like for the rest of Hall Road - 1.76 miles - to be done, state approving. On a motion by Mr. Head, seconded by Mr. Armstrong and approved by voice vote, the commission agreed for Hall Road to be added for the 2026/2027 state aid road. Supt. Adkins stated he would be getting with the Region III State Aid Road office and scheduling to get this road logged.

10. State Aid Road Bridge –

    2023/2024 – Kinneys School Road Bridge

    Supt. Adkins informed the commission about the update from our bridge engineer, Mr. Tom Sommers. Work has resumed on the bridge project, mostly related to the structure design and detailing, project quantities, and the roadway slopes and ditches. He is hoping to get the final plans to TDOT early in 2026.

11. Driveway Permit Check List:

    A report showing "Driveway Permit List" for the month of December 2025 was reviewed by the commission. It showed 22 permits were fully processed for a total of $8,500.00. On a motion by Mr. Cook, seconded by Mr. Head and approved by voice vote, this report was received and ordered filed. (A copy of this report is on file at the highway office.)

12. Bids – Diesel -

1.	Kimbro Oil Company	$2.3720
2.	Tri Star Energy, LLC	$2.3775
3.	Dean Oil Company	$2.397
4.	Beach Oil Company	$2.38
5.	Parman Energy Group	No Bid
6.	Petroleum Traders Corporation	No Bid

On a motion by Mr. Head, seconded by Mr. Armstrong and approved by voice vote, the low bid by Kimbro Oil Company was approved.

(Copies of these bids are on file at the highway office.)

13. Supervisor/Commission Remarks:

None

14. There being no further business, the meeting was adjourned on a motion by Mr. Head, seconded by Mr. Peach and approved by voice vote.

Lynette L. Crain

Lynette L. Crain, Secretary

Donnie Martin, Chairman

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

Robertson County Office Building
527 South Brown Street
Springfield, Tennessee 37172
Tel. (615) 384-3666

PLANNING AND ZONING

01-01-2026 – 01-31-2026

To: All Robertson County Commissioners
From: Robertson County Planning Office

Re: Growth Data

Single-Family Dwelling Permit	08
Other Permits Issued	19
Plumbing Permits Issued	09
Mechanical Permits Issued	08
Total Permits Issued	44
Commercial / Industrial AFT Collected	$37,187.10

Permits	Rezonings	Site Plans	Subdivisions	Appeals Board	Adequate Facilities Tax
$26,561.70	$4,880.00	$510.00	$ 0	$ 0.00	$ 178,112.50

ADEQUATE FACILITIES TAX

	2024-2025	Previous YTD	2025-2026	Year to Date
July	$ 110,952.50	$ 110,952.00	$ 201,615.00	$ 201,615.00
August	$ 223,539.00	$ 334,491.50	$ 217,755.00	$ 419,370.00
September	$ 148,609.10	$ 483,100.60	$ 138,904.50	$ 558,274.50
October	$ 163,118.60	$ 646,219.20	$ 152,966.50	$ 711,241.00
November	$ 111,467.55	$ 757,686.75	$ 150,991.70	$ 862,232.70
December	$ 132,346.00	$ 890,032.75	$ 138,692.00	$1,000,924.70
January	$ 112,040.00	$ 1,002,072.75	$ 178,112.50	$1,179,037.20
February	$ 170,713.00	$ 1,172,785.75	$	$
March	$ 203,898.70	$ 1,376,684.45	$	$
April	$ 183,782.50	$ 1,560,466.95	$	$
May	$ 313,483.80	$ 1,873,950.75	$	$
June	$ 167,397.50	$ 2,041,348.25	$	$

Group: CT

1/20/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	5,062.50
1/14/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	3,487.50
1/5/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	1,350.00
			$9,900.00

Group: MLV

1/23/2026	MLV	ADR ADEQUATE FACILITIES RESIDENTIAL	2,275.50
1/23/2026	MLV	ADR ADEQUATE FACILITIES RESIDENTIAL	2,275.50
1/14/2026	MLV	ADR ADEQUATE FACILITIES RESIDENTIAL	2,854.50
			$7,405.50

Group: SPF

1/9/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,088.50
1/9/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,084.00
1/9/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,370.00
1/9/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,084.00
1/9/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,370.00
1/9/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,088.50
1/9/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,084.00

1/9/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,370.00
1/9/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,370.00
1/9/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,088.50
1/14/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,025.00
1/7/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,088.50
1/7/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,370.00
1/7/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,084.00
1/7/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,088.50
1/7/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,370.00
1/7/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,084.00
			$47,107.50

Group: WTH

1/30/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,328.50
1/22/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,400.50
1/22/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,766.50
1/22/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,766.50
1/21/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,766.50
1/21/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,661.00

1/21/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,927.00
1/21/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,661.00
1/21/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,427.00
1/21/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,400.50
1/21/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,948.00
1/21/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,661.00
1/21/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,427.00
1/21/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,400.50
1/21/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,403.50
1/21/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,388.50
1/16/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,694.00
1/16/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,508.00
1/20/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,624.00
1/9/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,948.00
1/9/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,661.00
1/9/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,427.00
1/20/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,232.50
1/7/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,624.00

1/7/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,510.00
1/7/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,607.50
1/7/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	4,321.50
			$88,491.00
TOTAL JANUARY 2026			**$152,904.00**

Robertson County Tennessee
Kendra Shelton
Trustee for Robertson County
515 South Brown Street *Phone: (615) 384-4238*
Springfield, TN 37172 *Fax: (615) 382-2316*
Email: KShelton@RobCoTN.org
Website: https://RobertsonCountyTN.gov

ROBERTSON COUNTY TRUSTEE STATEMENT OF FUNDS

January 31, 2026

BANK	DESCRIPTION	Prior Year Balance: 1/31/2025	CURRENT BALANCE: 1/31/2026
Farmers Checking #1	Trustee's Checking	$ 86,462.91	$ 8,639.55
Farmers Checking #2	Vendor Clearing	$ 300,000.00	$ 300,000.00
Farmers Payroll	Payroll Clearing	$ 1,000.00	$ 1,000.00
Farmers Tax	Checking Acct	$ 113,779.57	$ 298,926.43
Farmers Money Mkt	Money Market	$ 29,352,413.96	$ 11,678,961.79
Farmers Med Insurance	County Funded Medical	$ 2,836,382.08	$ 3,180,023.80
Farmers SW	Solid Waste Acct	$ 15,152.19	$ 5,000.20
Farmers Development	Development Acct	$ 1,000.00	$ 1,000.00
Farmers Drug Fund	Drug Fund Acct	$ 1,000.11	$ 1,000.04
United Community Bank	Fire Hydrant	$ 123,945.98	$ 125,388.08
United Community Bank Tax	Money Market	$ 5,002.14	$ 6,527,983.42
United Community Bank ICS	Cash Sweep	$ 36,443,909.85	$ -
United Community Bank Opioid	Opioid Account	$ 620,930.18	$ 932,400.48
United Community Bank Sheriff G	Sheriff Grant	$ -	$ 300,332.18
Farmers CD	CD	$ -	$ 23,000,000.00
Moreton Capital CDs	CDs	$ -	$ 1,500,000.00
Bank OZK CDs	CDs	$ -	$ 10,217,060.30
US Treasuries/Agencies	US Treasuries/Agencies	$ -	$ 4,006,870.50
USBank Money Mkt	Money Market	$ -	$ 1,073.77
Local Govt Investment Pool	LGIP Investment	$ 44,623,791.45	$ 48,510,435.40
TOTAL COUNTY DEPOSITS:		**$ 114,524,770.42**	**$ 110,596,095.94**
Industrial Development Board - Farmers MMkt		$ 1,923,593.29	$ 2,890,695.48
GRAND TOTAL TRUSTEE FUNDS:		**$ 116,448,363.71**	**$ 113,486,791.42**

Kendra Shelton, Trustee

Kendra Shelton, Trustee

Robertson County Tennessee
Kendra Shelton
Trustee for Robertson County
515 South Brown Street *Phone: (615) 384-4238*
Springfield, TN 37172 *Fax: (615) 382-2316*
Email: KShelton@RobCoTN.org
Website: https://RobertsonCountyTN.gov

Robertson County Trustee

2025 Tax Aggregate

	PROPERTY TAX	PUBLIC UTILITIES	TOTAL
Beginning Tax:	$ 59,828,570.00	$ 2,065,181.00	$ 61,893,751.00
Additions:	177,387.00	-	177,387.00
Increases:	13,441.00	-	13,441.00
Deletions:	(2,296.00)	-	(2,296.00)
Decreases:	(11,951.00)	-	(11,951.00)
Total Tax To Collect:	$ 60,005,151.00	$ 2,065,181.00	$ 62,070,332.00
As of 1/31/20256			
Total Tax Collected:	$ 35,858,722.92	$ 40,928.00	$ 35,899,650.92
Unpaid Balance:	$ 24,146,428.08	$ 2,024,253.00	$ 26,170,681.08

Kendra Shelton, Trustee

Kendra Shelton, Trustee

Robertson County Tennessee
Kendra Shelton
Trustee for Robertson County
515 South Brown Street *Phone: (615) 384-4238*
Springfield, TN 37172 *Fax: (615) 382-2316*
Email: KShelton@RobCoTN.org
Website: https://RobertsonCountyTN.gov

Robertson County Trustee

2024 Tax Aggregate

	PROPERTY TAX	PUBLIC UTILITIES	TOTAL
Beginning Tax:	$ 57,998,262.00	$ 2,231,489.00	$ 60,229,751.00
Additions:	274,248.00	-	274,248.00
Increases:	162,392.00	-	162,392.00
Deletions:	(24,034.00)	-	(24,034.00)
Decreases:	(590,388.00)	-	(590,388.00)
Total Tax To Collect:	$ 57,820,480.00	$ 2,231,489.00	$ 60,051,969.00

As of 1/31/2026:			
Total Tax Collected:	$ 57,137,981.21	$ 2,231,463.00	$ 59,369,444.21
Unpaid Balance:	$ 682,498.79	$ 26.00	$ 682,524.79

Kendra Shelton, Trustee

Kendra Shelton, Trustee



Billy Vogle
Mayor

Randy Peach
Director

Intake Summary Report

Period: from **1-Jan-2025** 12:00 AM to **1-Feb-2026** 12:00 AM

Total Intake	32	
Outcome Summary Report		
Adoption	3	
Euthanasia	11	
Transfer	41	
Return to Owner	4	
Died in Kennel	1	
Public Euthanasia	0	
Total Outcome	60	
In Foster	0	
Animal Inventory	22	

Donations for this month	$60.00
Donations Year to Date	$4,127.00
Revenue for this month	$340.00
Revenue Year to Date	$3,520.00
Spay/Neuter Deposits for this month	$200.00
Spay/Neuter Deposits Year to Date	$3,310.00
Spay/Neuter Refunds for this month	$470.15
Spay/Neuter Refunds Year to Date	$8,038.20
Spay/Neuter Fund Balance	$10,501.22

Calls Received	264
Calls Completed	255

(INCLUDES call from Central Dispatch and All the calls received in the Office)

Robertson County Veteran Service Office
Scott Erwin, Director / Veterans Service Officer
Activity Report - **January 2026**

Total County Population (2024)	78,459 (Est)
Veteran Population (Annual VA GDX Report fy 2024)	4,109 (Est)
Annual VA Benefits Compensation & Pension (Annual VA GDX Report fy 2024)	$52,602,000
Annual VA Benefits DIC & Survivors Pension (Annual VA GDX Report fy 2024)	$ 2,882,000

OFFICE ACTIVITY

Number of Veteran Files Maintained	2,892
Office Visits (Walk-ins & Appointments)	68

COMMUNICATIONS

Communications (Email, In-Person, Phone, Mail, Other)	462
DD 214 Requests	5
Virtual Hearings (BVA / Hearing)	1
Claims Submitted	28

OUTREACH

Home Visits (Veteran/Surviving Spouses)	0
Nursing Home Visits	1
Transportation Requests (Mid-Cumberland Passes)	0
Veteran Assistance (Food, Fuel, Utilities, Housing)	$0.00
Financial Assistance (Food Boxes, Kroger/Walmart Cards)	1

OTHER ACTIVITIES

WSGI 1190 - One Street Over w/ Lavern Vivio	2
Coffee and Comradery	1
Miscellaneous Events (see Page 2)	0

Miscellaneous Events:

2026 started off pleasant enough. Abigail was able to host Coffee and Comradery before the weather moved in later that week. Our regular spot on WSGI had to be cancelled due to the icy conditions but our guests from Operation Stand Down were able to reschedule for February.

January ended with the building being closed for several days due to the Ice Apocalypse of 2026.

Scott Erwin/United States Air Force (Retired)
Director, Robertson County Veteran Service Office

Veteran Service Office Monthly Report – January 2026

*Vietnam Veteran (**District 8**) was finally awarded 100% permanent & total after fighting with the VA for 15 years. After giving up efforts to have his disability increased, Veteran heard about us through our monthly outreach. We worked with him to properly build his case with appropriate medical documentation and forms. He is a widowed spouse who teared up in my office trying to explain how lifechanging this additional compensation will be for him. (TVB00216375).

*Veteran outside of Robertson County decided they were not getting the proper VA assistance. He served during the Vietnam era and was exposed to Agent Orange at the Korean DMZ. Veteran reached out to our office, and we began working with them May 2025. At that time, there were multiple VA denials and some previous appeals that needed to be researched in order to deduce a path forward. While digging in, an error made by VA was discovered - we were then able to file a Higher-Level Review (HLR) with an argument to point out the error. After several months of VA processing (through the government shut down), VA finally granted the claim, correcting the error in December 2025. VA service connected the Veteran's Parkinsonism to his Agent Orange exposure, and many of the residual issues linked to the diagnosis. Now that we have that granted, and the Veteran is rated at 100% Permanent and Total, we are working towards the additional Aid and Attendance benefits to include special monthly compensation (SMC). If successful, Veteran will be at the highest rating possible with VA - and be one of a handful of Veterans in the State of Tennessee with this level of benefits. (TVB00107267)

*Gulf War era Veteran had been previously denied for a back condition and wanted to increase his other service-connected issues. After a thorough review of Veterans service treatment records (STRs), notation for the back condition was discovered (during service), which was the missing piece we needed for him to receive a rating. In conversations with the Veteran and spouse, we realized he had additional conditions that could also be related to his active-duty military service. We worked to get all the evidence together - personal statements, buddy statements, and doctor's letters - to support his claim. The efforts were worthwhile, as he received a combined total of 100% Permanent and Total in January 2026. In addition, VA backdated benefits to April 2025, with retroactive payment of ~$19,600. (TVB00174454)

Please continue to refer Veterans/widowed spouses in your district to our office. We’re open Monday-Friday 8am-4:30pm

Robertson County EMS
EMERGENCY MEDICAL SERVICES

Date: February 10, 2026

To: Mayor Vogle and Robertson County Commissioners

From: Brent Dyer, Director, Robertson County EMS

Re: EMS Report for February 2026

Mayor and Commissioners,

Please accept this report for the EMS Department for the month of February 2026. During this past winter storm, from January 25th through January 31st, EMS ran 336 calls, including 34 motor vehicle crashes in this short time frame. In my 26-year career thus far, it was the worst winter weather conditions I have seen. Winter Storm Fern posed many challenges, however we along with other departments, overcame those and not one person who needed our services during this time went without the help they needed.

I am very proud of our employees and everyone who worked hard during the winter weather. In preparation for the weather, we had already ensured all vehicles had good tires, scheduled additional staff to make the 2nd ambulance in White House full 24 hrs coverage rather than its normal 12-hour shifts, and staffed one extra supervisor for the east side of the County. I am very thankful that we did this and appreciate employees being willing to work extra to help get us through the event. Having the additional staff proved extremely valuable and was much needed. We could have used 1-2 more ambulance crews, because more than once, we ran out of ambulances. However, through some good resource management, planning, and coordination with our supervisors, thankfully it all worked out, and no citizens experienced any significant delays. You have likely seen news stories in which we responded to a call in which a newborn had been delivered and wasn't breathing. During the worst of conditions, our team still had an incredible 6-minute response.

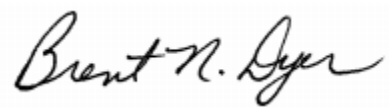
There were some lessons learned in this event, but overall, I do believe things went well. I would like to encourage discussions regarding a new emergency operations center / EMS headquarters to provide more space that would allow us to staff extra personnel if needed, park more "in-service" ambulances and other vehicles inside a garage and out of the weather, and for additional storage of supplies. Thankfully, we had a trailer parked out back that we had some additional blankets, cots, and so forth stored in. These were loaded into 4x4 trucks and taken to the local shelters to provide quarters for displaced citizens.

I also hope to worked to enhance our vehicle fleet a bit more as time goes. We recently surpluses a 4 door sedan, and hope to replace that with another 4x4 truck or SUV, even something used… but something that can be of good use in bad weather conditions. In the coming 26-27 FY budget plans, we are planning already with one ambulance that would be delivered in March of 2027, but I plan to condense as many other non-essential capital expenses as possible this year to request consideration of 2 ambulances this coming FY. We are at a place with mileage accrual and hours on these units, that buying 2 versus 1 at least every other year is something I hope to propose. I am so thankful that all but 2 of the County's current 13 ambulances are 4x4. The 2 that are not, are older reserve trucks that are actually used ambulances we got from Cheatham County years back when COVID has the manufacturers so back logged you couldn't get anything.

I am pleased to announce that we took delivery of another 10 automated external defibrillators (AEDs) from this current budget. We have already distributed 10 portable suction units to County Fire Departments, and now we will be able to give each one another AED. We did 10 of these a couple years ago, and within a month of giving them out, the Fire Chief in Adams was able to use it to save a young man's life at a baseball game when the man collapsed of cardiac arrest. This is one more example of the wonderful support and cooperation our county leaders, and departments have with one another here.

As always, if we can answer any questions, or be of any assistance to you or your constituents, please reach out.

Best Regards,



Brent N. Dyer, Director
Robertson County EMS
bdyer@robertsonems.org
615-384-2186 office
615-440-6657 cell/text

ROBERTSON COUNTY
EMERGENCY MANAGEMENT AGENCY

1305 HILL STREET
SPRINGFIELD, TENNESSEE 37172
615-384-2186

BILLY VOGLE
COUNTY MAYOR

BLAKE PIERCE
DIRECTOR

MONTHLY REPORT

INCIDENTS----------January 1st --------December 31ST 2026

MVA----------09
COMMERCIAL VEHICLE CRASH---------01
STRUCTURE FIRE----------09
MISSING PERSON----------00
HAZMAT ----------00
EXPLOSIVES----------00
VECHICLE FIRE----------01
WATER RESCUE----------00
SEVERE WEATHER ----------01
MEDICAL ----------05
SUSPICIOUS PACKAGE----------00
GRASS FIRE ----------0
ILLEGAL BURN----------01
Technical Rescue----------01

TRAINING AND ACITVITY:

Winter Storm Fern
Putnam EMA Assist
EMA Deputy Director New Hire

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT

DEPARTMENT Adams MONTH January

NO.	CALL TYPE	NO.	CALL TYPE
1	STRUCTURE FIRE		MVA-10-45
	BRUSH/GRASS FIRE	2	MVA-10-46
1	VEHICLE FIRE		EXTRICATION
9	MUTUAL AIDE ASSIST		EMS ASSIST
1	HAZMAT/CHEMICAL	10	FIRST RESPONDER
6	FALSE CALL	8	MISC. RUN

38 TOTAL CALLS

County Fire Report

3 AVERAGE MEN PER CALL

11 AVERAGE RESPONSE TIME DISPATCHE SCENE

3 AVERAGE MEN ON DUTY

2 AVERAGE MONTHLY HOURLY TRAINING PROGRAMS

COMMENTS:

Donovan Tucker
FIRE CHIEF

Note: Please turn in fire Report by the 5th of each month.

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT

DEPARTMENT Adams MONTH January

NO.	CALL TYPE	NO.	CALL TYPE
____	STRUCTURE FIRE	____	MVA-10-45
____	BRUSH/GRASS FIRE	____	MVA-10-46
____	VEHICLE FIRE	____	EXTRICATION
____	MUTUAL AIDE ASSIST	____	EMS ASSIST
____	HAZMAT/CHEMICAL	9	FIRST RESPONDER
____	FALSE CALL	6	MISC. RUN

15 TOTAL CALLS

Adams City calls

3 AVERAGE MEN PER CALL

6 AVERAGE RESPONSE TIME DISPATCHE SCENE

3 AVERAGE MEN ON DUTY

2 AVERAGE MONTHLY HOURLY TRAINING PROGRAMS

COMMENTS:

Donovan Tucker
FIRE CHIEF

Note: Please turn in fire Report by the 5th of each month.

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE
UNIFORM MONTHLY REPORT

DEPARTMENT CROSS PLAINS MONTH Jan 26

NO.	CALL TYPE	NO.	CALL TYPE
N	Structure Fires	4	MVA-10-45
2	Brush/Grass Fires	2	MVA-10-46
1	Vehicle Fires	N	Extrication's
6	Mutual Aid Assist	24	EMS Assist
4	Hazmat/Chemical Spills	10	First Responder
10	False Calls	16	Miscellaneous
79	Total Calls		

5	Average Men per Call	10.1	Average Response Time Dispatch-scene
7	Average Men on Duty	6	Average Monthly Hourly Training

COMMENTS

Chief Chief Tony Q

Date 2-4-26

Miles

Gallons

Greenbrier Fire Department
January 2026 Fire Report – Robertson County Coverage Area

This is the information for the January 2026 Fire Report. Thank you.

Structure Fires: 0

Brush/Grass Fires: 0

Vehicle Fires: 0

Mutual Aid / Assist: 7

HAZMAT/Chemical Spills: 0

False Calls: 2

MVA 1046: 0

MVA 1045: 1

Extrications: 0

EMS Assist / First Responder: 17

Miscellaneous: 14

Total Calls for Service: 41

Average Men per Call: 2.27 Average Response Time: 09:53

Average men on Duty: 2.30

Note: (6) "EMS Assist/First Responder", and (2) "Miscellaneous" calls occurred in other zones where the primary fire department did not respond.

County Monthly Report

Orlinda Fire Department

Month of January 2026

Call Type			
Structure Fires	2	MVA -10-45	3
Grass Fires	1	MVA- 10-46	2
Vehicle Fires	1	Extrications	1
Mutual Aid	4	EMS Assist	0
Hazmat/ Chemical Spills	2	First Responder	17
False Calls	5	Misc.	7
Total Calls:	**45**		
Average Men per Call	4		
Average Men on Duty	4		
Average Response Time	8		
Average Monthly Hourly Training per Man			

City Monthly Report

Orlinda Fire Department

Month of January 2026

Type of Call	In City	Out City				Members Responding	Total Calls
Structure Fire	0	2		# Of Test Pages	4	Patrick Darrow	65
Vehicle Fire	0	1		Station 1 Calls	44	Aurora Ingram	58
Grass Fire	0	1		Station 2 Calls	21	Blake Dillard	0
10-45	2	3		Total City Calls	20	Corey Chase	49
10-46	1	2		Total County Calls	45	Austin McNamara	17
Extracation	0	1		City Response Time	83	Clint Meyer	0
Stand By	0	0		County Response Time		Louie Fagula	0
Haz-Mat	1	2				Greyson Campbell	0
First Responder	9	17				Brian Jackson	0
Misc. Run	7	12				Mike Dorris	0
Mutual Aid	0	4				Danny Perdue	62
Total Calls:	**65**					Luis Perdomo	10
						Drew Decker	0

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT FOR PLEASANT VIEW VFD

MONTH: January 2025

NO.	CALL TYPE	NO.	CALL TYPE
1	STRUCTURE FIRE	7	MVA 10-45
1	BRUSH/GRASS FIRE	1	MVA 10-46
0	VEHICLE FIRE	0	EXTRICATION
10	MUTUAL AID ASSIST	30	EMS ASSIST
0	HAZMAT CHEMICAL	1	FIRST RESPONDER
14	FALSE CALL	5	MISC RUN

60 + 10 MA TOTAL CALLS

2.4 AVERAGE MEN PER CALL

17:32 AVERAGE RESPONSE TIME FROM DISPATCH TO ONSCENE

9.10 AVERAGE MEN ON DUTY

423 HOURS OF TRAINING FROM DEPARTMENT PROGRAMS

Outside City

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT

DEPARTMENT Ridgetop Fire D MONTH Jan 2026

NO.	CALL TYPE	NO.	CALL TYPE
5	Structure Fires	0	MVA-10-45
2	Brush/Grass Fires	1	MVA-10-46
0	Vehicle Fires		Extrication's
9	Mutual Aid Assist	8	EMS Assist
0	Hazmat/Chemical Spills	0	First Responder
2	False Calls	23	Miscellaneous Storm

2	Average Men per Call	8	Average Response Time Dispatch-Scene
1	Average Men on Duty	10	Average Monthly Hourly Training

Comments: _____

_____

_____

_____ Date: _____

Miles: _____ Gallons: _____

ROBERTSON COUNTY
SOLID WASTE DEPARTMENT
MONTHLY REPORT

January 2026

Tipping Fees & Sales Revenue:

	Month	Year to Date	Jan. Last Yr.
Transfer Station Income	$289,624.30	$2,693,348.13	$407,682.17
Accts.Rec. Billed this month	$370,228.66	$2,813,374.67	$417,677.35
Credit Card Fees	$2,151.92	$18,861.36	$2,304.95
Payout for Disposal Waste & Tires	$254,801.90	$2,323,237.65	$292,378.46
Solid Waste Received (tons)	6,103.43	52,826.21	7,016.51
Solid Waste Shipped (tons)	6,091.79	54,451.78	7,082.46

	Month	Year to Date	Jan.Last Yr.
Recycling Center Income:	$2,236.00	$33,820.72	$4,608.02
Recyclables Shipped (tons)			
Cardboard	23.17	171.04	11.97
Mixed Steel	17.29	197.11	10.39
Waste Oil (gallons)	147	2185	294
Recyclables Collected			
Refrigeration units	26	234	20

ROBERTSON COUNTY, TENNESSEE

FINANCIAL REPORT

DECEMBER 31, 2025

UNAUDITED

PREPARED BY
FINANCE DEPARTMENT

JODY STEWART
FINANCE DIRECTOR

ROBERTSON COUNTY, TENNESSEE

UNAUDITED FINANCIAL REPORT

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Robertson County Tennessee

Jody Stewart, Finance Director
Finance Department
523 South Brown Street, Springfield, TN 37172
(615) 384-0202 Fax (615) 384-0237

January 31, 2026

Board of County Commissioners
Robertson County Courthouse
Springfield, Tennessee 37172

Dear Commissioners:

The unaudited financial report for the period ending December 31, 2025 is submitted herewith. This report was prepared by the Finance Department, and I believe the data is accurate in all material aspects, and that it is presented in a manner designed to set forth the financial position and results of operations of the various funds.

This report includes financial statements of all entities over which Robertson County exercises oversight responsibility, based upon criteria established by the Governmental Accounting Standards Board, except for the Robertson County Trustee, Clerks, Register and Sheriff.

The accounting records for the governmental fund types are maintained on a modified accrual basis. Revenues are recognized when they become both measurable and available as net current assets, except property taxes are recognized on a cash basis.

Expenditures are generally recognized when the liability is incurred, except principal and interest on long term debt is recognized when due, and encumbrances are recognized as expenditures for budgetary purposes in the period they are created. Reserve For Encumbrances represents contracts, purchase orders and other commitments to be completed in subsequent accounting periods.

All Reserves, with the exception of Reserve For Encumbrances, indicate unexpended revenues that are legally required to be expended for specific purposes in subsequent accounting periods.

The County is required by State statute to adopt annual budgets for the General Fund, Special Revenue Funds and Debt Service Fund. These budgets must be adopted on the basis where current available funds are sufficient to meet current expenditures. The sum of expenditures and encumbrances may not legally exceed authorized appropriations. All unencumbered appropriations lapse at year end.

In developing and evaluating the County's accounting system, consideration is given to the adequacy of internal accounting controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding the safeguarding of assets and the reliability of financial records for the preparation of financial reports. The concept of reasonable assurance recognizes that the cost of an internal control should not exceed the benefits likely to be derived and the evaluation of costs and benefits requires estimates and judgments by management. All internal accounting control evaluations and judgments occur within this framework.

The accounts of the County are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The various funds included in this financial report are as follows:

General Fund - The General Fund is the general operating fund of the County. It is used to account for all financial resources except those required to be accounted for in another fund.

Special Revenue Funds - Special Revenue Funds are used to account for the proceeds of specific revenue sources, other than major capital projects, that are legally restricted to expenditures for specific purposes. Special Revenue Funds include the Sanitation/Solid Waste Fund, Highway Fund and School Fund.

Debt Service Fund - The Debt Service Fund is used to account for the accumulation of resources for and the payment of long-term debt principal and interest.

General Capital Projects Fund - The General Capital Projects Fund is used to account for financial resources specified to be used for the acquisition or construction of major capital facilities for the County other than those for the Sanitation/Solid Waste Fund, Highway Fund and School Fund.

Community Development / RCEDB / Red River Preserve PILOT Fund – The Community Development / RCEDB / Red River Preserve PILOT Fund is used to account for financial resources collected through Payments In Lieu Of Taxes (PILOT) and expenditures for the Red River Preserve Project. The Robertson County Industrial Development Board, also known as the Robertson County Economic Development Board (RCEDB) is required to request approval from the County legislative body if funds are required for any County project other than the Red River Preserve.

School Capital Projects Fund - The School Capital Projects Fund is used to account for financial resources specified to be used for the acquisition or construction of major capital facilities for the School Fund.

County Medical Self Insurance Fund – The County Medical Self Insurance Fund is used to account for financial resources regarding collections of insurance premiums from the County and employees. This fund also accounts for payment of all medical claims for County employees plus the payment of administrative and stop loss fees to Blue Cross Blue Shield of Tennessee. Blue Cross Blue Shield of Tennessee is the County's Third-Party Administrator (TPA) of the County Medical Self Insurance Plan.

The preparation of this report could not be accomplished without the efficient and dedicated services of the entire staff of the Finance Department. I express my appreciation to these employees. I also thank the County Commissioners and all other officials and employees for their cooperation and support in conducting the financial activities of the County in a progressive and responsible manner.

Should you have any questions, please advise.

Respectfully,

Jody Stewart

Jody Stewart

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
GENERAL FUND
December 31, 2025

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH ON HAND		700.00	
CASH WITH TRUSTEE		28,778,878.13	
COUNTY SELF FUNDED INSURANCE - FUND 263 CASH		3,054,196.23	
AMERICAN RESCUE PLAN ACT OF 2021-FUND 127 CASH		1,496,946.29	
ACCOUNTS RECEIVABLE		0.00	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			33,330,720.65
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE / ACCRUED PAYROLL		(555.34)	
AMERICAN RESCUE PLAN ACT OF 2021-FUND 127		1,496,946.29	
ESCROW PAYABLE - RENT DEPOSIT - BLDG. SOLD - SEPT 2022		0.00	
COUNTY SELF FUNDED INSURANCE - FUND 263		3,054,196.23	
TOTAL CURRENT LIABILITIES			4,550,587.18
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		869,917.00	
BEGINNING FUND BALANCE	23,061,844.36		
PLUS CURRENT REVENUES	27,777,117.48		
LESS CURRENT EXPENSES	25,874,190.91		
UNRESERVED FUND BALANCE		24,964,770.93	
PLUS RESERVED FUND BALANCE		2,945,445.54	
TOTAL FUND EQUITY			28,780,133.47
TOTAL LIABILITIES AND FUND EQUITY			33,330,720.65

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
GENERAL FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	32,010,000.00	16,853,541.10	(15,156,458.90)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	421,773.00	231,445.13	(190,327.87)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	153,280.00	31,310.06	(121,969.94)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	160,521.00	36,910.04	(123,610.96)
PAYMENTS IN LIEU OF PROPERTY TAX	609,592.00	151,497.17	(458,094.83)
LOCAL OPTION SALES TAX	1,140,000.00	475,000.00	(665,000.00)
HOTEL / MOTEL TAX	1,300,000.00	359,010.89	(940,989.11)
LITIGATION TAXES - GENERAL	308,613.00	136,637.44	(171,975.56)
BANK EXCISE TAX	384,448.00	0.00	(384,448.00)
WHOLESALE BEER TAX	134,525.00	51,975.00	(82,550.00)
CABLE TV FRANCHISE	75,397.00	47,848.29	(27,548.71)
BUILDING PERMITS	650,000.00	361,735.11	(288,264.89)
CIRCUIT COURT FINES	53,262.00	18,846.94	(34,415.06)
GENERAL SESSION COURT FINES	529,887.00	199,716.97	(330,170.03)
JUVENILE COURT FINES	2,065.00	2,545.90	480.90
CHANCERY COURT OFFICERS COST	7,597.00	3,478.21	(4,118.79)
DRUG COURT FEES & VETERANS TREATMENT COURT FEES	60,778.00	23,088.08	(37,689.92)
AMBULANCE PATIENT CHARGES	2,600,000.00	1,408,090.33	(1,191,909.67)
SCHOOL PATROL OFFICERS	525,000.00	525,000.00	0.00
DRIVERS SCHOOL FEES / OTHER GEN SERVICES	206,396.00	210,724.75	4,328.75
COPYING, COMPUTER, PHONE VENDING & FEES	372,572.00	178,796.18	(193,775.82)
OTHER LOCAL REVENUES	217,225.00	317,065.28	99,840.28
COUNTY CLERK FEES	1,431,000.00	559,590.30	(871,409.70)
CIRCUIT COURT CLERK FEES	233,864.00	103,141.52	(130,722.48)
GENERAL SESSIONS COURT FEES	517,182.00	224,854.62	(292,327.38)
CHANCERY COURT FEES	171,003.00	55,884.37	(115,118.63)
JUVENILE COURT FEES	26,270.00	11,419.22	(14,850.78)
REGISTER OF DEEDS FEES	528,000.00	252,869.26	(275,130.74)
SHERIFF FEES	47,000.00	18,666.89	(28,333.11)
TRUSTEE FEES	2,275,000.00	1,120,302.82	(1,154,697.18)
SCHOOL RESOURCE OFFICER GRANTS	1,650,000.00	1,575,000.00	(75,000.00)
JUVENILE SERVICES PROGRAM	9,000.00	4,500.00	(4,500.00)
OTHER GENERAL GOVERNMENT GRANTS-SAFE BABY COURT	100,000.00	72,682.46	(27,317.54)
LAW ENFORCEMENT TRAINING PROGRAM And EMS ADED FY25	255,800.00	17,000.00	(238,800.00)
DRUG CONTROL GRANT - DRUG COURT - MHC	219,000.00	55,889.51	(163,110.49)
HEALTH DEPARTMENT PROGRAM	970,000.00	328,488.87	(641,511.13)
LITTER PROGRAM	56,400.00	38,983.00	(17,417.00)
STATE BEER TAX	17,752.00	9,212.27	(8,539.73)
VEHICLE CERTIFICATE OF TITLE FEES	12,546.00	5,925.25	(6,620.75)
STATE ALCOHOLIC BEVERAGE TAX	155,486.00	78,654.61	(76,831.39)
STATE SHARED SPORTS GAMING-OPIOID SETTLEMENT FUNDS	68,946.00	30,662.68	(38,283.32)
CONTRACTED PRISONER BOARDING	3,300,000.00	859,960.40	(2,440,039.60)
REGISTRAR OF VOTERS SALARY GRANT	15,164.00	3,791.00	(11,373.00)
OTHER STATE GRANTS & REVENUES	71,834.00	43,087.97	(28,746.03)
LAW ENFORCEMENT GRANT	512,522.00	344,542.58	(167,979.42)
OTHER FEDERAL THROUGH STATE - ELECTIONS	70,000.00	0.00	(70,000.00)
OTHER GOVERNMENTS - CONTRIB - OPIOID SETTLE PAST	12,000.00	88,705.62	76,705.62
INSURANCE RECOVERY	72,409.00	249,039.39	176,630.39
TOTAL REVENUES	54,721,109.00	27,777,117.48	(26,943,991.52)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
GENERAL FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
COUNTY COMMISSION	529,319.00	202,319.34	326,999.66
COUNTY MAYOR	590,671.00	223,619.12	367,051.88
ELECTION COMMISSION	583,514.00	279,409.53	304,104.47
REGISTER OF DEEDS	410,286.00	193,741.55	216,544.45
PLANNING	594,750.00	208,630.67	386,119.33
ENGINEERING	251,525.00	109,953.11	141,571.89
COUNTY BUILDINGS	1,440,821.00	637,937.77	802,883.23
ARCHIVES	197,058.00	80,277.54	116,780.46
FINANCE DEPARTMENT	767,761.00	349,069.95	418,691.05
PROPERTY ASSESSOR	674,828.00	320,848.03	353,979.97
COUNTY TRUSTEE	441,394.00	229,625.93	211,768.07
COUNTY CLERK	942,226.00	433,139.79	509,086.21
CIRCUIT COURT	1,264,046.00	565,689.42	698,356.58
GENERAL SESSIONS COURT	636,789.00	277,043.86	359,745.14
DRUG COURT	568,256.00	168,017.20	400,238.80
CHANCERY COURT	414,362.00	192,914.47	221,447.53
JUVENILE COURT	712,420.00	296,738.97	415,681.03
COUNTY SHERIFF	22,652,577.00	10,247,299.25	12,405,277.75
FIRE PREVENTION	1,985,775.00	972,363.19	1,013,411.81
EMERGENCY MANAGEMENT	294,585.00	109,882.46	184,702.54
HEALTH DEPARTMENT	1,139,200.00	358,616.77	780,583.23
ANIMAL CONTROL	431,496.00	184,085.34	247,410.66
AMBULANCE SERVICE	8,409,223.00	4,292,382.25	4,116,840.75
LITTER GRANT PROGRAM	103,599.00	49,982.10	53,616.90
AGRICULTURE EXTENSION SERVICE	238,340.00	49,963.45	188,376.55
OTHER CHARGES	8,932,141.00	4,498,154.35	4,433,986.65
CONTRIBUTIONS TO OTHER AGENCIES	659,971.00	342,485.50	317,485.50
OPERATING TRF TO GEN CAP PROJECTS - CRTHSE ROOF	0.00	0.00	0.00
TOTAL EXPENSES	55,866,933.00	25,874,190.91	29,992,742.09

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	54,721,109.00	27,777,117.48	(26,943,991.52)
TOTAL EXPENSES	55,866,933.00	25,874,190.91	29,992,742.09
EXCESS REVENUES (EXPENSES)	(1,145,824.00)	1,902,926.57	3,048,750.57
BEGINNING UNRESERVED FUND BALANCE	23,061,844.36	23,061,844.36	0.00
ENDING UNRESERVED FUND BALANCE	21,916,020.36	24,964,770.93	3,048,750.57

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SOLID WASTE/SANITATION FUND
December 31, 2025

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH ON HAND		700.00	
CASH WITH TRUSTEE		3,696,428.58	
ACCOUNTS RECEIVABLE		0.00	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			3,697,128.58
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE / ACCRUED PAYROLL		0.00	
OTHER LOANS PAYABLE - CURRENT (DEBT SERVICE FUND 151)		0.00	
TOTAL CURRENT LIABILITIES		0.00	
TOTAL CURRENT AND LONG - TERM LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		0.00	
BEGINNING FUND BALANCE	3,351,067.59		
PLUS CURRENT REVENUES	2,821,637.82		
LESS CURRENT EXPENSES	2,875,576.83		
UNRESERVED FUND BALANCE		3,297,128.58	
PLUS RESERVED FUND BALANCE		400,000.00	
TOTAL FUND EQUITY			3,697,128.58
TOTAL LIABILITIES AND FUND EQUITY			3,697,128.58

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SOLID WASTE/SANITATION FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	660,000.00	347,499.94	(312,500.06)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	17,790.00	4,820.38	(12,969.62)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	5,784.00	645.58	(5,138.42)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	5,689.00	791.64	(4,897.36)
DISPOSAL FEE	4,990,000.00	2,403,723.83	(2,586,276.17)
RECYCLED MATERIALS	40,737.00	37,254.72	(3,482.28)
OTHER LOCAL REVENUES / MISC. REFUNDS	0.00	0.00	0.00
SALE OF EQUIPMENT	0.00	0.00	0.00
SOLID WASTE GRANTS	0.00	0.00	0.00
SOLID WASTE - OTHER STATE REVENUES	50,000.00	26,901.73	(23,098.27)
INSURANCE RECOVERY	0.00	0.00	0.00
TOTAL REVENUES	5,770,000.00	2,821,637.82	(2,948,362.18)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SOLID WASTE/SANITATION FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CONVENIENCE CENTERS	378,032.00	169,201.90	208,830.10
TRANSFER STATIONS	5,248,192.00	2,519,911.21	2,728,280.79
RECYCLING CENTER	80,596.00	26,808.13	53,787.87
POSTCLOSURE CARE COSTS	139,538.00	58,720.52	80,817.48
OTHER CHARGES	253,343.00	100,935.07	152,407.93
OPERATING TRANSFER	0.00	0.00	0.00
TOTAL EXPENSES	6,099,701.00	2,875,576.83	3,224,124.17

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SOLID WASTE/SANITATION FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	5,770,000.00	2,821,637.82	(2,948,362.18)
TOTAL EXPENSES	6,099,701.00	2,875,576.83	3,224,124.17
EXCESS REVENUES (EXPENSES)	(329,701.00)	(53,939.01)	275,761.99
BEGINNING UNRESERVED FUND BALANCE	3,351,067.59	3,351,067.59	0.00
ENDING UNRESERVED FUND BALANCE	3,021,366.59	3,297,128.58	275,761.99

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
HIGHWAY FUND
December 31, 2025

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		2,463,927.30	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			2,463,927.30
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE / ACCRUED PAYROLL		0.00	
NOTES PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		329,596.00	
BEGINNING FUND BALANCE	1,560,069.66		
PLUS CURRENT REVENUES	3,055,638.51		
LESS CURRENT EXPENSES	3,481,376.87		
UNRESERVED FUND BALANCE		1,134,331.30	
PLUS RESERVED FUND BALANCE		1,000,000.00	
TOTAL FUND EQUITY			2,463,927.30
TOTAL LIABILITIES AND FUND EQUITY			2,463,927.30

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
HIGHWAY FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
WHEEL TAX	1,912,774.00	906,234.04	(1,006,539.96)
MINERAL SEVERANCE TAX	200,000.00	57,538.46	(142,461.54)
PERMITS	15,400.00	14,550.00	(850.00)
GENERAL SERVICE CHARGES	40,400.00	48,200.00	7,800.00
OTHER LOCAL REVENUES	8,500.00	32,215.40	23,715.40
SALE OF EQUIPMENT	0.00	0.00	0.00
STATE OF TENNESSEE-LOCAL GOV DIRECT APP GRANT-LGDAG	0.00	0.00	0.00
BRIDGE PROGRAM	0.00	0.00	0.00
STATE AID PROGRAM	708,200.00	658,229.32	(49,970.68)
GASOLINE & MOTOR FUEL TAX	3,035,093.00	1,298,741.81	(1,736,351.19)
HYBRID / ELECTRIC VEHICLE REGISTRATION	36,595.00	19,830.29	(16,764.71)
PETROLEUM SPECIAL TAX	48,238.00	20,099.19	(28,138.81)
STATE OF TENNESSEE-OTHER STATE REVENUE	0.00	0.00	0.00
INSURANCE RECOVERY	0.00	0.00	0.00
TOTAL REVENUES	6,005,200.00	3,055,638.51	(2,949,561.49)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
HIGHWAY FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
ADMINISTRATION	469,080.00	217,295.61	251,784.39
HIGHWAY MAINTENANCE	3,432,133.00	1,780,558.88	1,651,574.12
EQUIPMENT OPERATION	581,784.00	232,848.20	348,935.80
OTHER CHARGES	504,003.00	273,485.61	230,517.39
CAPITAL OUTLAY	1,204,000.00	977,188.57	226,811.43
TOTAL EXPENSES	6,191,000.00	3,481,376.87	2,709,623.13

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
HIGHWAY FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	6,005,200.00	3,055,638.51	(2,949,561.49)
TOTAL EXPENSES	6,191,000.00	3,481,376.87	2,709,623.13
EXCESS REVENUES (EXPENSES)	(185,800.00)	(425,738.36)	(239,938.36)
BEGINNING UNRESERVED FUND BALANCE	1,560,069.66	1,560,069.66	0.00
ENDING UNRESERVED FUND BALANCE	1,374,269.66	1,134,331.30	(239,938.36)

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SCHOOL FUND
December 31, 2025

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		34,404,521.07	
ACCOUNTS RECEIVABLE		(1,996.57)	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			34,402,524.50
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		1,992,856.01	
RETAINAGE PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			1,992,856.01
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		936,496.89	
BEGINNING FUND BALANCE	31,130,722.00		
PLUS CURRENT REVENUES	71,303,284.17		
LESS CURRENT EXPENSES	71,397,241.59		
UNRESERVED FUND BALANCE		31,036,764.58	
PLUS RESERVED FUND BALANCE (AFTER CARE & TECHNOLOGY)		436,407.02	
TOTAL FUND EQUITY			32,409,668.49
TOTAL LIABILITIES AND FUND EQUITY			34,402,524.50

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SCHOOL FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	19,470,000.00	10,251,128.74	(9,218,871.26)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	350,000.00	145,745.13	(204,254.87)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	205,000.00	19,044.27	(185,955.73)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	150,000.00	22,682.95	(127,317.05)
PAYMENTS IN LIEU OF PROPERTY TAX	1,100,000.00	297,320.61	(802,679.39)
SALES TAX	18,100,000.00	9,017,364.94	(9,082,635.06)
BUSINESS TAX	1,250,000.00	171,096.18	(1,078,903.82)
MIXED DRINK TAX	90,000.00	45,944.56	(44,055.44)
INTERSTATE TELECOMMUNICATIONS TAX	0.00	0.00	0.00
MARRIAGE LICENSES	5,000.00	2,413.00	(2,587.00)
CHARGES FOR CURRENT SERVICES	20,000.00	15,170.77	(4,829.23)
EDUCATION CHARGES	1,240,000.00	514,243.27	(725,756.73)
OTHER LOCAL REVENUES	227,500.00	29,022.95	(198,477.05)
STATE OF TENNESSEE	94,692,815.00	48,127,840.09	(46,564,974.91)
FEDERAL GOVERNMENT	5,825,000.00	2,588,126.19	(3,236,873.81)
CONTRACTED SERVICES	145,000.00	48,640.52	(96,359.48)
INSURANCE RECOVERY	50,000.00	7,500.00	(42,500.00)
OPERATING TRANSFERS IN FROM FEDERAL PROJECTS	0.00	0.00	0.00
TOTAL REVENUES	142,920,315.00	71,303,284.17	(71,617,030.83)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SCHOOL FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
REGULAR EDUCATION PROGRAM	72,651,361.00	33,482,040.89	39,169,320.11
ALTERNATIVE EDUCATION PROGRAM	1,330,129.00	579,950.70	750,178.30
SPECIAL EDUCATION PROGRAM	10,683,545.00	4,690,138.88	5,993,406.12
VOCATIONAL EDUCATION PROGRAM	7,874,785.00	3,169,512.11	4,705,272.89
STUDENT BODY EDUCATION PROGRAM	417,300.00	277,137.08	140,162.92
ADULT EDUCATION PROGRAM	0.00	0.00	0.00
ATTENDANCE SERVICES SUPPORT	917,000.00	377,575.09	539,424.91
HEALTH SERVICES SUPPORT	2,717,600.00	1,129,745.43	1,587,854.57
OTHER STUDENT SUPPORT	3,669,480.00	1,991,526.71	1,677,953.29
REGULAR EDUCATION SUPPORT	3,138,300.00	1,430,032.86	1,708,267.14
ALTERNATIVE EDUCATION SUPPORT	0.00	0.00	0.00
SPECIAL EDUCATION SUPPORT	1,146,200.00	459,829.43	686,370.57
VOCATIONAL EDUCATION SUPPORT	377,725.00	165,338.18	212,386.82
TECHNOLOGY	2,019,700.00	981,967.38	1,037,732.62
BOARD OF EDUCATION	1,808,100.00	1,159,560.42	648,539.58
DIRECTOR'S OFFICE	868,700.00	426,934.74	441,765.26
PRINCIPALS' OFFICES	9,363,500.00	4,166,547.15	5,196,952.85
FISCAL SERVICES	370,350.00	182,937.35	187,412.65
HUMAN RESOURCES	475,700.00	235,780.94	239,919.06
PLANT OPERATION	7,353,200.00	4,198,957.97	3,154,242.03
PLANT MAINTENANCE	4,115,184.00	1,959,444.99	2,155,739.01
TRANSPORTATION	8,155,700.00	3,885,876.80	4,269,823.20
FOOD SERVICES	5,779,100.00	2,675,565.24	3,103,534.76
COMMUNITY SERVICES	1,300,400.00	548,105.73	752,294.27
PRE - K PROGRAM	1,418,700.00	612,132.80	806,567.20
CAPITAL OUTLAY	2,773,341.00	1,564,321.72	1,209,019.28
OPERATING TRANSFER	1,046,282.00	1,046,281.00	1.00
TOTAL EXPENSES	151,771,382.00	71,397,241.59	80,374,140.41

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SCHOOL FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	142,920,315.00	71,303,284.17	(71,617,030.83)
TOTAL EXPENSES	151,771,382.00	71,397,241.59	80,374,140.41
EXCESS REVENUES (EXPENSES)	(8,851,067.00)	(93,957.42)	8,757,109.58
BEGINNING UNRESERVED FUND BALANCE	31,130,722.00	31,130,722.00	0.00
ENDING UNRESERVED FUND BALANCE	22,279,655.00	31,036,764.58	8,757,109.58

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
DEBT SERVICE FUND
December 31, 2025

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		28,427,589.51	
ACCOUNTS RECEIVABLE		0.00	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			
TOTAL CURRENT ASSETS			28,427,589.51
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		0.00	
BEGINNING FUND BALANCE	20,279,570.28		
PLUS CURRENT REVENUES	9,106,516.28		
LESS CURRENT EXPENSES	958,497.05		
UNRESERVED FUND BALANCE		28,427,589.51	
PLUS RESERVED FUND BALANCE		0.00	
PLUS RESERVED FUND BALANCE		0.00	
TOTAL FUND EQUITY			28,427,589.51
TOTAL LIABILITIES AND FUND EQUITY			28,427,589.51

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
DEBT SERVICE FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	7,260,000.00	3,822,448.37	(3,437,551.63)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	75,188.00	54,480.72	(20,707.28)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	25,334.00	7,101.25	(18,232.75)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	28,282.00	8,664.64	(19,617.36)
WHEEL TAX	4,855,879.00	2,111,794.07	(2,744,084.93)
LITIGATION TAX - JAIL	335,124.00	165,674.32	(169,449.68)
ADEQUATE FACILITIES TAX	2,195,912.00	1,049,557.90	(1,146,354.10)
INTEREST EARNED - Other Investments	2,900,000.00	1,129,445.50	(1,770,554.50)
SALE OF EQUIPMENT	0.00	11,068.51	11,068.51
SALE OF PROPERTY	0.00	0.00	0.00
OTHER LOCAL REVENUES - RENT ON DMV BUILDING	0.00	0.00	0.00
BONDS ISSUED	0.00	0.00	0.00
REFUNDING DEBT ISSUED	0.00	0.00	0.00
PREMIUMS ON DEBT ISSUED	0.00	0.00	0.00
OPERATING TRANSFERS	746,281.00	746,281.00	0.00
TOTAL REVENUES	18,422,000.00	9,106,516.28	(9,315,483.72)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
DEBT SERVICE FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
GENERAL DEBT SERVICE:			
PRINCIPAL ON BONDS	2,895,804.00	0.00	2,895,804.00
PRINCIPAL ON NOTES	0.00	0.00	0.00
INTEREST ON BONDS	223,975.00	111,987.12	111,987.88
INTEREST ON NOTES	0.00	0.00	0.00
TOTAL GENERAL DEBT SERVICE	3,119,779.00	111,987.12	3,007,791.88
HIGHWAY DEBT SERVICE:			
PRINCIPAL ON BONDS	0.00	0.00	0.00
PRINCIPAL ON NOTES	0.00	0.00	0.00
INTEREST ON BONDS	0.00	0.00	0.00
INTEREST ON NOTES	0.00	0.00	0.00
TOTAL HIGHWAY DEBT SERVICE	0.00	0.00	0.00
SCHOOL DEBT SERVICE:			
PRINCIPAL ON BONDS	8,619,196.00	0.00	8,619,196.00
PRINCIPAL ON NOTES	0.00	0.00	0.00
INTEREST ON BONDS	1,456,222.00	728,111.01	728,110.99
INTEREST ON NOTES	0.00	0.00	0.00
TOTAL SCHOOL DEBT SERVICE	10,075,418.00	728,111.01	9,347,306.99
OTHER DEBT SERVICE EXPENSES:			
TRUSTEE'S COMMISSION	247,803.00	116,698.92	131,104.08
OTHER DEBT SERVICE COSTS	12,000.00	1,700.00	10,300.00
TOTAL OTHER DEBT SERVICE EXPENSES	259,803.00	118,398.92	141,404.08
OTHER DEBT SERVICE EXPENSES:			
OPERATING TRANSFER/GENERAL CAPITAL PROJECTS FUND 171	0.00	0.00	0.00
OPERATING TRANSFER/SCHOOL CAPITAL PROJECTS FUND 177	0.00	0.00	0.00
UNDERWRITER'S DISCOUNT	0.00	0.00	0.00
OTHER DEBT ISSUANCE COSTS	0.00	0.00	0.00
OTHER DEBT SERVICE COSTS	0.00	0.00	0.00
TOTAL OTHER DEBT SERVICE EXPENSES	0.00	0.00	0.00
TOTAL DEBT SERVICE FUND EXPENSES	13,455,000.00	958,497.05	12,496,502.95

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
DEBT SERVICE FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	18,422,000.00	9,106,516.28	(9,315,483.72)
TOTAL EXPENSES	13,455,000.00	958,497.05	12,496,502.95
EXCESS REVENUES (EXPENSES)	4,967,000.00	8,148,019.23	3,181,019.23
BEGINNING UNRESERVED FUND BALANCE	20,279,570.28	20,279,570.28	0.00
ENDING UNRESERVED FUND BALANCE	25,246,570.28	28,427,589.51	3,181,019.23

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
GENERAL CAPITAL PROJECTS FUND
December 31, 2025

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		2,431,959.42	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			2,431,959.42
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
RETAINAGE PAYABLE / AGRICULTURE EXTENSION BUILDING & ROOF		0.00	
RETAINAGE PAYABLE / RENOVATION HISTORIC COURTHOUSE		0.00	
RETAINAGE PAYABLE / DENTAL CLINIC HVAC		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		717,142.00	
BEGINNING FUND BALANCE	1,724,973.17		
PLUS CURRENT REVENUES	834,210.98		
LESS CURRENT EXPENSES	844,366.73		
UNRESERVED FUND BALANCE		1,714,817.42	
ADJUSTMENT REQUIRED-IDB-RED RIVER PRESERVE-NOW 172		0.00	
TOTAL FUND EQUITY			2,431,959.42
TOTAL LIABILITIES AND FUND EQUITY			2,431,959.42

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
GENERAL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
LOCAL OPTION SALES TAX	500,000.00
OTHER STATE GRANTS-TDEC STORM WATER-PASS THRU TO VARIOUS ENTITIES	334,210.98
OTHER STATE GRANTS-TNECD BROADBAND-PASS THRU T0 CITY OF SPRINGFIELD	0.00
BOND PROCEEDS	0.00
PREMIUMS ON DEBT ISSUED	0.00
NOTE PROCEEDS	0.00
TRANSFER IN FOR ADDITIONAL FUNDS	0.00
TRANSFER IN FOR HISTORIC COURTHOUSE ROOF REPAIR	0.00
TRANSFER IN FOR EIGHT (8) HVAC UNITS FOR THE ROBCO OFFICE BUILDING (TRANE)	0.00
TRANSFER IN FOR DRUG COURT OFFICES	0.00
TRANSFER IN FOR ELECTION MACHINES ROOM - 3rd Floor	0.00
TRANSFER IN FOR SOLID WASTE FUND 116 SAFETY PROJECT	0.00
TRANSFER IN FOR PLUMBING PROJECT FOR SHERIFF DEPT.	0.00
TOTAL REVENUES	834,210.98

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
GENERAL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
ARCHITECTS AND ENGINEERING FEES	0.00
CONSULTANTS	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / SHERIFF'S PLUMBING PROJECT	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / DENTAL CLINIC ROOF / HVAC	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / ADA	21,725.00
MAINTENANCE & REPAIR SERV-BUILDINGS / AGEXT ROOF	5,791.13
MAINTENANCE & REPAIR SERV-BUILDINGS / HIGHWAY DEPT ROOF	14,000.00
MAINTENANCE & REPAIR SERV-BUILDINGS / COURTHOUSE	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / DENTAL / PREVIOUS FUNDS	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / COURTHOUSE RELOCATION	311.98
TRUSTEE'S COMMISSION	6,000.00
UNDERWRITERS DISCOUNT	0.00
OTHER DEBT ISSUANCE CHARGES	0.00
BUILDING IMPROVEMENTS / 2HVAC	33,642.00
BUILDING IMPROVEMENTS / COURTHOUSE / RENOVATIONS	62,095.76
BUILDING IMPROVEMENTS / ROBCO OFF BLDG / DRUG COURT OFF RENOVATION	341,900.00
BUILDING IMPROVEMENTS / ROBCO OFFICE BLDG / HVAC	0.00
BUILDING IMPROVEMENTS / ROBCO OFFICE BLDG / JHVAC (JAIL)	27,015.00
BUILDING IMPROVEMENTS / COURTHOUSE / ROOF REPAIRS	0.00
OTHER CAPITAL OUTLAY / TN DEVELOPMT ECONOMIC CONSERVATION-TDEC- (STORM WATER IMPROVE)	331,885.86
OTHER CAPITAL OUTLAY PROJECT / BROADBAND COMMUNITY DEVELOPMENT / TNECD	0.00
TOTAL EXPENSES	844,366.73

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
GENERAL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
TOTAL REVENUES	834,210.98
TOTAL EXPENSES	844,366.73
EXCESS REVENUES (EXPENSES)	(10,155.75)
BEGINNING UNRESERVED FUND BALANCE	1,724,973.17
ENDING UNRESERVED FUND BALANCE	1,714,817.42

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
December 31, 2025

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		2,774,873.60	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			2,774,873.60
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		0.00	
BEGINNING FUND BALANCE	2,061,962.39		
PLUS CURRENT REVENUES	712,911.21		
LESS CURRENT EXPENSES	0.00		
UNRESERVED FUND BALANCE		0.00	
PLUS RESERVED FUND BALANCE FOR RED RIVER PRESERVE		2,774,873.60	
TOTAL FUND EQUITY			2,774,873.60
TOTAL LIABILITIES AND FUND EQUITY			2,774,873.60

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
PAYMENT IN LIEU OF TAXES (PILOT)	687,193.00
INTEREST EARNED	25,718.21
NOTE PROCEEDS	0.00
OTHER LOANS ISSUED	0.00
TOTAL REVENUES	712,911.21

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
PROPERTY PURCHASE / WHITE HOUSE BUSINESS PARK / LAND	0.00
ARCHITECTS	0.00
BUILDING CONSTRUCTION / AIRPORT IMPROVEMENT	0.00
OTHER CONSTRUCTION / OTHER CONSTRUCTION / LIGHT	0.00
OTHER CONSTRUCTION / PORTLAND	0.00
LAND	0.00
SITE DEVELOPMENT	0.00
OTHER CAPITAL OUTLAY	0.00
TRANSFER TO DEBT SERVICE FUND	0.00
TOTAL EXPENSES	0.00

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
TOTAL REVENUES	712,911.21
TOTAL EXPENSES	0.00
EXCESS REVENUES (EXPENSES)	712,911.21
BEGINNING UNRESERVED FUND BALANCE	2,061,962.39
ENDING UNRESERVED FUND BALANCE	2,774,873.60

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SCHOOL CAPITAL PROJECTS FUND
December 31, 2025

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		788,550.53	
TOTAL CURRENT ASSETS			788,550.53
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
RETAINAGE PAYABLE / MOBILE FIXTURE & EQUIPMENT		0.00	
RETAINAGE PAYABLE / TENN-KY AUTOMATIC SPRINKLER		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		662,151.94	
BEGINNING FUND BALANCE	998,299.31		
PLUS CURRENT REVENUES	300,000.00		
LESS CURRENT EXPENSES	1,171,900.72		
UNRESERVED FUND BALANCE		126,398.59	
PLUS RESERVED FUND BALANCE		0.00	
TOTAL FUND EQUITY			788,550.53
TOTAL LIABILITIES AND FUND EQUITY			788,550.53

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SCHOOL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
TRANSFER IN FROM SCHOOL FUND 141	0.00
BOND PROCEEDS	0.00
PREMIUM ON DEBT ISSUED	0.00
NOTE PROCEEDS	0.00
OTHER SOURCES -TRANSFERS IN FROM DEBT SERVICE FUND 151	0.00
OTHER SOURCES -TRANSFERS IN FROM SCHOOL FUND 141	300,000.00
TOTAL REVENUES	300,000.00

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SCHOOL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
INSTRUCTIONAL SUPPLIES	0.00
ARCHITECTS	0.00
CONSTRUCTION MANAGER SERVICES	0.00
OTHER CHARGES	0.00
UNDERWRITER'S DISCOUNT	0.00
OTHER DEBT ISSUANCE CHARGES	0.00
LAND	0.00
BUILDING IMPROVEMENTS	1,171,900.72
BUILDING IMPROVEMENTS - INNOVATION ACADEMY (IA) RENOVATION	0.00
FOOD SERVICE EQUIPMENT	0.00
OTHER CAPITAL OUTLAY	0.00
TRANSFER TO DEBT SERVICE FUND	0.00
TOTAL EXPENSES	1,171,900.72

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SCHOOL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
TOTAL REVENUES	300,000.00
TOTAL EXPENSES	1,171,900.72
EXCESS REVENUES (EXPENSES)	(871,900.72)
BEGINNING UNRESERVED FUND BALANCE	998,299.31
ENDING UNRESERVED FUND BALANCE	126,398.59

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
COUNTY MEDICAL SELF INSURANCE FUND
December 31, 2025

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		3,054,196.23	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			3,054,196.23
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
CLAIMS AND JUDGEMENTS PAYABLE		1,990,219.57	
TOTAL CURRENT LIABILITIES			1,990,219.57
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES			
BEGINNING FUND BALANCE	504,872.64		
PLUS CURRENT REVENUES	2,776,195.81		
LESS CURRENT EXPENSES	2,517,091.79		
UNRESERVED FUND BALANCE		763,976.66	
PLUS RESERVED FUND BALANCE		300,000.00	
TOTAL FUND EQUITY			1,063,976.66
TOTAL LIABILITIES AND FUND EQUITY			3,054,196.23

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
COUNTY MEDICAL SELF INSURANCE FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
PREMIUMS/CONTRIBUTIONS	0.00	2,569,205.24	2,569,205.24
INTEREST EARNED	0.00	35,284.09	35,284.09
MISCELLANEOUS REFUNDS - REBATES	0.00	171,706.48	171,706.48
TRANSFERS IN	0.00	0.00	0.00
TOTAL REVENUES	0.00	2,776,195.81	2,776,195.81

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
COUNTY MEDICAL SELF INSURANCE FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
ADMINISTRATIVE COSTS & HANDLING COSTS	0.00	324,785.09	(324,785.09)
MEDICAL CLAIMS	0.00	1,506,342.11	(1,506,342.11)
MEDICAL - CLINIC	0.00	46,678.32	(46,678.32)
MEDICAL - RX / PRESCRIPTION CLAIMS	0.00	639,286.27	(639,286.27)
TOTAL EXPENSES	0.00	2,517,091.79	(2,517,091.79)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
COUNTY MEDICAL SELF INSURANCE FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	0.00	2,776,195.81	2,776,195.81
TOTAL EXPENSES	0.00	2,517,091.79	(2,517,091.79)
EXCESS REVENUES (EXPENSES)	0.00	259,104.02	259,104.02
BEGINNING UNRESERVED FUND BALANCE	0.00	504,872.64	504,872.64
ENDING UNRESERVED FUND BALANCE	0.00	763,976.66	763,976.66

ROBERTSON COUNTY, TENNESSEE
SCHEDULE OF BOND PAYMENTS
FROM DEBT SERVICE FUND
REMAINING AFTER JUNE 30, 2025

DESCRIPTION	SCHOOL PRINCIPAL PAYMENTS	OTHER PRINCIPAL PAYMENTS	TOTAL PRINCIPAL PAYMENTS	TOTAL INTEREST PAYMENTS	TOTAL PRI. & INT. PAYMENTS
FISCAL YEAR ENDING 6/30/2026	8,619,196.00	2,895,804.00	11,515,000.00	1,680,196.26	13,195,196.26
FISCAL YEAR ENDING 6/30/2027	8,639,887.00	2,980,113.00	11,620,000.00	1,351,244.76	12,971,244.76
FISCAL YEAR ENDING 6/30/2028	7,303,600.00	686,400.00	7,990,000.00	1,008,961.76	8,998,961.76
FISCAL YEAR ENDING 6/30/2029	5,588,700.00	561,300.00	6,150,000.00	777,305.76	6,927,305.76
FISCAL YEAR ENDING 6/30/2030	3,265,000.00	25,000.00	3,290,000.00	597,891.76	3,887,891.76
FISCAL YEAR ENDING 6/30/2031	3,350,000.00	25,000.00	3,375,000.00	509,620.76	3,884,620.76
FISCAL YEAR ENDING 6/30/2032	3,445,000.00	25,000.00	3,470,000.00	423,288.26	3,893,288.26
FISCAL YEAR ENDING 6/30/2033	3,525,000.00	25,000.00	3,550,000.00	340,083.50	3,890,083.50
FISCAL YEAR ENDING 6/30/2034	3,620,000.00	25,000.00	3,645,000.00	252,387.00	3,897,387.00
FISCAL YEAR ENDING 6/30/2035	2,030,000.00	25,000.00	2,055,000.00	160,830.00	2,215,830.00
FISCAL YEAR ENDING 6/30/2036	1,345,000.00	30,000.00	1,375,000.00	100,400.00	1,475,400.00
FISCAL YEAR ENDING 6/30/2037	860,000.00	30,000.00	890,000.00	68,375.00	958,375.00
FISCAL YEAR ENDING 6/30/2038	880,000.00	30,000.00	910,000.00	46,125.00	956,125.00
FISCAL YEAR ENDING 6/30/2039	905,000.00	30,000.00	935,000.00	23,375.00	958,375.00
TOTAL REMAINING PAYMENTS	53,376,383.00	7,393,617.00	60,770,000.00	7,340,084.82	68,110,084.82

ROBERTSON COUNTY, TENNESSEE
SCHEDULE OF NOTE PAYMENTS
FROM DEBT SERVICE FUND
REMAINING AFTER JUNE 30, 2025

DESCRIPTION	SCHOOL PRINCIPAL PAYMENTS	OTHER PRINCIPAL PAYMENTS	TOTAL PRINCIPAL PAYMENTS	TOTAL INTEREST PAYMENTS	TOTAL PRI. & INT. PAYMENTS
FISCAL YEAR ENDING 06/30/2026	0.00	0.00	0.00	0.00	0.00
TOTAL REMAINING PAYMENTS	0.00	0.00	0.00	0.00	0.00

ROBERTSON COUNTY, TENNESSEE

SCHOOL FEDERAL PROJECTS
FINANCIAL REPORT

DECEMBER 31, 2025

UNAUDITED

PREPARED BY
FINANCE DEPARTMENT

JODY STEWART
FINANCE DIRECTOR

ROBERTSON COUNTY, TENNESSEE

SCHOOL FEDERAL PROJECTS
UNAUDITED FINANCIAL REPORT

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ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SCHOOL FEDERAL PROJECTS FUND
December 31, 2025

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH ON HAND			
CASH WITH TRUSTEE		501,560.93	
ACCOUNTS RECEIVABLE		0.00	
DUE FROM OTHER GOVERNMENTS		0.00	
			501,560.93
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE AMERITAS VISION		633.44	
RETAINAGE PAYABLE		0.00	
ACCRUED PAYROLL		0.00	
TOTAL CURRENT LIABILITIES			633.44
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		158,522.81	
BEGINNING FUND BALANCE	0.00		
PLUS CURRENT REVENUES	2,849,721.23		
LESS CURRENT EXPENSES	3,007,316.55		
UNRESERVED FUND BALANCE		(157,595.32)	
PLUS RESERVED FUND BALANCE		500,000.00	
TOTAL FUND EQUITY			500,927.49
TOTAL LIABILITIES AND FUND EQUITY			501,560.93

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SCHOOL FEDERAL PROJECTS FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
VOCATIONAL PROGRAM IMPROVEMENT	179,917.80	94,018.10	(85,899.70)
TITLE I - IMPROVING BASIC PROGRAMS	2,651,024.87	858,032.04	(1,792,992.83)
IDEA PART B - SPECIAL EDUCATION	3,462,278.68	1,366,708.34	(2,095,570.34)
IDEA PRESCHOOL SPECIAL EDUCATION	149,096.70	30,021.24	(119,075.46)
TITLE III - ENGLISH LANGUAGE ACQUISITION	209,924.39	17,401.80	(192,522.59)
TITLE IX - HOMELESS EDUCATION	90,905.26	49,111.52	(41,793.74)
TITLE II - PROFESSIONAL DEVELOPMENT	642,052.56	232,094.98	(409,957.58)
COVID-19 GRANT #1	0.00	0.00	0.00
COVID-19 GRANT #3	0.00	0.00	0.00
COVID-19 GRANT A	0.00	0.00	0.00
COVID-19 GRANT B	0.00	0.00	0.00
COVID-19 GRANT D	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #1	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #2	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #3	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #4	0.00	0.00	0.00
OTHER FEDERAL THROUGH STATE	416,787.04	202,333.21	(214,453.83)
TRANSFERS IN	0.00	0.00	0.00
TOTAL REVENUES	7,801,987.30	2,849,721.23	(4,952,266.07)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SCHOOL FEDERAL PROJECTS FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
REGULAR INSTRUCTION PROGRAM	1,598,795.72	651,595.56	947,200.16
SPECIAL EDUCATION PROGRAM	2,203,911.92	934,996.09	1,268,915.83
VOCATIONAL EDUCATION PROGRAM	121,134.24	107,120.94	14,013.30
HEALTH SERVICES	316,631.64	130,473.42	186,158.22
OTHER STUDENT SUPPORT	371,503.81	39,212.12	332,291.69
REGULAR INSTRUCTION PROGRAM SUPPORT	1,756,110.81	673,914.13	1,082,196.68
SPECIAL EDUCATION PROGRAM SUPPORT	1,407,463.46	469,390.68	938,072.78
VOCATIONAL EDUCATION PROGRAM SUPPORT	3,300.00	354.56	2,945.44
BOARD OF EDUCATION	0.00	0.00	0.00
TECHNOLOGY	0.00	0.00	0.00
OPERATION OF PLANT	0.00	0.00	0.00
TRANSPORTATION	23,135.70	259.05	22,876.65
REGULAR CAPITAL OUTLAY	0.00	0.00	0.00
FOOD SERVICE	0.00	0.00	0.00
OPERATING TRANSFER	0.00	0.00	0.00
TOTAL EXPENSES	7,801,987.30	3,007,316.55	4,794,670.75

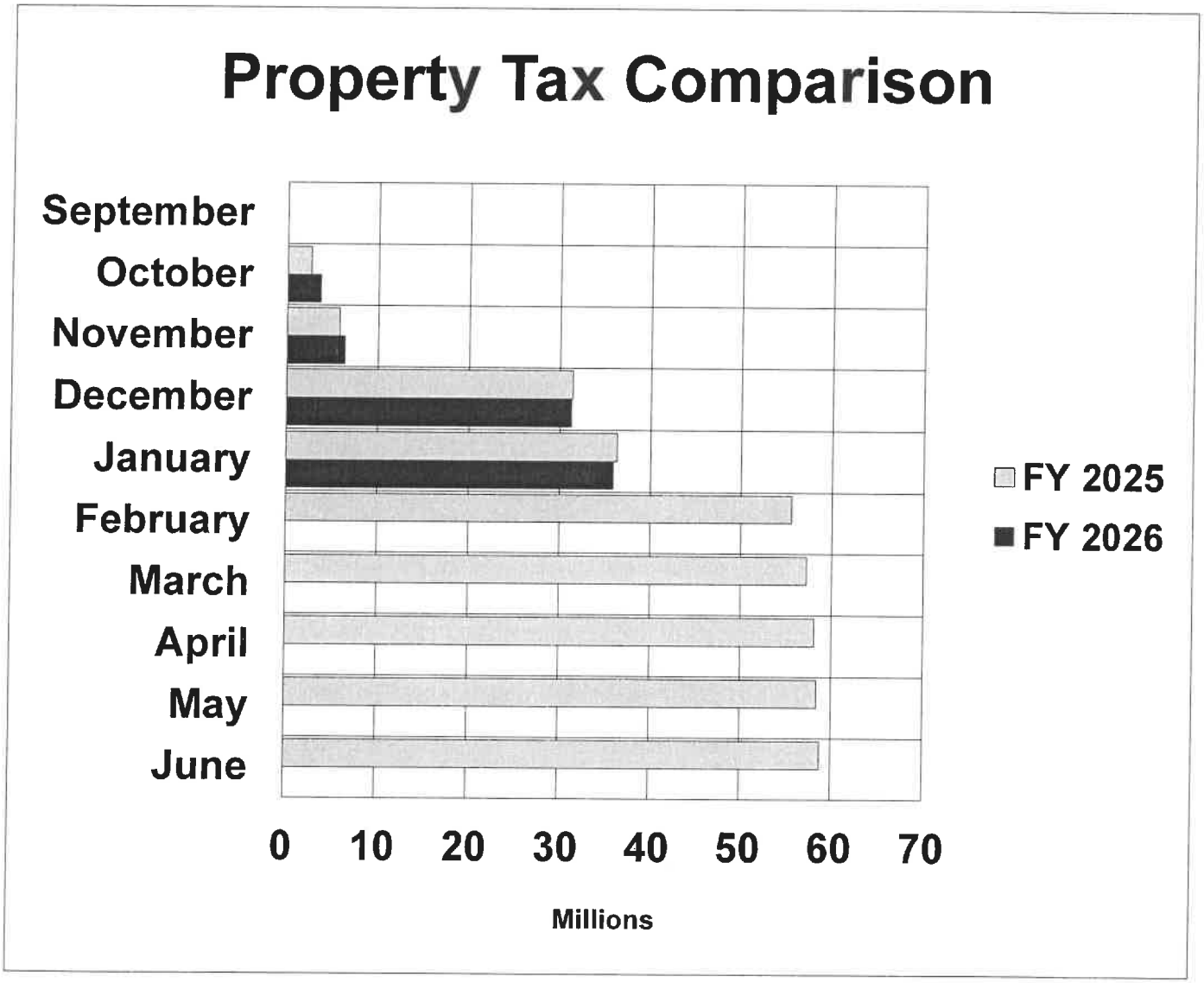
ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SCHOOL FEDERAL PROJECTS FUND
FOR THE PERIOD ENDED 12/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	7,801,987.30	2,849,721.23	(4,952,266.07)
TOTAL EXPENSES	7,801,987.30	3,007,316.55	4,794,670.75
EXCESS REVENUES (EXPENSES)	0.00	(157,595.32)	(157,595.32)
BEGINNING UNRESERVED FUND BALANCE	0.00	0.00	0.00
ENDING UNRESERVED FUND BALANCE	0.00	(157,595.32)	(157,595.32)

ROBERTSON COUNTY, TENNESSEE
FOR FISCAL YEAR 2025-2026

FOR PERIOD ENDING JANUARY 31, 2026
PROPERY TAX COLLECTION - COMPARISONS

	JANUARY ACTUAL FY 24-25	JANUARY ACTUAL FY 25-26	POSITIVE (NEGATIVE) VARIANCE	TOTAL BUDGET FY 25-26	JANUARY ACTUAL FY 25-26	POSITIVE (NEGATIVE) VARIANCE
GENERAL FUND	19,592,590	19,346,752	(245,838)	32,010,000	19,346,752	(12,663,248)
SANITATION FUND	403,976	398,907	(5,069)	660,000	398,907	(261,093)
SCHOOL FUND	11,917,149	11,767,619	(149,530)	19,470,000	11,767,619	(7,702,381)
DEBT SERVICE	4,443,675	4,387,918	(55,757)	7,260,000	4,387,918	(2,872,082)
TOTAL	36,357,390	35,901,196	(456,194)	59,400,000	35,901,196	(23,498,804)



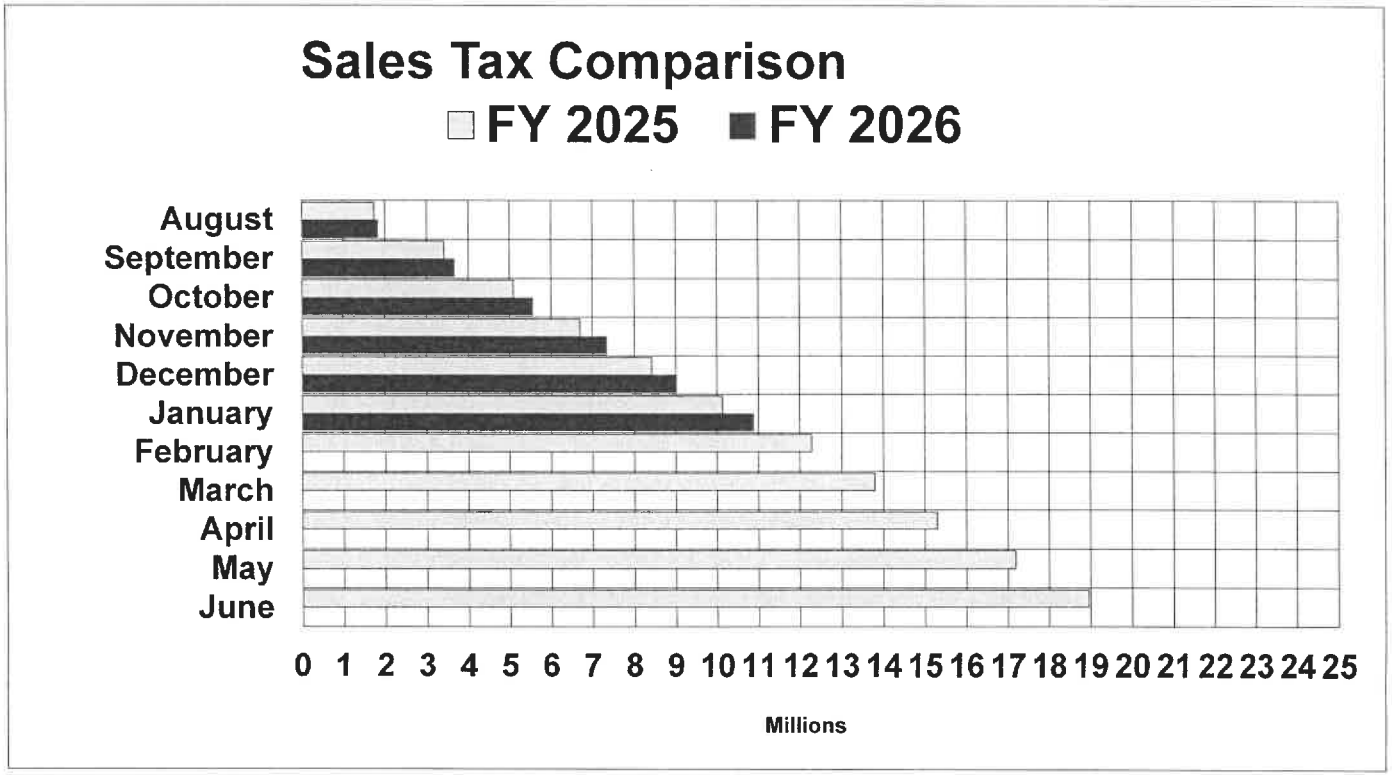
ROBERTSON COUNTY, TENNESSEE
FOR FISCAL YEAR 2025-2026

FOR PERIOD ENDING JANAURY 31, 2026
SALES TAX COLLECTION - COMPARISONS

ACTUAL FY 24-25	ACTUAL FY 25-26	POSITIVE (NEGATIVE) VARIANCE	BUDGET FY 25-26	ACTUAL FY 25-26	POSITIVE (NEGATIVE) VARIANCE
10,128,276	10,889,003	760,726	18,100,000	10,889,003	(7,210,997)

7.51%
Increase Over FY25

BUDGET PERCENTAGE	ACTUAL PERCENTAGE
50.00%	60.16%



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

MEMORANDUM

TO: The Robertson County Commission Members
FROM: Pam Groves, Planning and Zoning Director
DATE: February 13, 2026

The Robertson County Commission will hold its monthly meeting on Monday, February 23, 2026, 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 Request AG-2 to RP-80

Resolution No. 022326013 – Canaan Russell: Request to rezone 5.14 acres of property from AG-2 to RP-80 located on Bill Moss Road. Tax Map 095, Parcel 054.05 (3rd Voting District). The Planning Commission recommended by a vote of 5 – 1.

Resolution No. 022326014 – Josh Russell: Request to rezone 15.03 acres of property from AG-2 to RP-80 located on Bill Moss Road. Tax Map 095, Parcel 054.02 (3rd Voting District). The Planning Commission recommended by a vote of 5 – 1.

Resolution No. 022326015 – S. L. Searcy: Request to rezone 5.84 acres of property from AG-2 to RP-80 located on Oregon Road and Woodrow Wilson Road. Tax Map 072, Parcel 088.12 (8th Voting District).
The Planning Commission recommended by a vote of 6 – 0.

Resolution No. 022326016 – Shannon Westerbeck: Request to rezone 5.69 acres from AG-2 to RP-80 located on Cedar Grove Road and Greer Lane. Tax Map 062, Parcel 163.03 (1st Voting District).
The Planning Commission recommended by a vote 6 – 0.

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

PG:hbm
Enclosures

Robertson County Commission Resolution No. 022326013

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 5.14 ACRES OF PROPERTY LOCATED ON BILL MOSS ROAD, WHITE HOUSE, MORE PARTICULARLY IDENTIFIED AS TAX MAP 095, PARCEL 054.05 FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Canaan Russell requests to rezone 5.14 acres of Tax Map 095, Parcel 054.05, located on Bill Moss Road, from AG-2 to RP-80; and

Whereas, supporting documentation of the rezoning request is attached hereto as Exhibit A: Application Packet and Exhibit B: Staff Report from Planning Commission, with additional application information available to the public in the Robertson County Planning and Zoning Office; and

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their December 18, 2025, regular meeting, finding the size of the subject parcel dimensionally appropriate for the RP-80 zoning designation, and water availability present.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE THAT:

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 095, Parcel 054.05, located on Bill Moss Road, from AG-2 to RP-80; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

THIS RESOLUTION SHALL BE IN EFFECT IMMEDIATELY AFTER ITS PASSAGE, THE PUBLIC WELFARE DEMANDING IT.

Approved and adopted the _____day of _____, 2026.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

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

Application for Rezoning

Applicant Information:

Name: Canaan Russell
Mailing Address: 127 Clearview Rd Cottontown TN 37048
Email: ____
Telephone Number: ____

Applicant's Representative Information:

Name: Josh Russell / Todd Bollinger
Name of Firm: N/A
Mailing Address: Same
Email: ____
Telephone Number: ____

Property Information:

Owner (if not applicant provide letter giving applicate permission): ____
Physical Address: 7908 Bill Moss Rd White House TN 37188
Tax Map and Parcel Number: M-95 P-054.05
Current Zoning Designation: AG-2
Requested Zoning Designation: RR-80

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

Purpose of rezoning request:

Land Split.

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy 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. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. 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.

11.4.25
Owner of Record Signature & DATE

11-4-25
Applicant's Signature & DATE

Robertson County - Parcel: 095 054.05



Date: November 7, 2025

County: ROBERTSON
Owner: RUSSELL CANAAN
Address: BILL MOSS RD
Parcel ID: 095 054.05
Deeded Acreage: 5.14
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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.

PLAT CONTAINS 5.14 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS 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.

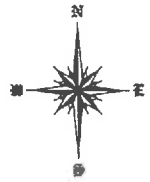
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NOTE:
ALL LOT LINE AND FOUNDATION DEMINSIONS SHOWN ARE AS PER INFORMATION SUPPLIED BY THE OWNER AND/OR BUILDER. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO VARIFY ALL DEMINSIONS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.

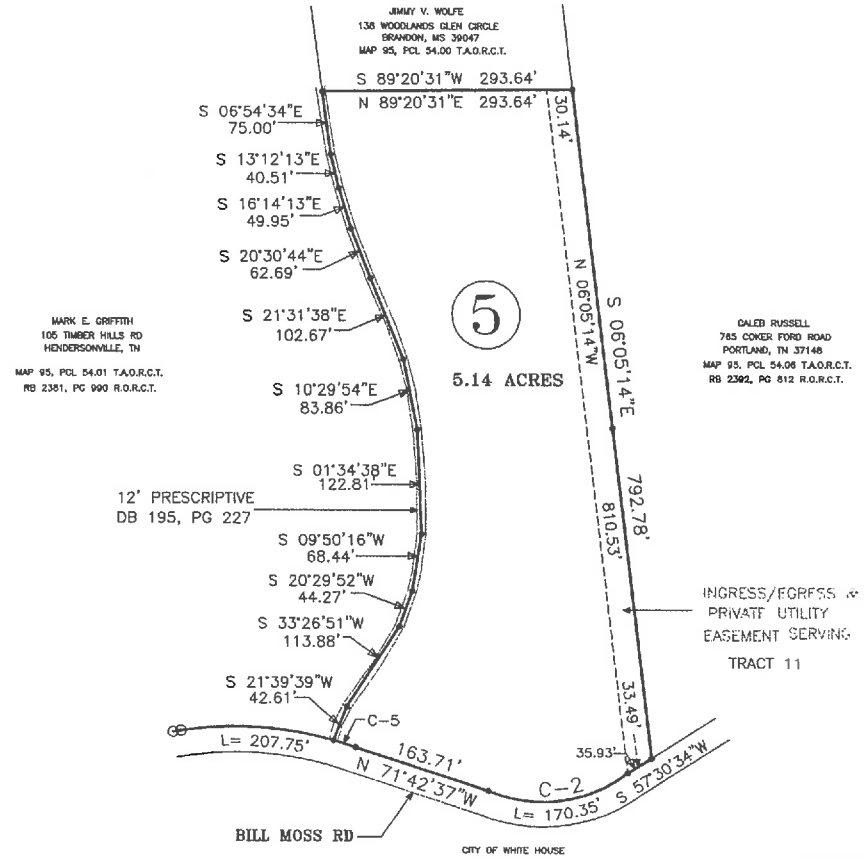
NOTE:
ALL BEARINGS ARE REFERENCED TO THE OWNER'S DEED OF RECORD RECORDED IN THE COUNTY REGISTER'S OFFICE.

CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-2	163.61'	93.81'	170.35'	59°39'27"	162.76'	S 82°54'05"W
C-5	420.49'	13.43'	26.85'	3°39'34"	26.85'	N 72°17'41"W







SCALE 1"= 100'

0 100 200 300

ZONED AG2
REQUESTING RP-80

OWNER/DEVELOPER
CANAAN RUSSELL
127 CLEARVIEW RD
COTTONTOWN, TN 37048

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

SITE PLAN FOR
CANAAN RUSSELL
MAP 95, PCL 54.05 T.A.O.R.C.T.

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	A.T.B.	A.T.B.	11/18/25

11TH CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
JRBM

Property description

Tract 5

5.14 Acres

Being a tract of land in the 11th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Wolfe Mountain, LLC. And Jimmy & Kimberly Wolfe RB 2312, PG 281 R.O.R.C.T. and more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 10/31/24 as follows:

Beginning at a set iron railroad spike in the center of a gravel drive in the northerly margin of Bill Moss Road, said spike being a common corner to Tract 4 of the same survey and being the most southwest corner of herein described tract; Thence now leaving said margin with the center of the gravel road and Tract 4 for the next 11 calls: N 21°39'39"E 42.61 feet to a spike; Thence N 33°26'51"E 113.88 feet to a spike; Thence N 20°29'52"E 44.27 feet to a spike; Thence N 09°50'16"E 68.44 feet to a spike; Thence N 01°34'38"W 122.81 feet to a spike; Thence N 10°29'54"W 83.86 feet to a spike; Thence N 21°31'38" W 102.67 feet to a spike; Thence N 20°30'44"W 62.69 feet to a spike; Thence N 16°14'13"W 49.95 feet to a spike; Thence N 13°12'13"W 40.51 feet to a spike; Thence N 06°54'34"W 75.00 feet to a spike, said spike being a common corner to Tract 11 of the same survey; Thence now leaving said gravel road and Tract 4 with Tract 11 N 89°20'31"E 293.64 feet to a set iron pin in the line of Tract 13 of the same survey; Thence now leaving Tract 11 with Tract 13 S 06°05'14"E 792.78 feet to a set iron pin in the northerly margin of Bill Moss Road; Thence now leaving Tract 13 with said margin for the next 4 calls: Thence S 57°30'34"W 35.93 feet to a point; Thence with a curve to the right having a radius of 163.61 feet and having a chord bearing and chord of S 82°54'05"W 162.76 feet to a point; Thence N 71°42'37"W 163.71 feet to a point; Thence with a curve to the right having a radius of 420.49' and having a chord bearing and chord of N 72°17'41" W 26.85 feet to the point of beginning containing 5.14 acres.

The above-described tract is subject to 2 easements, one being a 12'

Prescriptive Easement found in DB 195, PG 227 R.O.R.C.T., and also a 30' ingress/egress and private utility easement serving tract 11 on the same survey, more accurately described as follows:

Being at a set iron pin in the northerly margin of Bill Moss Road, said pin being a common corner to Tract 13 of the same survey and being the most southeast corner of herein described tract; Thence now leaving Tract 13 with said margin S 57°30'34"W 35.93 feet to a point; Thence now leaving said margin N 06°05'14"W 810.53 feet to a point in the southerly line of Tract 11; Thence with Tract 11 N 89°20'31"E 30.14 feet to a set iron pin in the line of Tract 13 of the same survey; Thence now leaving Tract 11 with Tract 13 S 06°05'14"E 792.78 feet to the point of beginning.

The above-described tract is subject to a 20' White House Utility District easement, according to a survey by Vester Land Surveying dated 02/13/2025.

WHITE HOUSE UTILITY DISTRICT
P.O. BOX 608, 3303 HIGHWAY 31-W—WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

September 30, 2025

Mr. Josh Russell
127 Clearview Rd
Cottontown, TN 37048

RE: Water Availability for Russell – Bill Moss Road residential project
Robertson County Tax Map 95 Parcel 54.00
White House, TN

Dear Mr. Russell,

Based on the information submitted to WHUD on September 8, 2025, you are requesting water service for a project consisting of 11 tracts to be created by dividing portions of the parcel noted above. Please see attached schedule for flows requested. he current water main is shown in Map 1.

WHUD will install a new water main along Bill Moss Road where no water main currently exists and as approximately shown on the attached Map 2. Only after this new water main is constructed and placed in service will new water taps connecting to the new water main be made available for sale. WHUD anticipates construction beginning on the new water main later in 2025.

In order for WHUD to provide water service to the project the developer will be required to do the following, after the new water line has been installed:

1. Pay fees noted in the attached schedule
2. Coordinate with WHUD personnel to confirm locations of any fire hydrants that the developer may be required to install for the project

It does not appear that new offsite utility easements will need to be acquired for this project. If new easements are required, WHUD will manage and facilitate the acquisition process for all easements. The developer shall be responsible for reimbursing WHUD for all costs associated with the acquisition of easements required for this project.

In conclusion, the information provided is to be considered due diligence in nature. This letter is neither a commitment nor a contract between the developer and WHUD nor is it to be relied upon for the purpose of design.

Should the developer desire to move beyond the due diligence inquiry phase of this project it will be necessary for the developer to pay noted fees.

Should you have any questions, please contact our Engineering Department at 615-672-4110 ext. 262 or via email at WHUDEngineering@whud.org.

Sincerely,

Pat Harrell, P.E.
District Engineer

Russell
Bill Moss Road
Residential Project
Map 1

WHUD

N

0 262.5 525 Feet

9/23/2025



Russell
Bill Moss Road
Residential Project
Map 2



WHUD

N

0 262.5 525 Feet

9/23/2025

CORNERSTONE
DEVELOPMENT SERVICES
SURVEYING • LAND DEVELOPMENT

120 Main Street
Portland, TN 37148
(615 864-0940
cornerstonedevelops.com

Traffic Assessment

This Traffic Assessment is for tracts 5 of the Survey for Wolfe Mountain, LLC (Jimmy & Kimberly Wolfe). Said property being parcel 54.05 of the Robertson County Tax Assessor's Office and shown in **Exhibit 1 and Exhibit 2**.

General Site Description

The site of assessment is located on the north side of Bill Moss Road, approximately 0.4 miles west of its intersection with Interstate 65, in jurisdiction of Robertson County Planning. The site is uninhabited, and is wooded, and consists of gently rolling terrain. The surrounding properties are 5+ acres with the exception of Holly Tree Subdivision (a low density residential planned unit development consisting of lots around 10,000 sf) located to the southwest of the site.

The existing property is a 5 acre tract approximately 300' wide by 800' deep fronting Bill Moss Road. The property is currently zoned AG-2 with a minimum lot size of 130,000 sf. The adjoining properties are zoned AG-2 as well. With the existing zoning, Tract 5 could only yield one buildable lot meeting current zoning requirements.

The proposed zoning of the site is RP-80 with a minimum lot size of 80,000 sf. With this zoning the property could yield 2 buildable lots. This would be a net increase of 1 buildable lot.

Trip Generation

The 12th addition of the ITE Trip Generation Manual was used for traffic generation data. For single family residential lots (Land Use Code 210) 10 trips per dwelling unit per day was used for ADT generation. For the AM peak hour generation 0.75 trips per dwelling unit was used and for the PM peak hour generation 1.0 trips per dwelling unit was use. The results of this generation are summarized in the Table below.

Existing Zoning ADT	Proposed Zoning ADT	Increase	Existing Zoning AM Peak	Proposed Zoning AM Peak	Increase	Existing Zoning PM Peak	Proposed Zoning PM Peak	Increase
10	20	10	0.75	1.5	0.75	1	2	1

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NOV 14 2025
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Roadway Conditions and Access Potential

TDOT has performed yearly traffic county on Bill Moss Road between I65 and Pleasant Grove Rd where the proposed project is located. Below is a summary of the counts and data for the counting station.

Location ID	74000175	MPO ID	
Type	SPOT	HPMS ID	
On NHS		On HPMS	
LRS ID	74L608101P00000	LRS Loc Pt.	1.5
SF Group	Lower FC (2025)	Route Type	
AF Group	Region 3 Urban Major Collector (2025)	Route	
GF Group	Robertson (2025)	Active	Yes
Class Dist Grp	Region 3 Urban Major Collector (2025)	Category	CC
Seas Clss Grp			
WIM Group			
QC Group	Default		
Fnct'l Class	Major Collector	Milepost	
Located On	06081		
Loc On Alias	BILL MOSS RD.		
	S OF I-65		
More Detail			

STATION DATA

Directions: 2-WAY

AADT

	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2024	917	159	17	65	890 (97%)	27 (3%)	
	2023	632[3]		10	65	615 (97%)	17 (3%)	Grown from 2022
	2022	605	57	10	65	590 (98%)	15 (2%)	
	2021	678	73	11	65	657 (97%)	21 (3%)	
	2020	485	60	12	65	469 (97%)	16 (3%)	

|<< < > >>| 1-5 of 9

VOLUME COUNT

	Date	Int	Total
	Tue 10/15/2024	15	1,085
	Thu 3/7/2024	15	940
	Tue 7/5/2022	15	637
	Wed 5/26/2021	15	768
	Wed 7/1/2020	15	544
	Mon 6/17/2019	15	523
	Tue 4/24/2018	15	643
	Mon 6/5/2017	15	535
	Mon 12/12/2016	15	637

VOLUME TREND

Year	Annual Growth
2024	45%
2023	4%
2022	-11%
2021	40%
2020	0%
2019	-18%
2018	18%
2017	-19%

CORNERSTONE
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SURVEYING • LAND DEVELOPMENT

120 Main Street
Portland, TN 37148
(615 864-0940
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Bill Moss Road in this area is considered an Urban Major Collector, per TDOT. It is currently 20' wide with a speed limit of 35 MPH. It is striped with a double yellow center and white lines on the edges. Pavement condition is adequate, and the striping indicates it is maintained regularly by the County, and will be on the repaving list when needed.

Given the minimal increase in ADT (1.1%) and peak hour trips (0.6%) that the proposed rezoning potentially would cause, a change in the existing LOS is extremely unlikely. Although a full on LOS analysis is beyond the scope of this assessment, the increase in traffic generated due to the proposed zoning change would be extremely unlikely to cause a change in LOS. For reference, 100 or more peak hour trips or 1,000 or more ADT are the standard triggers for the need of a full Traffic Impact Study analyzing Level of Service (LOS).

There are no road intersections close to the property that would cause issues involving access management. There is a roadside ditch that will need to be crossed to access the property, but pipe sizes would be minimal and no cause for concern. There is a slight horizontal curve in the frontage of the property, and some tree removal should be done along the frontage to ensure sight distance is maintained. Access points should be located along the far west of the property or one on the fare west and one on the far east (with some tree removal for sight distance. The vertical curvature of the road does not appear to be an issue.

Conclusions

The existing road network appears more than adequate to handle traffic from the proposed development. Given the minimal increase in density the proposed rezoning would bring, and the more than adequate roadway conditions for the existing ADT, a more detailed Traffic Impact Study should not be required.



11-12-2025

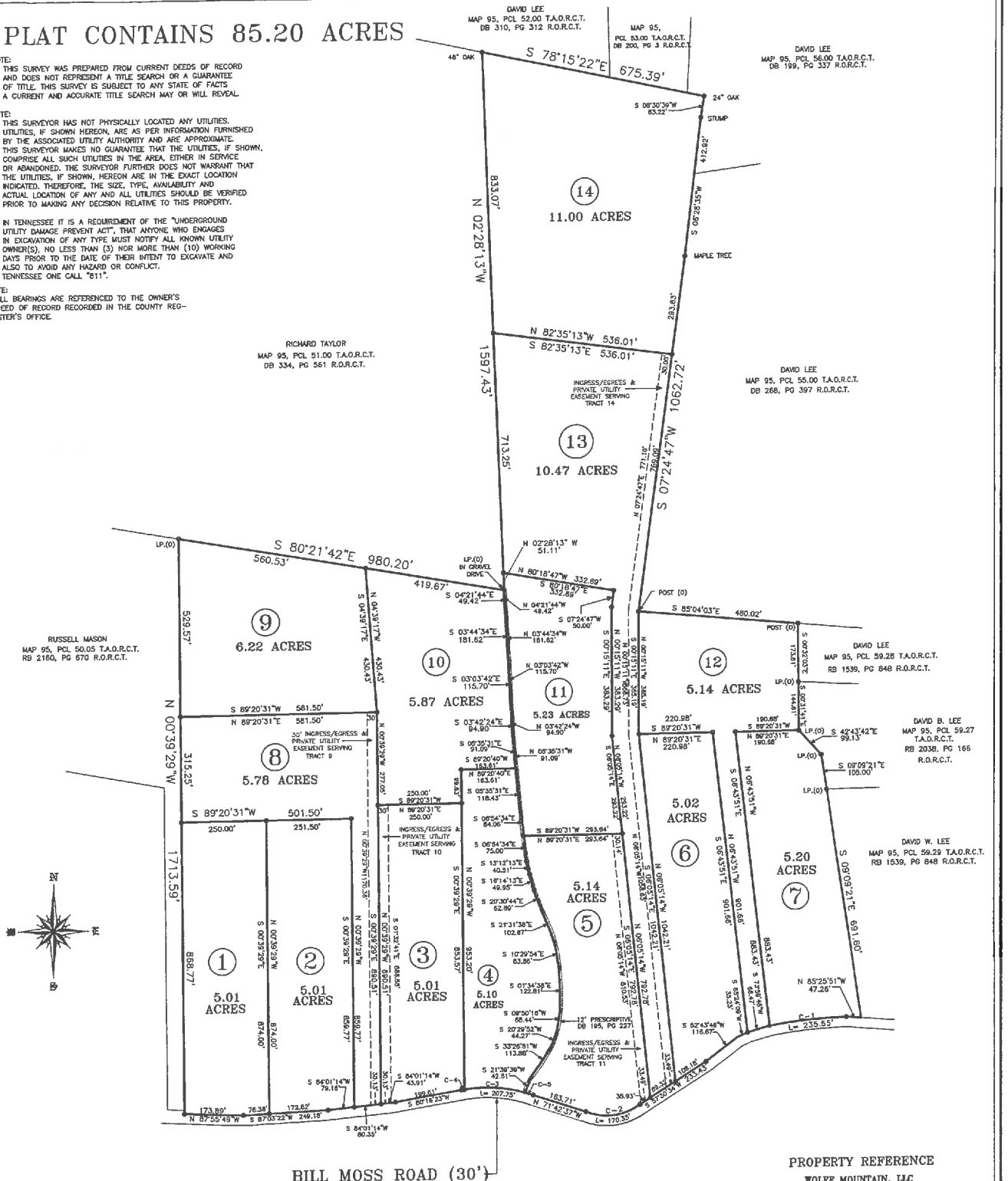
PLAT CONTAINS 85.20 ACRES

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

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NOTE:
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PROPERTY REFERENCE

WOLFE MOUNTAIN, LLC
JIMMY & KIMBERLY WOLFE
MAP 95, PCL 54.00 T.A.O.R.C.T.
RB 2312, PG 281 R.O.R.C.T.

CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	1385.58'	118.07'	235.55'	9°52'59"	235.26'	S 84°08'17"W
C-2	163.61'	93.81'	170.35'	59°39'27"	162.76'	S 82°54'05"W
C-3	420.49'	106.04'	207.75'	28°18'27"	205.64'	N 84°37'08"W
C-4	420.49'	4.64'	9.28'	1°15'50"	9.28'	S 80°35'44"W
C-5	420.49'	13.43'	26.86'	3°39'34"	26.85'	N 72°17'41"W

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY III SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 5000 AS SHOWN HEREON.

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

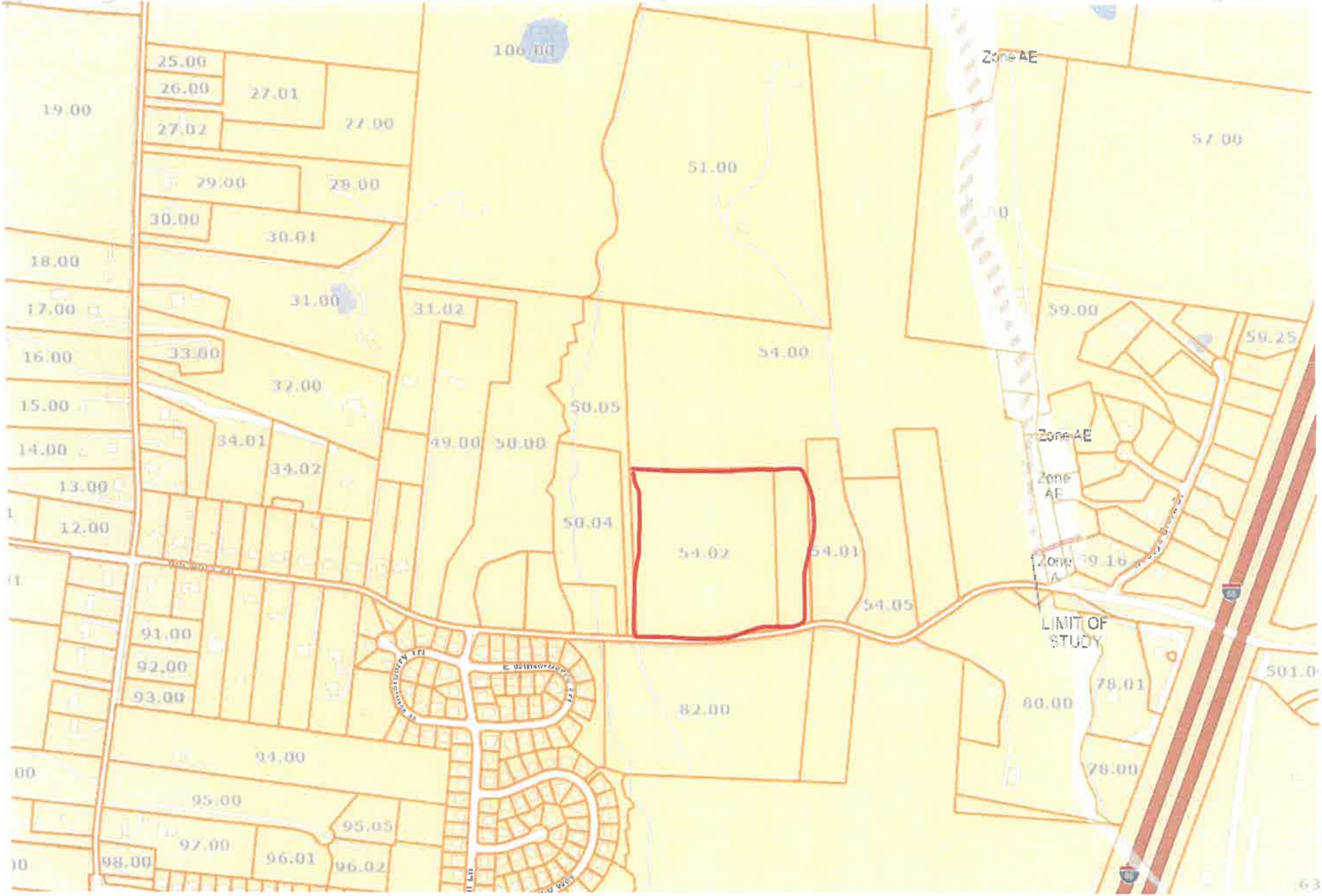
ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

0 200 400 600

SURVEY FOR
WOLFE MOUNTAIN, LLC
JIMMY & KIMBERLY WOLFE

SCALE	DRAWN BY	APPROVED	DATE
1" = 200'	A.T.B.	A.T.B.	10/31/24

11TH CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE
DRAWING NO. 85BILLMO


106.00
Zone AE
19.00
25.00
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50.05
Zone AE
14.00
34.01
34.02
49.00
50.00
13.00
Zone AE
12.00
50.04
54.02
54.01
Zone A
59.16
54.05
LIMIT OF STUDY
91.00
92.00
93.00
82.00
78.01
80.00
501.0
94.00
78.00
95.00
95.05
97.00
96.01
96.02
98.00

Hunter Mantooth

To: Hunter Mantooth
Subject: RE: [EXTERNAL]Fwd: Traffic Assessments - Bill Moss Rd. - Robertson County, TN

Canaan Russell (54.05); Russell Tracts 1-3 (54.02)

- For both Russell submittals, the general and overall content of the traffic assessment (as prepared and sealed by John Zachary Wilkinson) contains expected information. Preparation and confirmation of trip generation (using ITE resources) is consistent with typical procedures. We do advise that fractional trips resulting from trip generation calculations be rounded to the nearest whole number. The review addresses and discusses intersection sight distances related to the proposed access driveways. Future reviews of site plan submittals by county officials should confirm that the applicant's design implements the recommended driveway placement and vegetation management as discussed in the study.

- Review had some confusion in references made to the tracts and land being considered. For the Tract 5 submittal, the traffic assessment's opening paragraph references parcel 54.05 and Tract 5. However, the exhibit on page 5 of the study red lines parcel 54.02. Similarly, for the assessment regarding Tracts 1-3, the introduction mentioned parcels 54.00 and 54.02, but Tract 54.05 is red highlighted in its exhibit. This may be a result of my unfamiliarity with the project - but caused some uncertainty on my part. Regardless, this should be confirmed by the applicant.

- The proposed driveway spacing and arrangement should be monitored and reviewed. It is unclear if the Tract 5 proposal intends to utilize a single driveway for both proposed dwelling units or if the dwellings will be served by separate driveway accesses to Bill Moss Rd. Appropriate driveway spacing should be maintained between adjacent properties. We recommend a site plan showing the orientation of the dwelling units and locations of the driveway(s) always be provided with the traffic assessment. Submittals should provide information as to how proposed driveways connect to the public street and to allow discernment if shared driveways are being proposed for multiple units.

- Of most interest in our review, we noted that the traffic assessment approaches its traffic studies in "piecemeal" fashion. One submittal involves Tract 5 (two proposed homesites) and the other submittal concerns Tracts 1-3 (seven total proposed homesites). However, review noted a total of 13 tracts depicted on the plat (property map) - of unknown possible future development size. This information suggests that there may be additional development proposals to come for the property. Typical practice and recommended methodology would have the applicant prepare one traffic assessment based on the property's full development potential (meaning all currently know tracts that could be developed). Conducting traffic assessments on a tract-by-tract basis is not desirable as the study would likely not capture (recognize) the cumulative impact of what could be developed over time. Said another way.....conducting a traffic assessment one tract at a time may not yield the same results, compared to assessing the entire development potential as part of one evaluation. We would advise that full development potential

(combining all tracts) be estimated and a single traffic assessment be prepared. Please let us know if this does not make sense.

I hope this information helps. If we need to get on a call to discuss particulars, we can certianly do that at a time that is convenient for all.

Regards,
Greg

GREGORY D. JUDY, P.E., PTOE
Engineer Manager – Vice President

Neel-Schaffer, Inc.
201 E Main St, Suite 325, Murfreesboro, TN 37130
O: 615.217.0500 | D: 615.546.0722
www.neel-schaffer.com

Hunter Mantooth

From: Zach Wilkinson <zwilkinson@cornerstonedevelops.com>
Sent: Tuesday, December 16, 2025 11:39 AM
To: Hunter Mantooth
Cc: Josh Russell
Subject: [EXTERNAL]Traffic Assessment Review for Bill Moss Road

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from zwilkinson@cornerstonedevelops.com. Learn why this is important

Ms. Mantooth,

Below is clarifications/responses regarding comment on the Traffic Assessment for the two proposed rezonings on Bill Moss Road. I hope this clarifies.

Thanks!

Canaan Russell (54.05); Russell Tracts 1-3 (54.02)

- For both Russell submittals, the general and overall content of the traffic assessment (as prepared and sealed by John Zachary Wilkinson) contains expected information. Preparation and confirmation of trip generation (using ITE resources) is consistent with typical procedures. We do advise that fractional trips resulting from trip generation calculations be rounded to the nearest whole number. The review addresses and discusses intersection sight distances related to the proposed access driveways. Future reviews of site plan submittals by county officials should confirm that the applicant's design implements the recommended driveway placement and vegetation management as discussed in the study.

Response: Below is updated tables with numbers rounded. We agree that review of access placement/vegetation management should be done upon development. It is our understanding upon applying for building permits a Driveway Permit will be required, upon which such review would occur.

Tract 1,2,&3 Trip Generation

Existing Zoning ADT	Proposed Zoning ADT	Increase	Existing Zoning AM Peak	Proposed Zoning AM Peak	Increase	Existing Zoning PM Peak	Proposed Zoning PM Peak	Increase
40	70	30	3	5	2	4	7	3

Tract 5 Trip Generation

Existing Zoning ADT	Proposed Zoning ADT	Increase	Existing Zoning AM Peak	Proposed Zoning AM Peak	Increase	Existing Zoning PM Peak	Proposed Zoning PM Peak	Increase
10	20	10	1	2	1	1	2	1

- Review had some confusion in references made to the tracts and land being considered. For the Tract 5 submittal, the traffic assessment's opening paragraph references parcel 54.05 and Tract 5. However, the exhibit on page 5 of the study red lines parcel 54.02. Similarly, for the assessment regarding Tracts 1-3, the introduction mentioned parcels 54.00 and 54.02, but Tract 54.05 is red highlighted in its exhibit. This may be a result of my unfamiliarity with the project - but caused some uncertainty on my part. Regardless, this should be confirmed by the applicant.

Response: I believe the confusion is because the County Tax Assessor's maps have not been updated to reflect the Tract Plat. To avoid confusion, please utilize Exhibit 2 Tract Plat (Survey for Wolfe Mountain, LLC) for reference. The first Traffic Assessment is for Tracts 1,2,&3 of said plat, the second Traffic Assessment is for Tract 5 of said plat.

- The proposed driveway spacing and arrangement should be monitored and reviewed. It is unclear if the Tract 5 proposal intends to utilize a single driveway for both proposed dwelling units or if the dwellings will be served by separate driveway accesses to Bill Moss Rd. Appropriate driveway spacing should be maintained between adjacent properties. We recommend a site plan showing the orientation of the dwelling units and locations of the driveway(s) always be provided with the traffic assessment. Submittals should provide information as to how proposed driveways connect to the public street and to allow discernment if shared driveways are being proposed for multiple units.

Response: We agree that review of access placement/spacing should be done upon development. Because the purpose of this request is just for re-zoning, we believe this should be done further in the development process, upon plats or building permit applications being submitted. It is our understanding upon applying for building permits a Driveway Permit will be required, upon which such review would occur.

- Of most interest in our review, we noted that the traffic assessment approaches its traffic studies in "piecemeal" fashion. One submittal involves Tract 5 (two proposed homesites) and the other submittal concerns Tracts 1-3 (seven total proposed homesites). However, review noted a total of 13 tracts depicted on the plat (property map) - of unknown possible future development size. This information suggests that there may be additional development proposals to come for the property. Typical practice and recommended methodology would have the applicant prepare one traffic assessment based on the property's full development potential (meaning all currently know tracts that could be developed). Conducting traffic assessments on a tract-by-tract basis is not desirable as the study would likely not capture (recognize) the cumulative impact of what could be developed over time. Said another way.....conducting a traffic assessment one tract at a time may not yield the same results, compared to assessing the entire development potential as part of one evaluation. We would advise that full development potential (combining all tracts) be estimated and a single traffic assessment be prepared. Please let us know if this does not make sense.

Response: We agree that a "piecemeal" approach to traffic analysis is not ideal. In this case due to the multiple independent ownerships and speculative nature of future development, we are limited in approaching in any other way. Due to the minimal traffic impact, current road capacity, and fact that cumulative review will occur naturally with the current regulations in place, we believe the Traffic Assessment data submitted is adequate for review of the re-zoning proposal.



CORNERSTONE
DEVELOPMENT SERVICES

ZACH WILKINSON

Owner, P.E., R.L.S, GC(BC-A,b)

615-864-0940

zwilkinson@cornerstonedevelops.com

120 Main St. Portland. TN

cornerstonedevelops.com

Hunter Mantooth

From: Troy Adkins
Sent: Wednesday, December 17, 2025 10:06 AM
To: Hunter Mantooth; Lynette Crain
Cc: Pam Groves
Subject: RE: [EXTERNAL]Fwd: Traffic Assessments - Bill Moss Rd. - Robertson County, TN

I would recommend developer doing traffic assessment on property's full development potential. He would need to address all accesses to county road per tract.

Troy Adkins
Highway Superintendent
Phone: 615-384-2507
Fax: 615-384-0211
Email: tadkins@robcotn.org

4751 Hwy 41 N
Springfield, TN 37172

From: Hunter Mantooth <hmantooth@robcotn.org>
Sent: Wednesday, December 17, 2025 8:33 AM
To: Troy Adkins <tadkins@robcotn.org>; Lynette Crain <lcrain@robcotn.org>
Cc: Pam Groves <pgroves@robcotn.org>; Hunter Mantooth <hmantooth@robcotn.org>
Subject: FW: [EXTERNAL]Fwd: Traffic Assessments - Bill Moss Rd. - Robertson County, TN

Troy,

Below are the comments from the engineer on the traffic assessment done on Bill Moss Rd. I apologize for not sending these as soon as I received them. The meeting is tomorrow and I know you are out sick, so probably won't have any answer for tomorrow, but if you want me to pass along anything to the commission from you I will, however if we can get comments from you before county commission that would be great. What is highlighted in yellow is what went to the commissioners.

Hunter Mantooth
Assistant Director
Robertson County Planning and Zoning
hmantooth@robcotn.org
Phone: 615-384-3666
527 S Brown St.
Springfield, TN 37172
https://www.robertsoncountytn.gov

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, Planning Advisor
Planning Commission Meeting
December 18, 2025

Applicant: Canaan Russell
Surveyor: Todd Bollinger

Request: Rezone **5.14 *acres***
Tax Map 095, Parcel 054.05
from AG-2 to RP-80

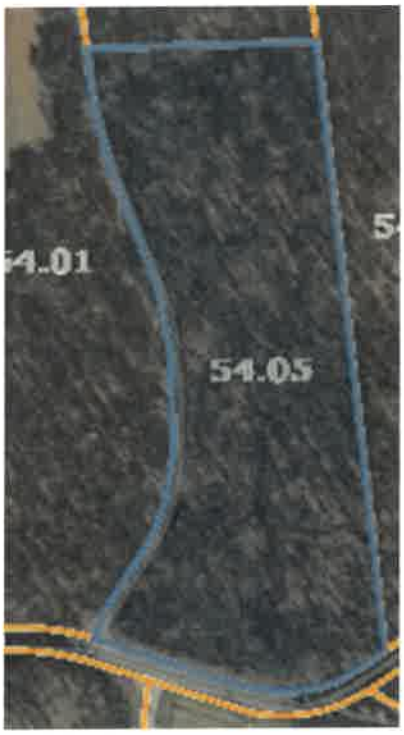


Figure 1: TN Property Viewer: Tax Map 095, Parcel 054.05 In its entirety is highlighted

Property Information:

- Tax Map 095, Parcel 054.05
- Bill Moss Rd., White House
- Total lot acreage: 5.14 acres (223,898.40 sq. ft.)
- **Rezone Request: 5.14 acres. (223,878.40 sq. ft.)**

Project Narrative:
RP-80 Minimum Requirements
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Zoning:
The applicant wishes to rezone 5.14 acres to divide the property. Several zones surround the subject property and are across the street from the City of White House's corporate limits. *Please see Exhibit 1 for the Comprehensive Plan and the Robertson County zoning map exhibits.*

Robertson County Comprehensive Plan:
The parcel is located in the Employment Center zone of the Robertson County Comprehensive Plan. The Employment Center land use category is similar to the general urban area but encompasses areas with the greatest potential for locating employment opportunities.

- **Location of Employment Centers.** Areas identified as Employment Center include the Springfield Industrial Park, the proposed Red River Preserve, and the area around the Springfield/Robertson County airport. The following criteria shall be used for assigning new areas or expanding the employment center character area.

- The character of the Employment Center is predominantly non-residential, providing locations for professional or industrial nodes and retail and service support to the community as a whole. Therefore, the area shall be served by high-capacity transportation systems.
- Because Employment Center lands are served by high-capacity transportation systems, development in this category can support a substantial regional commercial center.
- The more intensive development within Employment Center areas shall be located where infrastructure includes central water and sewer systems, stormwater management systems, and major paved public streets or highways.
- Designation of new Employment Center lands should only be allowed if adjacent to other employment center lands, unless justification for establishing new employment centers, at an appropriate scale to serve the community, can be demonstrated.
- Direct access to collector or arterial roads shall be required for high-density residential development, unless located within a mixed-use development.

The applicant's request to rezone RP-80 appears to be dimensionally appropriate for RP-8- bulk regulation requirements. The applicant intends to subdivide this property into eleven (11) independent lots of record upon completion of the rezoning action.

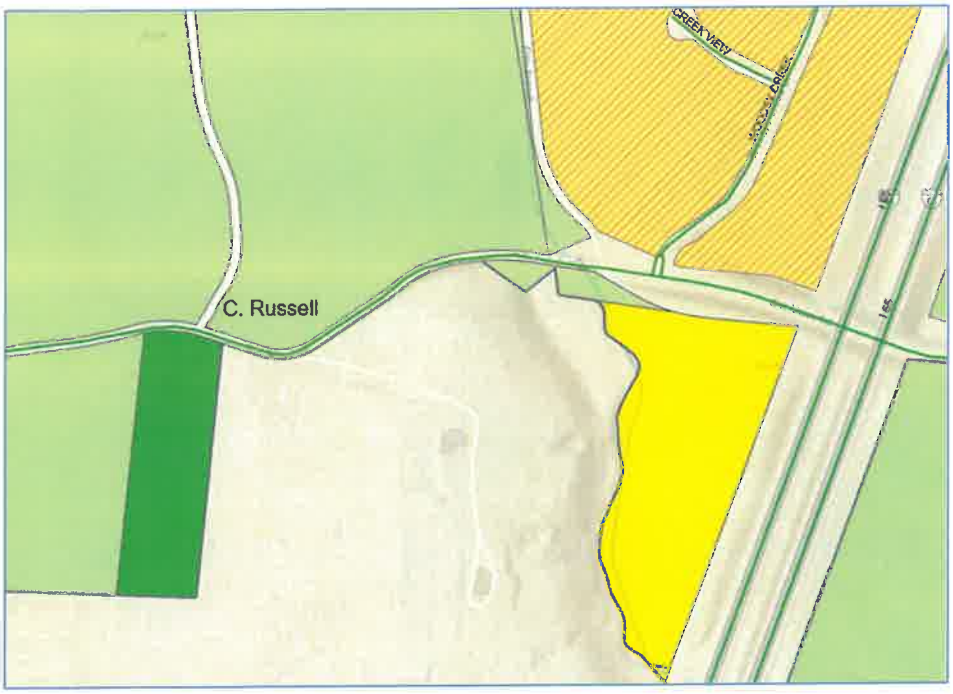
Employment Center Uses. Uses allowed within this category include multiple types of land uses, such as commercial, office, institutional, multi-family, duplexes, attached single-family, etc. Industrial uses will also be allowed in this category if they are large enough in size and scope to be properly buffered and designed to minimize impacts and maximize compatibility. Single-family uses are permitted; however, multi-family and workforce housing are encouraged as they can directly benefit from nearby economic opportunities.

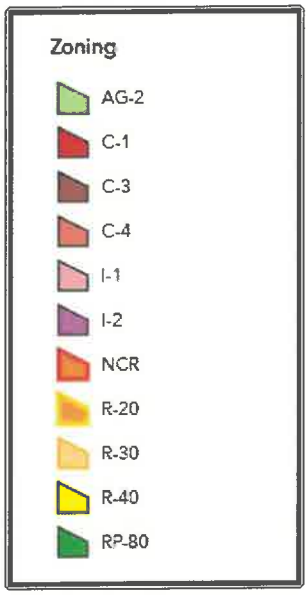
Staff recommends approval.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map







Conservation
Employment Center
General Urban
Rural
Recreation/Open Space
Sub-Urban

TABLE 6-5-A

DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

	AG-1	AG-2	RP-80	R-40	R-30	R-20
Minimum Lot Size (sq. ft.)	15 ac.	130,000	80,000	40,000	30,000	20,000
Without Public Water		218,000	218,000	N.P.	N.P.	N.P.
Minimum Lot Width (ft.) at Building Setback Line [3]	400	175	150	150	125	100
Minimum Road Frontage (ft.) [1]	50	50	50	50	50	50
Minimum Front Yard Setback (ft.)[2]	100	75	60	50	40	30
Minimum Side Yard Setback (ft.)[2]	50	30	25	20	15	10
Without Public Water		50	50	N.P.	N.P.	N.P.
Minimum Rear Yard Setback	50	40	35	30	25	20
Without Public Water		50	50	N.P.	N.P.	N.P.
Maximum Height (ft.) [4]	35	35	35	35	35	35
Maximum Building Coverage (% of lot)	10	25	30	40	45	50

[1] Does not apply to lots on the circular portion of a cul-de-sac or lots with access by an ingress/egress easement.

[2] Setback measured from right-of-way line or property line. Setbacks along private streets shall be the same as along local streets.

[3] Lot widths shall be increased by twenty-five (25) percent for all roads providing direct access to and arterial or collector road as designated on the Robertson County Major Thoroughfare Plan. Developments using combined driveways or private roads as access are exempt from this provision

[4] No more than three (3) full or partial stories entirely above grade.

Notes:

I In overlay districts: greater requirements may apply. See any relevant overly district regulations.

II A corner lot has two (2) front yard setbacks. The property owner shall designate the front yard and the side yard for his corner lot. The rear setback shall be on the opposite side of the lot from the designated front yard setback.

III A through lot has two (2) front setbacks but no rear setback.

IV On a corner lot of record with a width of at least forty (40) feet, the side street setback may be reduced, if necessary, to yield a buildable with equal to sixty (60) percent of the lot width. However, the side street setback shall not be reduced to less than forty (40) feet from a major thoroughfare or minor thoroughfare right-of-way line.

V For any lot of record with a depth of at least seventy-five (75) feet, the street setback and the rear setback may be reduced, if necessary, to yield a buildable depth equal to forty (40) percent of the lot depth. The rear setback shall be reduced first, but not below fifteen (15) feet. However, the front yard setback shall not be reduced to less than forty (40) feet from a major thoroughfare right-of-way line.

6-5.2 AG-2 Agricultural/Residential District

A. District Description

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

6-5.3 RP-80 Rural Preservation District

A. District Description

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

6-5.4 R-40 Low Density Residential District

A. District Description

This district is designed to provide suitable areas for low density residential development where appropriate infrastructure is available characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the district may also include community facilities, public utilities and open uses which serve specifically the residents of this district or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. It is the express purpose of this resolution to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution. The application of this district is appropriate in Sub-Urban and General Urban areas of the adopted 2040 comprehensive Growth and Development Plan.

Robertson County Commission Resolution No. 022326014

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 15.03 ACRES OF PROPERTY LOCATED ON BILL MOSS ROAD, WHITE HOUSE, MORE PARTICULARLY IDENTIFIED AS TAX MAP 095, PARCEL 054.02 FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Josh Russell requests to rezone 15.03 acres of Tax Map 095, Parcel 054.02, located on Bill Moss Road, from AG-2 to RP-80; and

Whereas, supporting documentation of the rezoning request is attached hereto as Exhibit A: Application Packet and Exhibit B: Staff Report from Planning Commission, with additional application information available to the public in the Robertson County Planning and Zoning Office; and

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their December 18, 2025, regular meeting, finding the size of the subject parcel dimensionally appropriate for the RP-80 zoning designation, and water availability present.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE THAT:

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 095, Parcel 054.02, located on Bill Moss Road, from AG-2 to RP-80; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

THIS RESOLUTION SHALL BE IN EFFECT IMMEDIATELY AFTER ITS PASSAGE, THE PUBLIC WELFARE DEMANDING IT.

Approved and adopted the _____day of _____, 2026.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

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

Application for Rezoning

Applicant Information:

Name: Tody Russell
Mailing Address: 127 Clear View Dr Cottontown TN 37048
Email: _____
Telephone Number: _____

Applicant's Representative Information:

Name: Self & for Todd Bolliger
Name of Firm: N/A
Mailing Address: NA
Email: _____
Telephone Number: _____

Property Information:

Owner (if not applicant provide letter giving applicate permission): _____
Physical Address: Bill Moss Rd White House TN 37188
Tax Map and Parcel Number: M-95 P- 54.02
Current Zoning Designation: AG-2
Requested Zoning Designation: RP-80

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

Purpose of rezoning request:

Building Lots

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy 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. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. 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.

Josh Burnett 11-4-25
Owner of Record Signature & DATE

Josh Burnett 11-4-25
Applicant's Signature & DATE

Robertson County - Parcel: 095 054.02



Date: November 7, 2025

County: ROBERTSON
Owner: RUSSELL JOSHUA
Address: BILL MOSS RD
Parcel ID: 095 054.02
Deeded Acreage: 15.03
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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.

PLAT CONTAINS 15.03 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS 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 OWNER(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 OR CONFLICT. TENNESSEE ONE CALL "811"

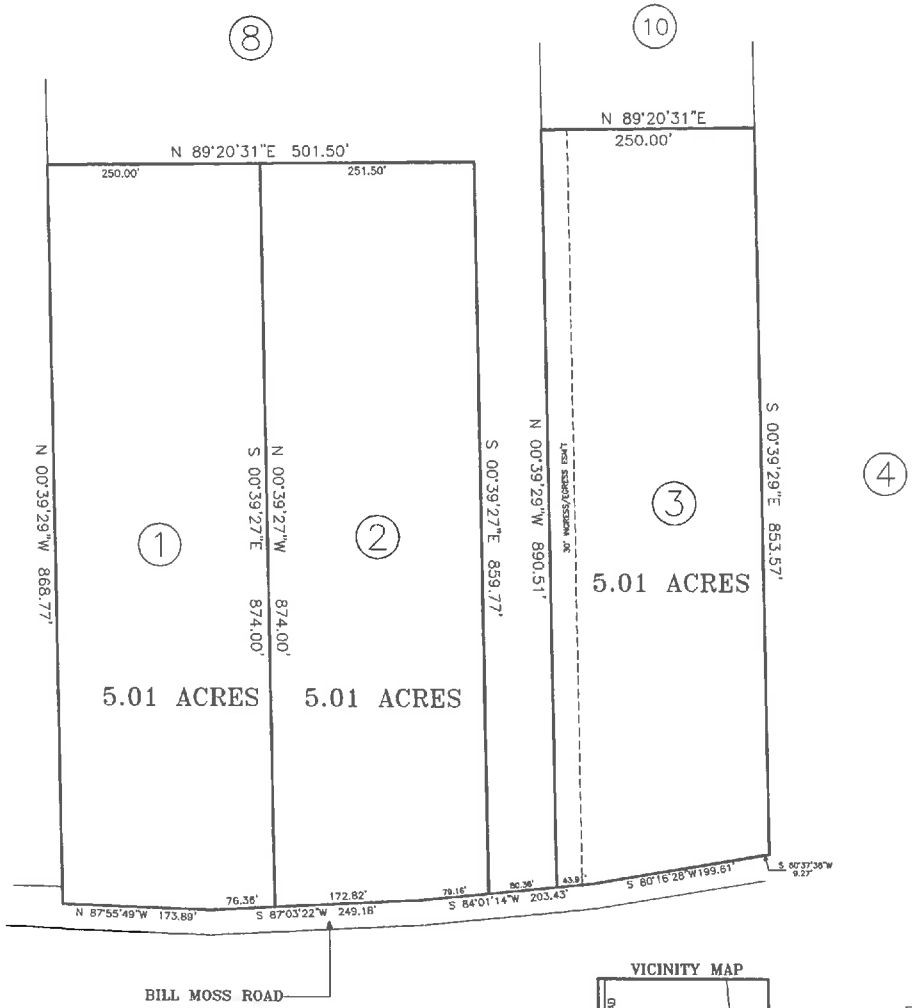
NOTE:
ALL LOT LINE AND FOUNDATION DEMINSIONS SHOWN ARE AS PER INFORMATION SUPPLIED BY THE OWNER AND/OR BUILDER. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO VARIFY ALL DEMINSIONS PRIOR TO BEGINNING ANY EXCAVATION OR CONSTRUCTION.

PROPERTY REFERENCE

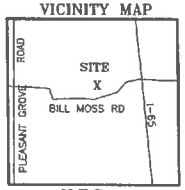
JOSHUA RUSSELL
MAP 95, PCL 54.02 T.A.O.R.C.T.
RB 2385, PG 889 R.O.R.C.T.



MAP 95, PCL 50.05 T.A.O.R.C.T.



ZONED AG2
REQUESTING RP-80





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

REZONING PLAT FOR

TRACTS 1,2, & 3
MAP 95, PCL 54.02 T.A.O.R.C.T.

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	A.T.B.	A.T.B.	03/08/25

11TH CIVIL DISTRICT

ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
JRBMOSS

Property description

Tract 1

5.01 Acres

Being a tract of land in the 11th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Wolfe Mountain, LLC. And Jimmy & Kimberly Wolfe RB 2312, PG 281 R.O.R.C.T. and more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 10/31/24 as follows:

Beginning at a set iron pin in the northerly margin of Bill Moss Road, said pin being the southwest corner of the parent tract and being the most southwest corner of herein described tract; Thence now leaving said margin passing the southeast corner of Russell Mason in RB 2160, PG 670 R.O.R.C.T., N 00°39'29"W 868.77 feet to a set iron pin, said pin being a common corner to Tract 8 of the same survey; Thence now leaving said Mason with Tract 8 N 89°20'31"E 250.00 feet to a set iron pin, said pin being a common corner to Tract 2 of the same survey; Thence now leaving Tract 8 with Tract 2 S 00°39'29"E 874.00 feet to a set iron pin in the northerly margin of Bill Moss Road; Thence now leaving Tract 2 with said margin for the next 2 calls: S 87°03'22"W 76.36 feet to a point; Thence N 87°55'49"W 173.89 feet to the point of beginning containing 5.01 acres.

The above-described tract is subject to a 20' White House Utility District easement, according to a survey by Vester Land Surveying dated 02/13/2025.

Property description

Tract 2

5.01 Acres

Being a tract of land in the 11th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Wolfe Mountain, LLC. And Jimmy & Kimberly Wolfe RB 2312, PG 281 R.O.R.C.T. and more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 10/31/24 as follows:

Beginning at a set iron pin in the northerly margin of Bill Moss Road, said pin being a common corner to Tract 1 of the same survey and being the most southwest corner of herein described tract; Thence now leaving said margin with Tract 1 N 00°39'29"W 874.00 feet to a set iron pin in the southerly line of Tract 8 of the same survey; Thence now leaving Tract 1 with Tract 8 for the next 2 calls: N 89°20'31"E 251.50 feet to a set iron pin; Thence S 00°39'29"E 859.77 feet to a set iron pin in the northerly margin of Bill Moss Road; Thence now leaving Tract 8 with said margin for the next 2 calls: S 84°01'14"W 79.16 feet to a point; Thence S 87°03'22"W 172.82 feet to the point of beginning containing 5.01 acres.

The above-described tract is subject to a 20' White House Utility District easement, according to a survey by Vester Land Surveying dated 02/13/2025.

Property description

Tract 3

5.01 Acres

Being a tract of land in the 11th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Wolfe Mountain, LLC. And Jimmy & Kimberly Wolfe RB 2312, PG 281 R.O.R.C.T. and more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 10/31/24 as follows:

Beginning at a set iron pin in the northerly margin of Bill Moss Road, said pin being a common corner to Tract 8 of the same survey and being the most southwest corner of herein described tract; Thence now leaving said margin with Tract 8 N 00°39'29"W 890.51 feet to a set iron pin, said pin being a common corner to Tract 10 of the same survey; Thence now leaving Tract 8 with Tract 10 N 89°20'31"E 250.00 feet to a set iron pin in the westerly line of Tract 4 of the same survey; Thence now leaving Tract 10 with Tract 4 S 00°39'29"E 853.57 feet to a set iron pin in the northerly margin of Bill Moss Road; Thence now leaving Tract 4 with said margin for the next 3 calls: Thence with a curve to the left having a radius of 420.49 feet and having a chord bearing and chord of S 80°35'44"W 9.28 feet to a point; Thence S 80°16'23"W 199.61 feet to a point; Thence S 84°01'14"W 43.91 feet to the point of beginning containing 5.01 acres.

The above-described tract is subject to an ingress/egress and private utility easement that serves Tract 10 of the same survey and more accurately described:

Beginning at a set iron pin in the northerly margin of Bill Moss Road, said pin being a common corner to Tract 8 of the same survey and being the most southwest corner of herein described tract; Thence now leaving said margin with Tract 8 N 00°39'29"W 890.51 feet to a set iron pin, said pin being a common corner to Tract 10 of the same survey; Thence now leaving Tract 8 with Tract 10 N 89°20'31"E 30 feet to a point; Thence now leaving Tract 10 S

01°32'41"E 886.55 feet to a point in the northerly margin of Bill Moss Road; Thence S 84°01'14"W 30.13 feet to the point of beginning.

The above-described tract is subject to a 20' White House Utility District easement, according to a survey by Vester Land Surveying dated 02/13/2025.

WHITE HOUSE UTILITY DISTRICT
P.O. BOX 608, 3303 HIGHWAY 31-W—WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

September 30, 2025

Mr. Josh Russell
127 Clearview Rd
Cottontown, TN 37048

RE: Water Availability for Russell – Bill Moss Road residential project
Robertson County Tax Map 95 Parcel 54.00
White House, TN

Dear Mr. Russell,

Based on the information submitted to WHUD on September 8, 2025, you are requesting water service for a project consisting of 11 tracts to be created by dividing portions of the parcel noted above. Please see attached schedule for flows requested. he current water main is shown in Map 1.

WHUD will install a new water main along Bill Moss Road where no water main currently exists and as approximately shown on the attached Map 2. Only after this new water main is constructed and placed in service will new water taps connecting to the new water main be made available for sale. WHUD anticipates construction beginning on the new water main later in 2025.

In order for WHUD to provide water service to the project the developer will be required to do the following, after the new water line has been installed:

1. Pay fees noted in the attached schedule
2. Coordinate with WHUD personnel to confirm locations of any fire hydrants that the developer may be required to install for the project

It does not appear that new offsite utility easements will need to be acquired for this project. If new easements are required, WHUD will manage and facilitate the acquisition process for all easements. The developer shall be responsible for reimbursing WHUD for all costs associated with the acquisition of easements required for this project.

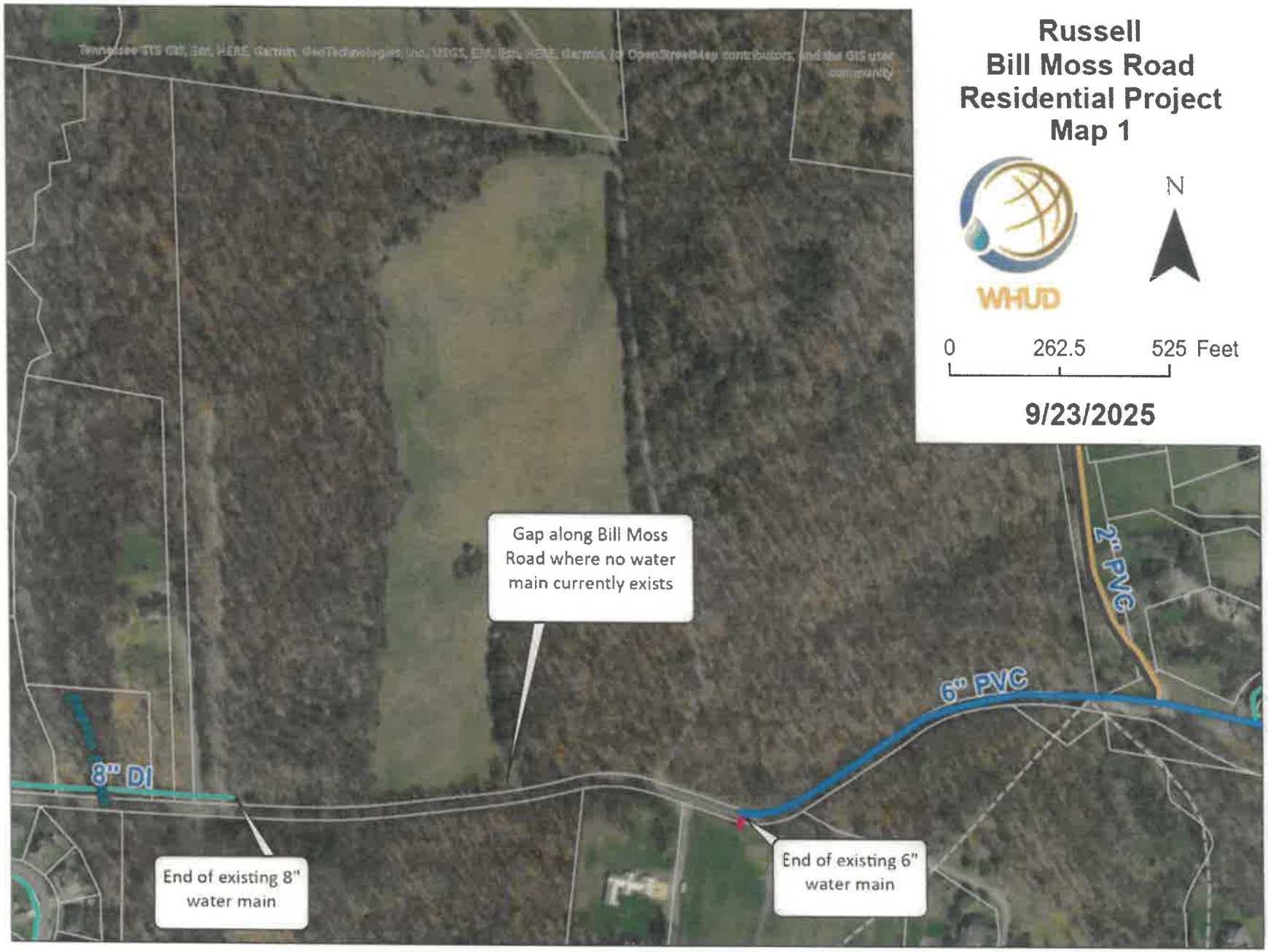
In conclusion, the information provided is to be considered due diligence in nature. This letter is neither a commitment nor a contract between the developer and WHUD nor is it to be relied upon for the purpose of design.

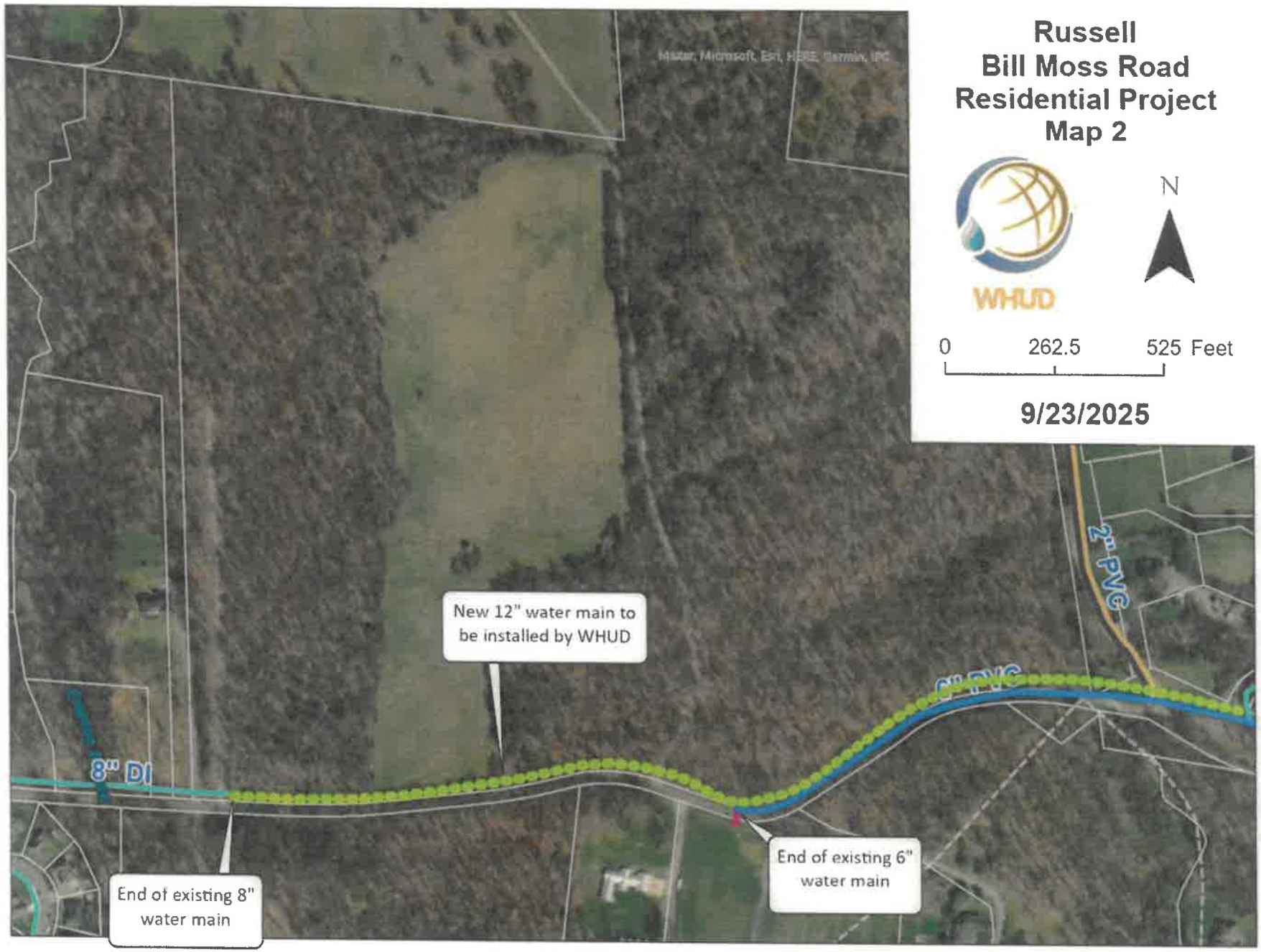
Should the developer desire to move beyond the due diligence inquiry phase of this project it will be necessary for the developer to pay noted fees.

Should you have any questions, please contact our Engineering Department at 615-672-4110 ext. 262 or via email at WHUDEngineering@whud.org.

Sincerely,

Pat Harrell, P.E.
District Engineer


Russell
Bill Moss Road
Residential Project
Map 1
WHUD
N
0
262.5
525 Feet
9/23/2025
Gap along Bill Moss Road where no water main currently exists
2" PVC
6" PVC
8" DI
End of existing 8" water main
End of existing 6" water main


Russell
Bill Moss Road
Residential Project
Map 2
WHUD
N
0
262.5
525 Feet
9/23/2025
New 12" water main to be installed by WHUD
8" DI
2" PVC
End of existing 8" water main
End of existing 6" water main

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Traffic Assessment

This Traffic Assessment is for tracts 1,2, and 3 of the Survey for Wolfe Mountain, LLC (Jimmy & Kimberly Wolfe). Said property being part of parcels 54.00 and 54.02 of the Robertson County Tax Assessor's Office and shown in **Exhibit 1 and Exhibit 2**.

General Site Description

The site of assessment is located on the north side of Bill Moss Road, approximately 0.4 miles west of its intersection with Interstate 65, in jurisdiction of Robertson County Planning. The site is uninhabited, and is partially wooded with a large field, and consists of gently rolling terrain. The surrounding properties are 5+ acres with the exception of Holly Tree Subdivision (a low density residential planned unit development consisting of lots around 10,000 sf) located to the southwest of the site.

The existing property has been cut up into 5 acre tracts approximately 250' wide by 860' deep fronting Bill Moss Road. Tracts 1 & 2 are separated from tract 3 by a 80' strip of land serving as access to tract 8 & 9 of the same survey. The property is currently zoned AG-2 with a minimum lot size of 130,000 sf. The adjoining properties are zoned AG-2 as well. With the existing zoning, Tracts 1 & 2 could be combined to create 3 lots meeting its current zoning requirements. Tract 3 could not be divided further with its existing zoning. The existing zoning for all three tracts would allow a total of 4 lots.

The proposed zoning of the site is RP-80 with a minimum lot size of 80,000 sf. With this zoning Tracts 1 & 2 could be divided into 5 lots and tract 3 could be divided into 2 lots creating a total of 7 lots. This would be a net increase of 3 buildable lots.

Trip Generation

The 12th addition of the ITE Trip Generation Manual was used for traffic generation data. For single family residential lots (Land Use Code 210) 10 trips per dwelling unit per day was used for ADT generation. For the AM peak hour generation 0.75 trips per dwelling unit was used and for the PM peak hour generation 1.0 trips per dwelling unit was use. The results of this generation are summarized in the Table below.

Existing Zoning ADT	Proposed Zoning ADT	Increase	Existing Zoning AM Peak	Proposed Zoning AM Peak	Increase	Existing Zoning PM Peak	Proposed Zoning PM Peak	Increase
40	70	30	3	5.25	2.25	4	7	3

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Roadway Conditions and Access Potential

TDOT has performed yearly traffic county on Bill Moss Road between I65 and Pleasant Grove Rd where the proposed project is located. Below is a summary of the counts and data for the counting station.

Location ID	74000175	MPO ID	
Type	SPOT	HPMS ID	
On NHS		On HPMS	
LRS ID	74L608101P00000	LRS Loc Pt.	1.5
SF Group	Lower FC (2025)	Route Type	
AF Group	Region 3 Urban Major Collector (2025)	Route	
GF Group	Robertson (2025)	Active	Yes
Class Dist Grp	Region 3 Urban Major Collector (2025)	Category	CC
Seas Clss Grp			
WIM Group			
QC Group	Default		
Fnct'l Class	Major Collector	Milepost	
Located On	06081		
Loc On Alias	BILL MOSS RD.		
	S OF I-65		

More Detail

STATION DATA

Directions: 2-WAY

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2024	917	159	17	65	890 (97%)	27 (3%)	
2023	632[3]		10	65	615 (97%)	17 (3%)	Grown from 2022
2022	605	57	10	65	590 (98%)	15 (2%)	
2021	678	73	11	65	657 (97%)	21 (3%)	
2020	485	60	12	65	469 (97%)	16 (3%)	

<< < > >>| 1-5 of 9

VOLUME COUNT

Date	Int	Total
Tue 10/15/2024	15	1,085
Thu 3/7/2024	15	940
Tue 7/5/2022	15	637
Wed 5/26/2021	15	768
Wed 7/1/2020	15	544
Mon 6/17/2019	15	523
Tue 4/24/2018	15	643
Mon 6/5/2017	15	535
Mon 12/12/2016	15	637

VOLUME TREND

Year	Annual Growth
2024	45%
2023	4%
2022	-11%
2021	40%
2020	0%
2019	-18%
2018	18%
2017	-19%

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Bill Moss Road in this area is considered an Urban Major Collector, per TDOT. It is currently 20' wide with a speed limit of 35 MPH. It is striped with a double yellow center and white lines on the edges. Pavement condition is adequate, and the striping indicates it is maintained regularly by the County, and will be on the repaving list when needed.

Given the minimal increase in ADT (3.3%) and peak hour trips (1.8%) that the proposed rezoning potentially would cause, a change in the existing LOS is extremely unlikely. Although a full on LOS analysis is beyond the scope of this assessment, the increase in traffic generated due to the proposed zoning change would be extremely unlikely to cause a change in LOS. For reference, 100 or more peak hour trips or 1,000 or more ADT are the standard triggers for the need of a full Traffic Impact Study analyzing Level of Service (LOS).

There are no road intersections close to the property that would cause issues involving access management. There is a roadside ditch that will need to be crossed to access the property, but pipe sizes would be minimal and no cause for concern. There is a slight horizontal curve to the east of the site, but not to a degree that would cause sight distance issues. The same is true for vertical curvature of the road.

Conclusions

The existing road network appears more than adequate to handle traffic from the proposed development. Given the minimal increase in density the proposed rezoning would bring, and the more than adequate roadway conditions for the existing ADT, a more detailed Traffic Impact Study should not be required.



11-12-2025

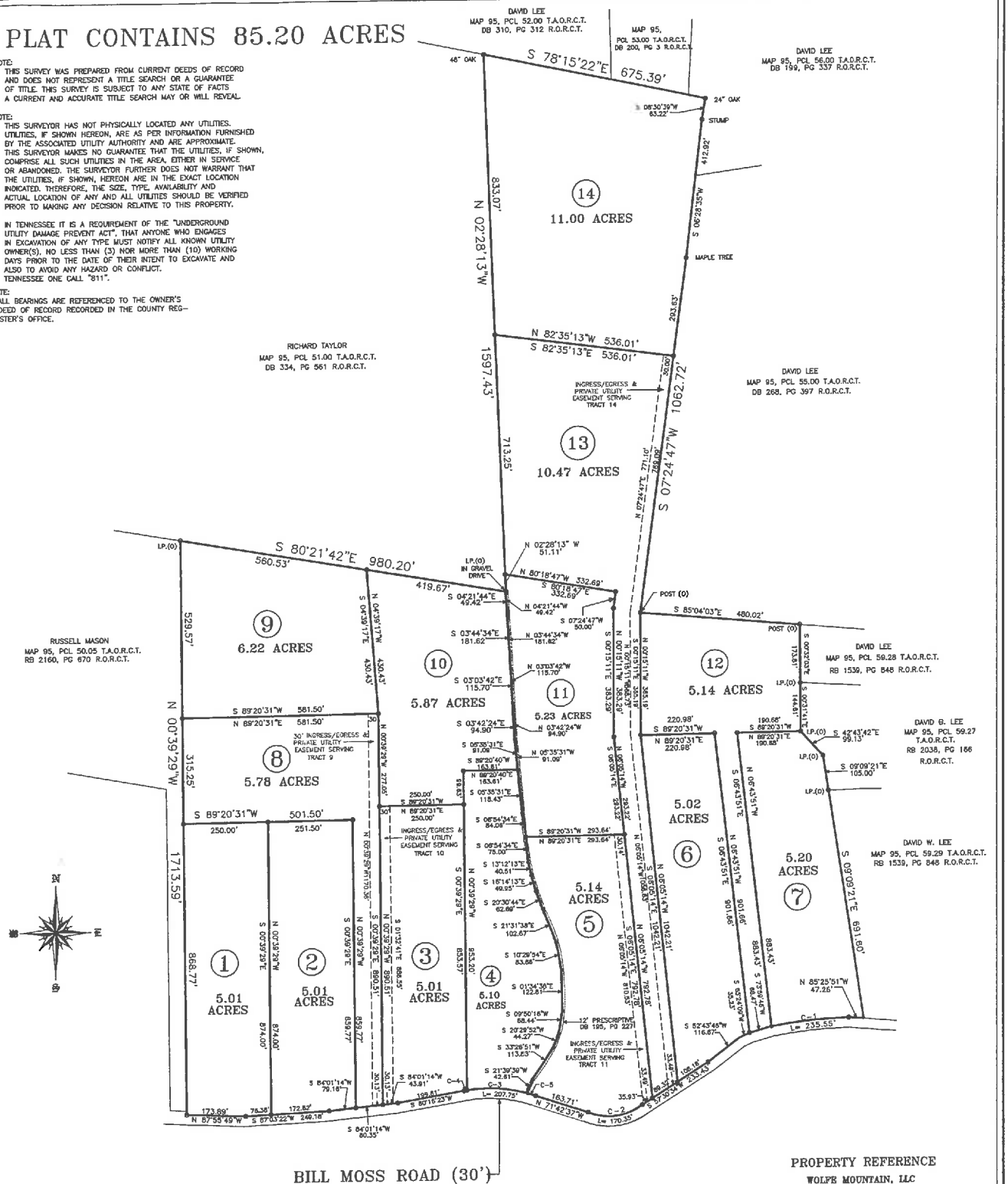
PLAT CONTAINS 85.20 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS 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 OWNER(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 OR CONFLICT. TENNESSEE ONE CALL "811".

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



PROPERTY REFERENCE
WOLFE MOUNTAIN, LLC
JIMMY & KIMBERLY WOLFE
MAP 95, PCL 54.00 T.A.O.R.C.T.
RB 2312, PG 281 R.O.R.C.T.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY III SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 5000 AS SHOWN HEREON.

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

CURVE DATA TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	1365.58'	118.07'	235.55'	9°52'59"	235.26'	S 84°08'17"W
C-2	163.61'	93.61'	170.35'	59°39'27"	162.76'	S 82°54'05"W
C-3	420.49'	106.04'	207.75'	28°18'27"	205.64'	N 84°37'08"W
C-4	420.49'	4.64'	9.28'	1°15'50"	9.28'	S 80°35'44"W
C-5	420.49'	13.43'	26.86'	3°39'34"	26.85'	N 72°17'41"W

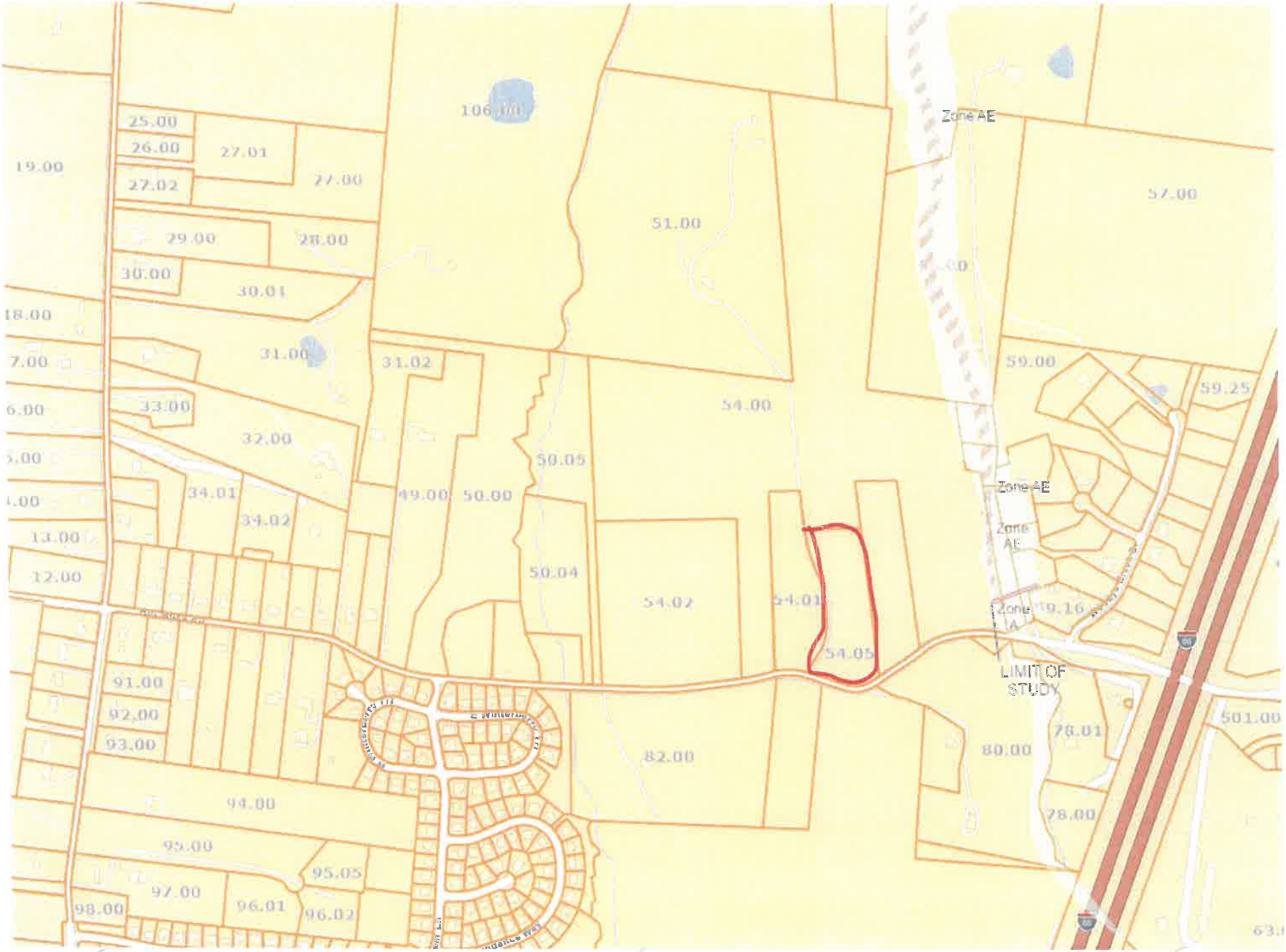
ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

0 200 400 600

SURVEY FOR
WOLFE MOUNTAIN, LLC
JIMMY & KIMBERLY WOLFE

SCALE	DRAWN BY	APPROVED	DATE
1" = 200'	A.T.B.	A.T.B.	10/31/24

11TH CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE
DRAWING NO. 85BILLMO


106.00
Zone AE
25.00
26.00
27.01
27.02
27.00
19.00
29.00
28.00
30.00
30.01
18.00
31.00
31.02
51.00
57.00
59.00
59.25
7.00
6.00
33.00
32.00
54.00
50.05
34.01
34.02
49.00
50.00
Zone AE
Zone AE
13.00
12.00
50.04
54.02
54.01
Zone A
79.16
54.05
LIMIT OF STUDY
91.00
92.00
93.00
82.00
80.00
78.01
501.00
94.00
95.00
78.00
95.05
97.00
98.00
96.01
96.02

Hunter Mantooth

To: Hunter Mantooth
Subject: RE: [EXTERNAL]Fwd: Traffic Assessments - Bill Moss Rd. - Robertson County, TN

Canaan Russell (54.05); Russell Tracts 1-3 (54.02)

- For both Russell submittals, the general and overall content of the traffic assessment (as prepared and sealed by John Zachary Wilkinson) contains expected information. Preparation and confirmation of trip generation (using ITE resources) is consistent with typical procedures. We do advise that fractional trips resulting from trip generation calculations be rounded to the nearest whole number. The review addresses and discusses intersection sight distances related to the proposed access driveways. Future reviews of site plan submittals by county officials should confirm that the applicant's design implements the recommended driveway placement and vegetation management as discussed in the study.

- Review had some confusion in references made to the tracts and land being considered. For the Tract 5 submittal, the traffic assessment's opening paragraph references parcel 54.05 and Tract 5. However, the exhibit on page 5 of the study red lines parcel 54.02. Similarly, for the assessment regarding Tracts 1-3, the introduction mentioned parcels 54.00 and 54.02, but Tract 54.05 is red highlighted in its exhibit. This may be a result of my unfamiliarity with the project - but caused some uncertainty on my part. Regardless, this should be confirmed by the applicant.

- The proposed driveway spacing and arrangement should be monitored and reviewed. It is unclear if the Tract 5 proposal intends to utilize a single driveway for both proposed dwelling units or if the dwellings will be served by separate driveway accesses to Bill Moss Rd. Appropriate driveway spacing should be maintained between adjacent properties. We recommend a site plan showing the orientation of the dwelling units and locations of the driveway(s) always be provided with the traffic assessment. Submittals should provide information as to how proposed driveways connect to the public street and to allow discernment if shared driveways are being proposed for multiple units.

- Of most interest in our review, we noted that the traffic assessment approaches its traffic studies in "piecemeal" fashion. One submittal involves Tract 5 (two proposed homesites) and the other submittal concerns Tracts 1-3 (seven total proposed homesites). However, review noted a total of 13 tracts depicted on the plat (property map) - of unknown possible future development size. This information suggests that there may be additional development proposals to come for the property. Typical practice and recommended methodology would have the applicant prepare one traffic assessment based on the property's full development potential (meaning all currently know tracts that could be developed). Conducting traffic assessments on a tract-by-tract basis is not desirable as the study would likely not capture (recognize) the cumulative impact of what could be developed over time. Said another way.....conducting a traffic assessment one tract at a time may not yield the same results, compared to assessing the entire development potential as part of one evaluation. We would advise that full development potential

(combining all tracts) be estimated and a single traffic assessment be prepared. Please let us know if this does not make sense.

I hope this information helps. If we need to get on a call to discuss particulars, we can certianly do that at a time that is convenient for all.

Regards,
Greg

GREGORY D. JUDY, P.E., PTOE
Engineer Manager – Vice President

Neel-Schaffer, Inc.
201 E Main St, Suite 325, Murfreesboro, TN 37130
O: 615.217.0500 | D: 615.546.0722
www.neel-schaffer.com

Hunter Mantooth

From: Zach Wilkinson <zwilkinson@cornerstonedevelops.com>
Sent: Tuesday, December 16, 2025 11:39 AM
To: Hunter Mantooth
Cc: Josh Russell
Subject: [EXTERNAL]Traffic Assessment Review for Bill Moss Road

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from zwilkinson@cornerstonedevelops.com. Learn why this is important

Ms. Mantooth,

Below is clarifications/responses regarding comment on the Traffic Assessment for the two proposed rezonings on Bill Moss Road. I hope this clarifies.

Thanks!

Canaan Russell (54.05); Russell Tracts 1-3 (54.02)

- For both Russell submittals, the general and overall content of the traffic assessment (as prepared and sealed by John Zachary Wilkinson) contains expected information. Preparation and confirmation of trip generation (using ITE resources) is consistent with typical procedures. We do advise that fractional trips resulting from trip generation calculations be rounded to the nearest whole number. The review addresses and discusses intersection sight distances related to the proposed access driveways. Future reviews of site plan submittals by county officials should confirm that the applicant's design implements the recommended driveway placement and vegetation management as discussed in the study.

Response: Below is updated tables with numbers rounded. We agree that review of access placement/vegetation management should be done upon development. It is our understanding upon applying for building permits a Driveway Permit will be required, upon which such review would occur.

Tract 1,2,&3 Trip Generation

Existing Zoning ADT	Proposed Zoning ADT	Increase	Existing Zoning AM Peak	Proposed Zoning AM Peak	Increase	Existing Zoning PM Peak	Proposed Zoning PM Peak	Increase
40	70	30	3	5	2	4	7	3

Tract 5 Trip Generation

Existing Zoning ADT	Proposed Zoning ADT	Increase	Existing Zoning AM Peak	Proposed Zoning AM Peak	Increase	Existing Zoning PM Peak	Proposed Zoning PM Peak	Increase
10	20	10	1	2	1	1	2	1

- Review had some confusion in references made to the tracts and land being considered. For the Tract 5 submittal, the traffic assessment's opening paragraph references parcel 54.05 and Tract 5. However, the exhibit on page 5 of the study red lines parcel 54.02. Similarly, for the assessment regarding Tracts 1-3, the introduction mentioned parcels 54.00 and 54.02, but Tract 54.05 is red highlighted in its exhibit. This may be a result of my unfamiliarity with the project - but caused some uncertainty on my part. Regardless, this should be confirmed by the applicant.

Response: I believe the confusion is because the County Tax Assessor's maps have not been updated to reflect the Tract Plat. To avoid confusion, please utilize Exhibit 2 Tract Plat (Survey for Wolfe Mountain, LLC) for reference. The first Traffic Assessment is for Tracts 1,2,&3 of said plat, the second Traffic Assessment is for Tract 5 of said plat.

- The proposed driveway spacing and arrangement should be monitored and reviewed. It is unclear if the Tract 5 proposal intends to utilize a single driveway for both proposed dwelling units or if the dwellings will be served by separate driveway accesses to Bill Moss Rd. Appropriate driveway spacing should be maintained between adjacent properties. We recommend a site plan showing the orientation of the dwelling units and locations of the driveway(s) always be provided with the traffic assessment. Submittals should provide information as to how proposed driveways connect to the public street and to allow discernment if shared driveways are being proposed for multiple units.

Response: We agree that review of access placement/spacing should be done upon development. Because the purpose of this request is just for re-zoning, we believe this should be done further in the development process, upon plats or building permit applications being submitted. It is our understanding upon applying for building permits a Driveway Permit will be required, upon which such review would occur.

- Of most interest in our review, we noted that the traffic assessment approaches its traffic studies in "piecemeal" fashion. One submittal involves Tract 5 (two proposed homesites) and the other submittal concerns Tracts 1-3 (seven total proposed homesites). However, review noted a total of 13 tracts depicted on the plat (property map) - of unknown possible future development size. This information suggests that there may be additional development proposals to come for the property. Typical practice and recommended methodology would have the applicant prepare one traffic assessment based on the property's full development potential (meaning all currently know tracts that could be developed). Conducting traffic assessments on a tract-by-tract basis is not desirable as the study would likely not capture (recognize) the cumulative impact of what could be developed over time. Said another way.....conducting a traffic assessment one tract at a time may not yield the same results, compared to assessing the entire development potential as part of one evaluation. We would advise that full development potential (combining all tracts) be estimated and a single traffic assessment be prepared. Please let us know if this does not make sense.

Response: We agree that a "piecemeal" approach to traffic analysis is not ideal. In this case due to the multiple independent ownerships and speculative nature of future development, we are limited in approaching in any other way. Due to the minimal traffic impact, current road capacity, and fact that cumulative review will occur naturally with the current regulations in place, we believe the Traffic Assessment data submitted is adequate for review of the re-zoning proposal.



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DEVELOPMENT SERVICES

ZACH WILKINSON

Owner, P.E., R.L.S, GC(BC-A,b)

615 864 0940

zwilkinson@cornerstonedevelops.com

120 Main St. Portland, TN

cornerstonedevelops.com

Hunter Mantooth

From: Troy Adkins
Sent: Wednesday, December 17, 2025 10:06 AM
To: Hunter Mantooth; Lynette Crain
Cc: Pam Groves
Subject: RE: [EXTERNAL]Fwd: Traffic Assessments - Bill Moss Rd. - Robertson County, TN

I would recommend developer doing traffic assessment on property's full development potential. He would need to address all accesses to county road per tract.

Troy Adkins
Highway Superintendent
Phone: 615-384-2507
Fax: 615-384-0211
Email: tadkins@robcotn.org

4751 Hwy 41 N
Springfield, TN 37172

From: Hunter Mantooth <hmantooth@robcotn.org>
Sent: Wednesday, December 17, 2025 8:33 AM
To: Troy Adkins <tadkins@robcotn.org>; Lynette Crain <lcrain@robcotn.org>
Cc: Pam Groves <pgroves@robcotn.org>; Hunter Mantooth <hmantooth@robcotn.org>
Subject: FW: [EXTERNAL]Fwd: Traffic Assessments - Bill Moss Rd. - Robertson County, TN

Troy,

Below are the comments from the engineer on the traffic assessment done on Bill Moss Rd. I apologize for not sending these as soon as I received them. The meeting is tomorrow and I know you are out sick, so probably won't have any answer for tomorrow, but if you want me to pass along anything to the commission from you I will, however if we can get comments from you before county commission that would be great. What is highlighted in yellow is what went to the commissioners.

Hunter Mantooth
Assistant Director
Robertson County Planning and Zoning
hmantooth@robcotn.org
Phone: 615-384-3666
527 S Brown St.
Springfield, TN 37172
https://www.robertsoncountytn.gov

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, Planning Advisor
Planning Commission Meeting
December 18, 2025

Applicant: Josh Russell
Surveyor: Todd Bollinger

Request: Rezone **15.03 *acres***
Tax Map 095, Parcel 054.02
from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 095, Parcel 054.02 In its entirety is highlighted

Property Information:

- Tax Map 095, Parcel 054.02
- Bill Moss Rd., White House
- Total lot acreage: 15.03 acres (654,706.80 sq. ft.)
- **Rezone Request: 15.03 acres. (654,706.80 sq. ft.)**

Project Narrative:

RP-80 Minimum Requirements
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Robertson County 2040 Comprehensive Plan: The plan designates this area as "Employment Center". The Employment Center land use category is similar to the general urban area but encompasses areas with the greatest potential for locating employment opportunities.

- **Location of Employment Centers**. Areas identified as Employment Center include the Springfield Industrial Park, the proposed Red River Preserve, and the area around the Springfield/Robertson County airport. The following criteria shall be used to assign new areas or expand the employment center character area.
    - The character of the Employment Center is predominantly non-residential, providing locations for professional or industrial nodes and retail and service support to the community as a whole. Therefore, the area shall be served by high-capacity transportation systems.
    - Because Employment Center lands are served by high-capacity transportation systems, development in this category can support a substantial regional commercial center.

  - The more intensive development within Employment Center areas shall be located where infrastructure includes central water and sewer systems, stormwater management systems, and major paved public streets or highways.
  - Designation of new Employment Center lands should only be allowed if adjacent to other employment center lands, unless justification for establishing new employment centers, at an appropriate scale to serve the community, can be demonstrated.
  - Direct access to collectors or arterial roads shall be required for high-density residential development, unless located within a mixed-use development.
- **Employment Center Uses**. Uses allowed within this category include multiple types of land uses, such as commercial, office, institutional, multi-family, duplexes, attached single-family, etc. Industrial uses will also be allowed in this category if they are large enough in size and scope to be properly buffered and designed to minimize impacts and maximize compatibility. Single-family uses are permitted; however, multi-family and workforce housing are encouraged as they can directly benefit from nearby economic opportunities.

Discussion: The applicant wishes to rezone 15.03 acres to divide the property. Several different zones surround the subject property and is across the street from the City of White House property. *Please see Exhibit 1 for excerpts from the Robertson County Zoning Map and Comprehensive Plan.*

While the Comprehensive Plan calls for this area to maintain "Employment Center" zoning, the Employment Center designation does include single-family housing, which is the applicant's stated intent for future development. The property appears to be located at the boundary between "Conservation" and "Employment Center" on the County Comprehensive Land Use map.

Staff recommends approval.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



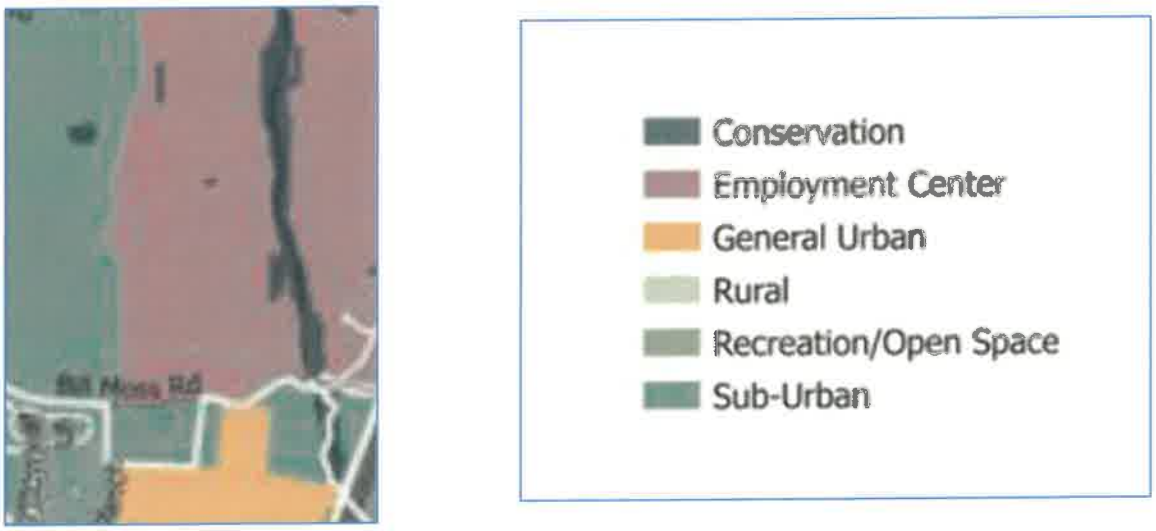


TABLE 6-5-A

DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

	AG-1	AG-2	RP-80	R-40	R-30	R-20
Minimum Lot Size (sq. ft.)	15 ac.	130,000	80,000	40,000	30,000	20,000
Without Public Water		218,000	218,000	N.P.	N.P.	N.P.
Minimum Lot Width (ft.) at Building Setback Line [3]	400	175	150	150	125	100
Minimum Road Frontage (ft.) [1]	50	50	50	50	50	50
Minimum Front Yard Setback (ft.)[2]	100	75	60	50	40	30
Minimum Side Yard Setback (ft.)[2]	50	30	25	20	15	10
Without Public Water		50	50	N.P.	N.P.	N.P.
Minimum Rear Yard Setback	50	40	35	30	25	20
Without Public Water		50	50	N.P.	N.P.	N.P.
Maximum Height (ft.) [4]	35	35	35	35	35	35
Maximum Building Coverage (% of lot)	10	25	30	40	45	50

[1] Does not apply to lots on the circular portion of a cul-de-sac or lots with access by an ingress/egress easement.

[2] Setback measured from right-of-way line or property line. Setbacks along private streets shall be the same as along local streets.

[3] Lot widths shall be increased by twenty-five (25) percent for all roads providing direct access to and arterial or collector road as designated on the Robertson County Major Thoroughfare Plan. Developments using combined driveways or private roads as access are exempt from this provision

[4] No more than three (3) full or partial stories entirely above grade.

Notes:

I In overlay districts: greater requirements may apply. See any relevant overly district regulations.

II A corner lot has two (2) front yard setbacks. The property owner shall designate the front yard and the side yard for his corner lot. The rear setback shall be on the opposite side of the lot from the designated front yard setback.

III A through lot has two (2) front setbacks but no rear setback.

IV On a corner lot of record with a width of at least forty (40) feet, the side street setback may be reduced, if necessary, to yield a buildable with equal to sixty (60) percent of the lot width. However, the side street setback shall not be reduced to less than forty (40) feet from a major thoroughfare or minor thoroughfare right-of-way line.

V For any lot of record with a depth of at least seventy-five (75) feet, the street setback and the rear setback may be reduced, if necessary, to yield a buildable depth equal to forty (40) percent of the lot depth. The rear setback shall be reduced first, but not below fifteen (15) feet. However, the front yard setback shall not be reduced to less than forty (40) feet from a major thoroughfare right-of-way line.

6-5.2 AG-2 Agricultural/Residential District

A. District Description

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

6-5.3 RP-80 Rural Preservation District

A. District Description

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

6-5.4 R-40 Low Density Residential District

A. District Description

This district is designed to provide suitable areas for low density residential development where appropriate infrastructure is available characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the district may also include community facilities, public utilities and open uses which serve specifically the residents of this district or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. It is the express purpose of this resolution to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution. The application of this district is appropriate in Sub-Urban and General Urban areas of the adopted 2040 comprehensive Growth and Development Plan.

Robertson County Commission Resolution No. 022326015

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 5.84 ACRES OF PROPERTY LOCATED ON OREGON ROAD AND WOODROW WILSON ROAD, SPRINGFIELD, MORE PARTICULARLY IDENTIFIED AS TAX MAP 072, PARCEL 088.12 FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas S.L. Searcy requests to rezone 5.84 acres of Tax Map 072, Parcel 088.12, located on Oregon Road and Woodrow Wilson Road, from AG-2 to RP-80; and

Whereas, supporting documentation of the rezoning request is attached hereto as Exhibit A: Application Packet and Exhibit B: Staff Report from Planning Commission, with additional application information available to the public in the Robertson County Planning and Zoning Office; and

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their January 22, 2026, regular meeting, finding the size of the subject parcel dimensionally appropriate for the RP-80 zoning designation, and water availability present.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE THAT:

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 072, Parcel 088.12, located on Oregon Road and Woodrow Wilson Road, from AG-2 to RP-80; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

THIS RESOLUTION SHALL BE IN EFFECT IMMEDIATELY AFTER ITS PASSAGE, THE PUBLIC WELFARE DEMANDING IT.

Approved and adopted the _____day of _____, 2026.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

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

Application for Rezoning

**** PLEASE READ CAREFULLY BEFORE SUBMITTING APPLICATION ****

ANY REZONING REQUIRING A TRAFFIC IMPACT ASSESSMENT OR A TRAFFIC IMPACT STUDY, AT THE DISCRETION OF THE DEPARTMENT DIRECTOR WILL BE CONSIDERED INCOMPLETE AND WILL NOT BE PLACED ON ANY PLANNING COMMISSION AGENDA UNTIL SUCH TIME AS THE STUDY IS SUBMITTED WITH THE APPLICATION.

Applicant Information:

Name: S.L. Searcy
Mailing Address: 2109 Park Plaza Dr., Springfield, TN 37172
Email Address:
Phone Number:

Applicant's Representative Information:

Name: Bruce Rainey
Name of Firm: Bruce Rainey and Associates
Mailing Address: P.O. Box 429, Portland, TN 37148
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission): S.L. Searcy
Physical Address: Oregon Road and Woodrow Wilson Road
Tax Map and Parcel Number: Map 072, Parcel 088.12
Current Zoning Designation: AG-2
Requested Zoning Designation: R-80

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

Purpose of rezoning request:

The applicant is requesting to rezone the property to R-80 for the purpose of subdividing into two buildable lots.

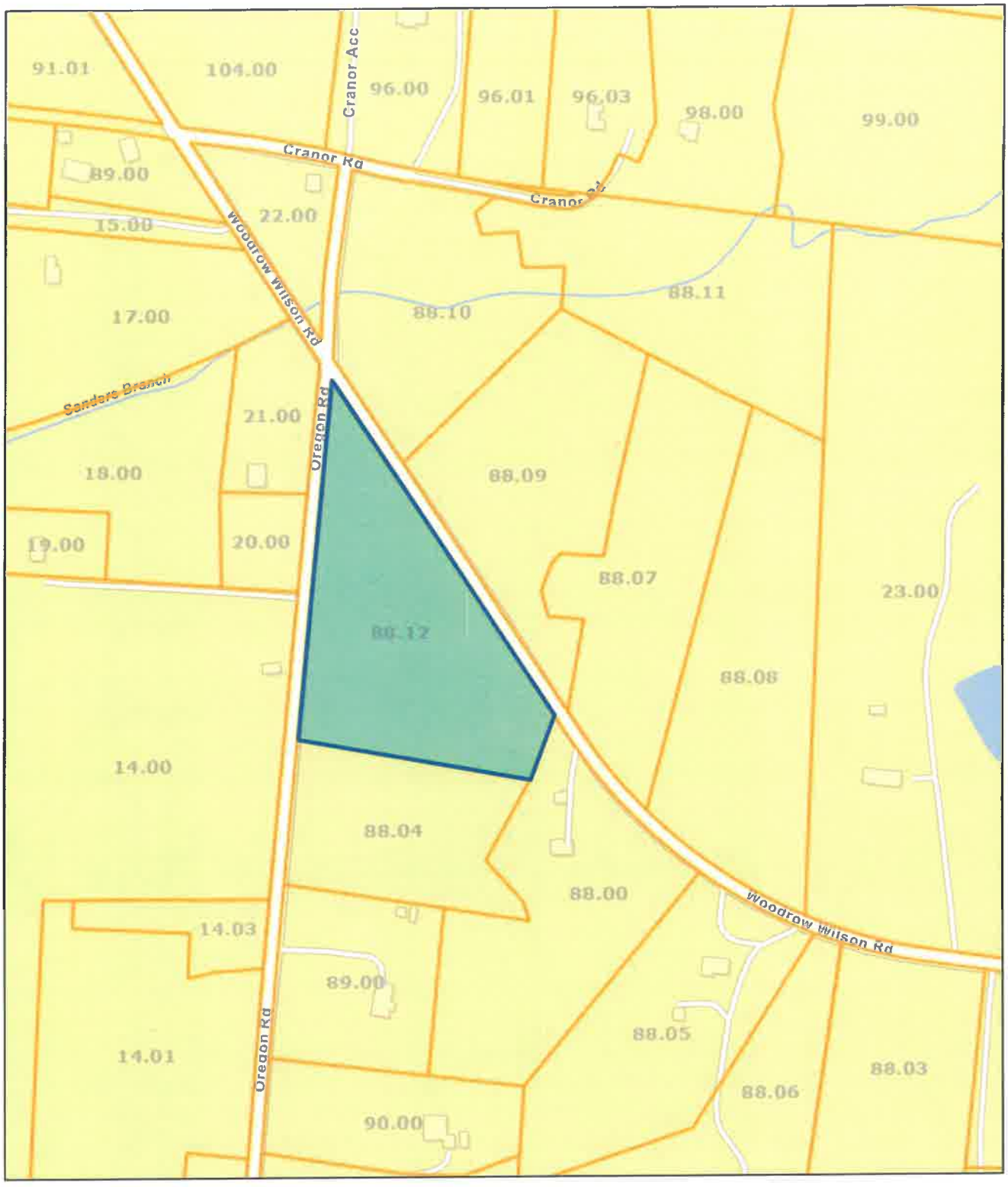
SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy 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. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number.
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required.
6. Provide Traffic Assessment or Traffic Study if required.
7. Pay the review fee.
8. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
9. 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.

S.L. Scorey (Dec 12, 2025 16:26:54 CST)
Owner of Record Signature & DATE

J. Bruce Rainey 12/12/2025
Applicant's Signature & DATE

Robertson County - Parcel: 072 088.12



Date: October 29, 2025

County: ROBERTSON
Owner: SEARCY S L ETUX SEARCY CATHY
Address: WOODROW WILSON RD
Parcel ID: 072 088.12
Deeded Acreage: 5.84
Calculated Acreage: 0

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

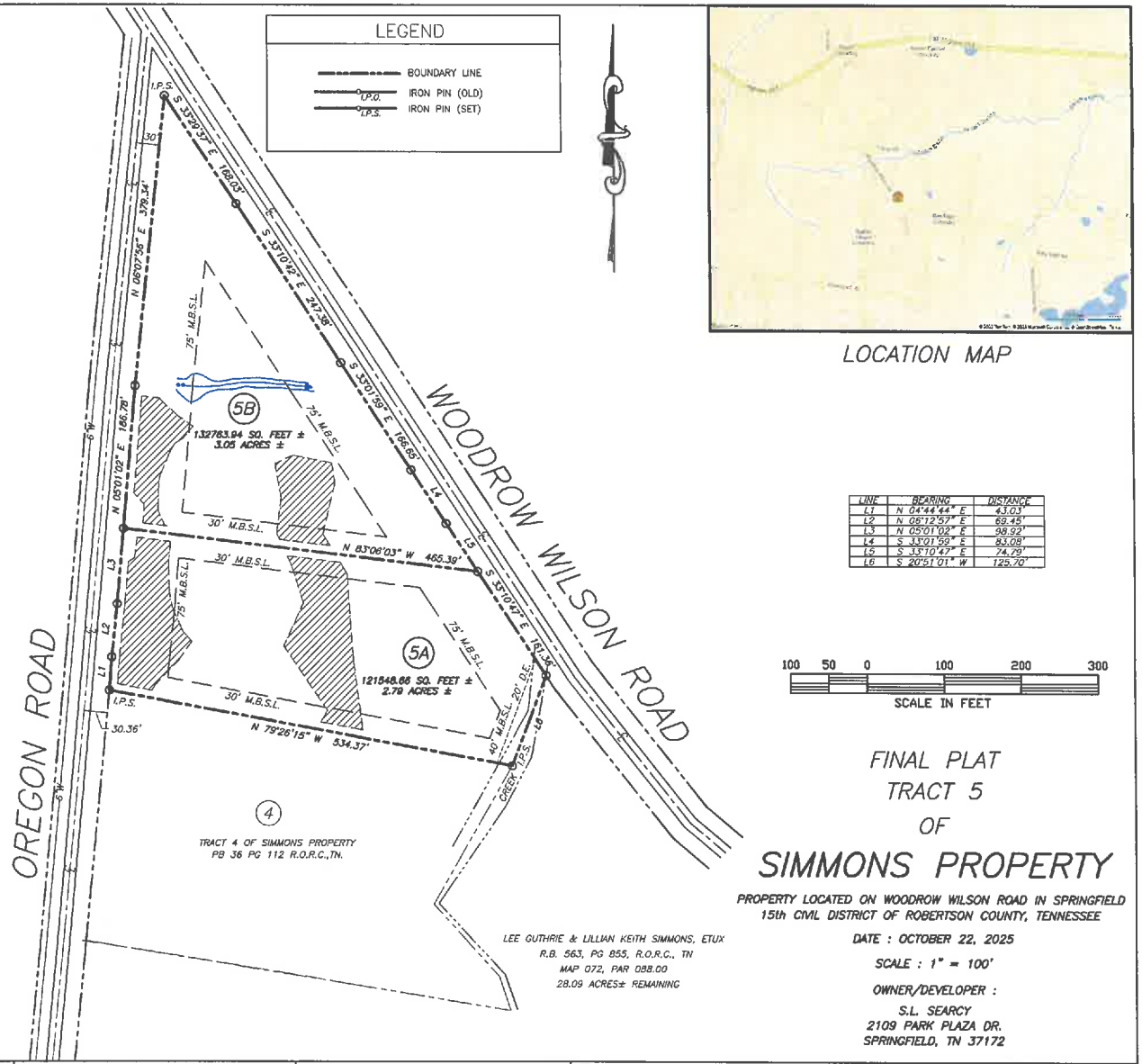
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

TOTAL AREA – 5.84 ACRES±

2 LOT

NOTES:

1. NORTH BASED TENNESSEE STATE PLANE NAD 83
2. PROPERTY IS SHOWN AS PART OF PARCEL 088.00 ON ROBERTSON COUNTY PROPERTY MAP 072.
3. BEING THE SAME PROPERTY CONVEYED TO S.L. SEARCY AND CATHY SEARCY, ETUX BY DEED OF RECORD IN R.B. 2429, PG 152, R.O.R.C., TN.
4. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE REPORT FURNISHED.
5. PER FIRM # 47147C0265C THIS PROPERTY LIES IN A ZONE "X" FLOOD ZONE.
6. PROPERTY ZONED AG-2.
7. PROPERTY TO BE SERVED BY SEPTIC TANK.
8. REQUIRED DRIVEWAY CULVERTS MUST BE A MINIMUM OF 15" DIAMETER AND 20' IN LENGTH BUT BASED ON ACTUAL SIZE REQUIRED.
9. ALL LOTS SHALL BE GRADED IN ORDER TO AVOID DISCHARGING ANY ADDITIONAL STORMWATER ONTO DOWNSTREAM PROPERTIES.
10. SHADED AREAS ARE RESERVED FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. ANY CONSTRUCTIONS, CUTTING, FILLING, OR ALTERATION OF THE SOILS WITHIN THE SHADED AREAS MAY VOID THE GENERAL APPROVAL OF THIS LOT.



LOCATION MAP

LINE	BEARING	DISTANCE
L1	N 04°44'44" E	43.03'
L2	N 05°12'57" E	69.45'
L3	N 05°01'02" E	98.92'
L4	S 33°01'59" E	83.08'
L5	S 33°10'47" E	74.79'
L6	S 20°51'01" W	125.70'

100 50 0 100 200 300

SCALE IN FEET

FINAL PLAT
TRACT 5
OF
SIMMONS PROPERTY

PROPERTY LOCATED ON WOODROW WILSON ROAD IN SPRINGFIELD
15th CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE

DATE : OCTOBER 22, 2025

SCALE : 1" = 100'

OWNER/DEVELOPER :

S.L. SEARCY
2109 PARK PLAZA DR.
SPRINGFIELD, TN 37172

CERTIFICATE OF OWNERSHIP & DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number_____,page_____ R.O.R.C., TN., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and the offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed, as required by the Robertson County Regional Subdivision Regulations.

DATE :_____ OWNER : _____

CERTIFICATE OF ACCURACY

I (we) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Robertson County Planning Comission and that the monuments have been or will be placed as shown hereon, to the specifications in these regulations.

DATE : _____

J. BRUCE RAINEY REGISTERED LAND SURVEYOR TENNESSEE No. 1924

_____
REGISTERED SURVEYOR

APPROVAL OF STREETS

I hereby certify: (1) that all designated public ways on this final subdivision plat entitled _____ TRACT 5 OF SIMMONS PROPERTY have been installed in an acceptable manner and to the specifications of the Robertson County Regional Subdivision Regulations, or (2) that a surety instrument has been posted with the Robertson County Planning Commission to assure completion of all required improvements in case of default.

DATE : _____

_____
Appropriate Governmental Representative
ROBERTSON COUNTY HIGHWAY DEPARTMENT

APPROVAL OF UTILITY SYSTEMS

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled TRACT 5 OF SIMMONS PROPERTY have been installed in accordance with current local and/or state government requirements, or a surety instrument has been filed to guarantee said installation of such system(s).

WATER SYSTEM: _____ _____
Date Authorized Signature
WHITE HOUSE UTILITY DISTRICT

APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Robertson County Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Robertson County Planning Commission and that it has been approved for recording in the Office of the Robertson County Register of Deed's.

DATE: _____

_____
Secretary, Planning Commission

RECORD

Recorded _____, 2025
in Book _____, Page _____
of the Register's Office, Robertson County, TN.

Bruce Rainey AND ASSOCIATES

LAND DEVELOPMENT CONSULTANTS
116 MAPLE BOX BLVD
HENDERSONVILLE, TN 37075
Phone 615-822-0818
Email requests@brucerainey andassociates.com

JOB NO. 250186

Legal Description

Tract 5

Land in the 15th Civil District of Robertson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated February 24, 2023, and known as Job No. 210243 as follows:

Beginning at an iron pin set at the intersection of the southerly margin of Woodrow Wilson Road, and the easterly margin of Oregon Road; thence with the margin of said Woodrow Wilson (25' from the centerline) S 33°29'37" E 168.03' to an iron pin set; thence S 33°10'42" E 247.38' to an iron pin set; thence S 33°01'59" E 249.73' to an iron pin set; thence S 33°10'45" E 236.14' to an iron pin set; thence leaving said road and severing the land of Lee Guthrie, & Lillian Keith Simmons (R.B. 563 Pg 855 R.O.R.C., Tn) S 20°51'00" W 125.70' to an iron pin set; thence N 79°26'15" W 534.37' to an iron pin set in the easterly margin of said Oregon Rd. thence with the easterly margin (30' from the centerline) N 04°44'44" E 43.03' to an iron pin set; thence N 05°01'02" E 285.70' to an iron pin set; thence N 06°07'56" E 379.34' to the point of beginning containing 5.84 acres more or less.

Being the same property conveyed to S.L. and Cathy Searcy, etux by deed of record in Record Book 2429, page 152-155, Register's Office Robertson County, Tennessee.

WHITE HOUSE UTILITY DISTRICT
P.O. BOX 608, 3303 HIGHWAY 31-W—WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

November 10, 2025

Bruce Rainey
PO Box 429
Portland, TN 37148

RE: Water Availability for Woodrow Wilson Rd
Robertson County, Tax Map 072 Parcel 088.12
Springfield, TN

Dear Mr. Rainey,

This letter will confirm White House Utility District can provide one additional domestic water service for the property mentioned above as long as each lot fronts Oregon Rd, Woodrow Wilson Rd, or has an easement dedicated for the water service line to lie within. We understand you intend to alter the existing parcel such that two residential lots will result. There is currently one water tap associated with the property.

WHUD's existing six-inch water main located on the west side of Oregon Rd or the existing four-inch water main on the north side of Woodrow Wilson Rd can provide domestic water flow for this project. No fire sprinkler flows, fire hydrant flows, commercial flows, or irrigation flows have been requested.

A water facilities fee of $467 per new lot will need to be paid to WHUD before we will release a signed plat or before we will sell a water tap, whichever comes first. Standard water tap fees will be due at the time service is requested. WHUD's tap fee schedule is available on our web site at www.whud.org. The current tap fee for a ¾" residential tap is $2,000 with a $50 account setup fee applied to the first bill, but that is subject to change over time.

Please note that all fees, rates, and conditions noted in this letter are current as of the date of this letter and are subject to change over time. WHUD will hold the conditions stated above for a 90-day period past the date of this letter. You may request an extension of fee status in writing prior to expiration of the 90-day period. WHUD will review the request and either deny or grant the request in writing.

Please contact our Engineering Department at 615-672-4110 ext. 262 if you have any questions.

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Planning and Zoning
Agenda Review Sheet
Planning Commission Meeting
Amanda Harrington, AICP, Planning Advisor
January 22, 2026

Applicant: S. L. Searcy
Surveyor: Bruce Rainey

Request: Rezone **5.84 *acres***
Tax Map 072, Parcel 088.12
from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 072, Parcel 088.12 In its entirety is highlighted

Property Information:

- Tax Map 072, Parcel 088.12
- Woodrow Wilson/Oregon Rd., Springfield
- Total lot acreage: 5.84 acres (254,390.40 sq. ft.)
- **Rezone Request: 5.84 acres. (254,390.40 sq. ft.)**

Project Narrative:
RP-80 Minimum Requirements
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Zoning: The applicant wishes to rezone 5.84 acres to divide the property. The subject property is primarily in the AG-2 zone but has a few other zones in the vicinity. The applicant's request to rezone RP-80 appears to be dimensionally appropriate. Please see Exhibit 1 for excerpts from the Robertson County zoning map and 2040 Growth Plan.

Comprehensive Plan: The Comprehensive Plan calls for this area to remain Rural. The purpose of the Rural character area in the County shall be to ensure the continuation of agrarian and rural type uses. The closer the Rural areas are to cities and villages, the focus of the area changes from mostly agrarian to mostly rural residential. • ***Location of Rural Preservation Areas***: The majority of the County shall remain designated as Rural during the planning horizon of this land use plan. • ***Uses in Rural Areas:***. Agrarian and rural types, ranging from open space to agriculture, homesteads associated with agricultural uses, and agricultural service businesses, are encouraged within this category.

Recommendation: Staff respectfully recommends a positive recommendation by the Planning Commission to the County Legislative Body for the rezoning of this property from AG2 to RP80, as the rezoning is in line with the Comprehensive Plan and meets the minimum bulk requirements of the RP 80 zoning designation.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



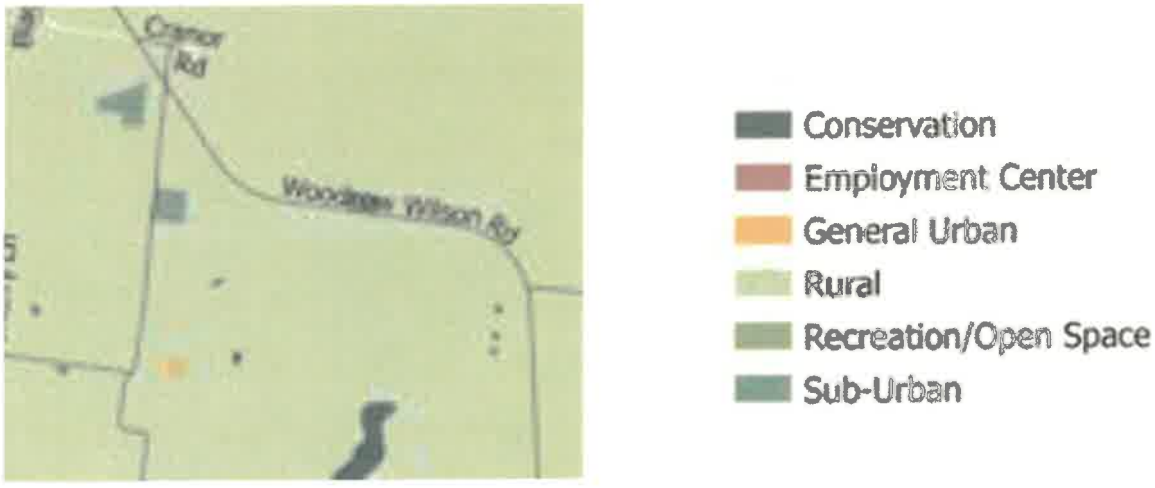


TABLE 6-5-A

DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

	AG-1	AG-2	RP-80	R-40	R-30	R-20
Minimum Lot Size (sq. ft.)	15 ac.	130,000	80,000	40,000	30,000	20,000
Without Public Water		218,000	218,000	N.P.	N.P.	N.P.
Minimum Lot Width (ft.) at Building Setback Line [3]	400	175	150	150	125	100
Minimum Road Frontage (ft.) [1]	50	50	50	50	50	50
Minimum Front Yard Setback (ft.)[2]	100	75	60	50	40	30
Minimum Side Yard Setback (ft.)[2]	50	30	25	20	15	10
Without Public Water		50	50	N.P.	N.P.	N.P.
Minimum Rear Yard Setback	50	40	35	30	25	20
Without Public Water		50	50	N.P.	N.P.	N.P.
Maximum Height (ft.) [4]	35	35	35	35	35	35
Maximum Building Coverage (% of lot)	10	25	30	40	45	50

[1] Does not apply to lots on the circular portion of a cul-de-sac or lots with access by an ingress/egress easement.

[2] Setback measured from right-of-way line or property line. Setbacks along private streets shall be the same as along local streets.

[3] Lot widths shall be increased by twenty-five (25) percent for all roads providing direct access to and arterial or collector road as designated on the Robertson County Major Thoroughfare Plan. Developments using combined driveways or private roads as access are exempt from this provision

[4] No more than three (3) full or partial stories entirely above grade.

Notes:

I In overlay districts: greater requirements may apply. See any relevant overly district regulations.

II A corner lot has two (2) front yard setbacks. The property owner shall designate the front yard and the side yard for his corner lot. The rear setback shall be on the opposite side of the lot from the designated front yard setback.

III A through lot has two (2) front setbacks but no rear setback.

IV On a corner lot of record with a width of at least forty (40) feet, the side street setback may be reduced, if necessary, to yield a buildable with equal to sixty (60) percent of the lot width. However, the side street setback shall not be reduced to less than forty (40) feet from a major thoroughfare or minor thoroughfare right-of-way line.

V For any lot of record with a depth of at least seventy-five (75) feet, the street setback and the rear setback may be reduced, if necessary, to yield a buildable depth equal to forty (40) percent of the lot depth. The rear setback shall be reduced first, but not below fifteen (15) feet. However, the front yard setback shall not be reduced to less than forty (40) feet from a major thoroughfare right-of-way line.

6-5.2 AG-2 Agricultural/Residential District

A. District Description

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

6-5.3 RP-80 Rural Preservation District

A. District Description

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

6-5.4 R-40 Low Density Residential District

A. District Description

This district is designed to provide suitable areas for low density residential development where appropriate infrastructure is available characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the district may also include community facilities, public utilities and open uses which serve specifically the residents of this district or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. It is the express purpose of this resolution to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution. The application of this district is appropriate in Sub-Urban and General Urban areas of the adopted 2040 comprehensive Growth and Development Plan.

Robertson County Commission Resolution No. 022326016

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 5.69 ACRES OF PROPERTY LOCATED ON CEDAR GROVE ROAD AND GREER LANE, CROSS PLAINS, MORE PARTICULARLY IDENTIFIED AS TAX MAP 062, PARCEL 163.03 FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Shannon Westerbeck requests to rezone 5.69 acres of Tax Map 062, Parcel 163.03, located on Cedar Grove Road and Greer Lane, from AG-2 to RP-80; and

Whereas, supporting documentation of the rezoning request is attached hereto as Exhibit A: Application Packet and Exhibit B: Staff Report from Planning Commission, with additional application information available to the public in the Robertson County Planning and Zoning Office; and

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their January 22, 2026, regular meeting, finding the size of the subject parcel dimensionally appropriate for the RP-80 zoning designation, and water availability present.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE THAT:

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 062, Parcel 163.03, located on Cedar Grove Road and Greer Lane, from AG-2 to RP-80; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

THIS RESOLUTION SHALL BE IN EFFECT IMMEDIATELY AFTER ITS PASSAGE, THE PUBLIC WELFARE DEMANDING IT.

Approved and adopted the _____day of _____, 2026.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

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

Application for Rezoning

** PLEASE READ CAREFULLY BEFORE SUBMITTING APPLICATION **

ANY REZONING REQUIRING A TRAFFIC IMPACT ASSESSMENT OR A TRAFFIC IMPACT STUDY, AT THE DISCRETION OF THE DEPARTMENT DIRECTOR WILL BE CONSIDERED INCOMPLETE AND WILL NOT BE PLACED ON ANY PLANNING COMMISSION AGENDA UNTIL SUCH TIME AS THE STUDY IS SUBMITTED WITH THE APPLICATION.

Applicant Information:

Name: Shannon Westerbeck
Mailing Address: 232 W. Biggs Road, Cottontown, TN 37048
Email Address: _
Phone Number: _

Applicant's Representative Information:

Name: Bruce Rainey
Name of Firm: Bruce Rainey and Associates
Mailing Address: P.O. Box 429, Portland, TN 37148
Email: _
Telephone Number: _

Property Information:

Owner (if not applicant provide letter giving applicate permission): Shannon Westerbeck
Physical Address: 8511 Cedar Grove Road, Cross Plains, TN 37049-5133
Tax Map and Parcel Number: Map 062, P/O Parcel 163
Current Zoning Designation: AG-2
Requested Zoning Designation: R-80

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

Purpose of rezoning request:

The applicant is requesting to rezone the property to R-80 for the purpose of subdividing into three buildable lots.

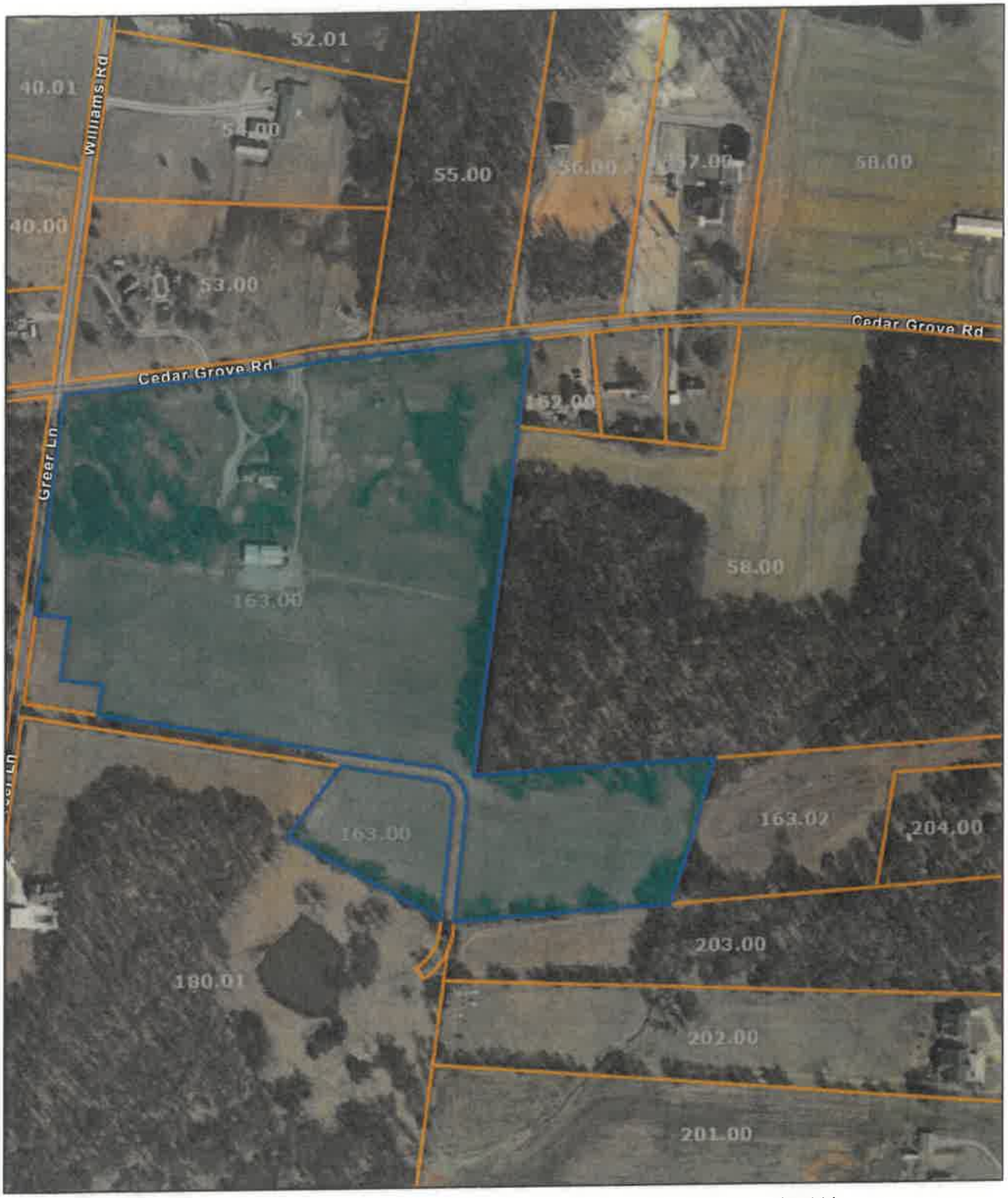
SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy 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. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number.
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required.
6. Provide Traffic Assessment or Traffic Study if required.
7. Pay the review fee.
8. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
9. 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.

Shannon Westerbeck 01/08/26
Owner of Record Signature & DATE

1/08/2026
Applicant's Signature & DATE

Robertson County - Parcel: 062 163.00



Date: October 23, 2025

County: ROBERTSON
Owner: JONES LARRY T ETUX JONES DEBRA K
Address: CEDAR GROVE RD 8511
Parcel ID: 062 163.00
Deeded Acreage: 0
Calculated Acreage: 24.5
Vexcel Imagery Date: 2023

1:4,514

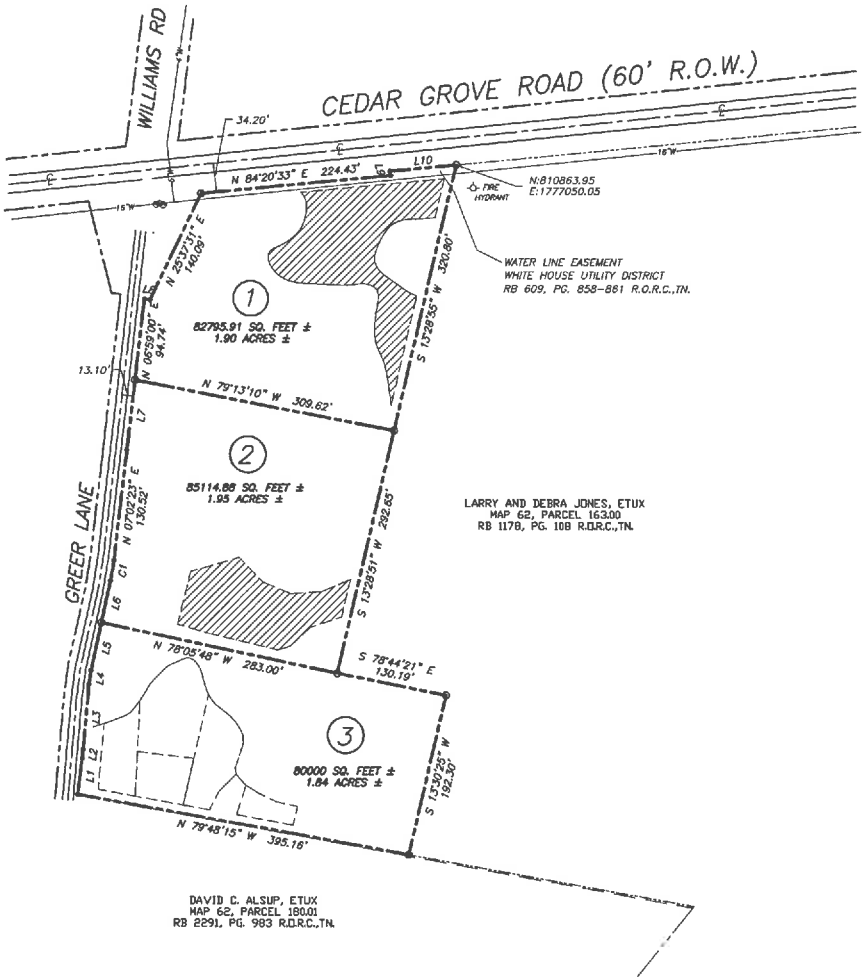
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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.

TOTAL AREA – 5.69 ACRES±
3 LOTS





LOCATION MAP

LINE	BEARING	DISTANCE
L1	N 07°56'02" E	42.54'
L2	N 05°46'37" E	10.42'
L3	N 05°24'41" E	76.45'
L4	N 09°14'07" E	16.75'
L5	N 12°34'24" E	57.05'
L6	N 12°32'16" E	50.61'
L7	N 06°59'00" E	81.97'
L8	S 81°19'01" E	6.71'
L9	N 15°07'39" W	5.10'
L10	N 84°24'25" E	78.57'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°32'21"	250.00'	24.17'	N 09°36'58" E	24.16'

100 50 0 100 200 300
SCALE IN FEET

NOTES:

1. NORTH BASED ON TENNESSEE NAD 83 COORDINATE SYSTEM.
2. PROPERTY SHOWN AS PART OF PARCEL 163.00 ON ROBERTSON COUNTY PROPERTY MAP 062.
3. BEING PART OF THE PROPERTY CONVEYED TO LARRY T. AND DEBRA K. JONES BY DEED OF RECORD IN R.B. 1178, PG. 108 R.O.R.C., TN.
4. ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 47147C0270C, DATED 04/16/2008, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
5. PROPERTY IS CURRENTLY ZONED AG-2
6. ALL LOTS SHALL BE GRADED IN ORDER TO AVOID DISCHARGING ANY ADDITIONAL STORMWATER ONTO DOWNSTREAM PROPERTIES.
7. —•— INDICATES IRON PIN OLD.
8. —○— INDICATES IRON PIN SET
9. REQUIRED DRIVEWAY CULVERTS MUST BE A MINIMUM OF 15" DIAMETER AND 20' IN LENGTH BUT BASED ON ACTUAL SIZE.

FINAL PLAT
OF
LARRY T. JONES, ETUX PROPERTY

PROPERTY LOCATED AT 8511 CEDAR GROVE ROAD IN CROSS PLAINS
15th CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE

DATE : NOVEMBER 26, 2025

SCALE : 1" = 100'

OWNER :
LARRY AND DEBRA JONES, ETUX
8511 CEDAR GROVE ROAD
CROSS PLAINS, TENNESSEE 37049-5133

CERTIFICATE OF OWNERSHIP & DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number R.B. 1178, page 108 R.O.R.C., TN., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and the offers of irrevocable dedication for all public roads, utilities, and other facilities have been filed, as required by the Robertson County Regional Subdivision Regulations.

DATE : _____ OWNER : _____
LARRY T. JONES

DATE : _____ OWNER : _____
DEBRA K. JONES

CERTIFICATE OF ACCURACY

I (we) hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Robertson County Planning Comission and that the monuments have been or will be placed as shown hereon, to the specifications in these regulations.

DATE : _____

J. BRUCE RAINEY REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE No. 2023

REGISTERED SURVEYOR

APPROVAL OF WATER SYSTEMS

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled LARRY T. JONES, ETUX PROPERTY have been installed in accordance with current local and/or state government requirements, or a surety instrument has been filed to guarantee said installation of such system(s).

WATER SYSTEM: _____ _____
Date Authorized Signature
WHITE HOUSE UTILITY DISTRICT

APPROVAL BY DEPT. OF CONSERVATION AND ENVIRONMENT

Certification of General Approval for installation of Subsurface Sewage Disposal Systems with Restrictions.

General Approval is hereby granted for lots proposed hereon as being suited for subsurface sewage disposal with the listed and/or attached restrictions.

Before the installation or construction, the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the local health authority.

DATE : _____

_____
Environmentalist

APPROVAL OR SURETYING OF STREETS

I hereby certify: (1) that all designated public ways on this final subdivision plat entitled _____ LARRY T. JONES, ETUX PROPERTY _____ have been installed in an acceptable manner and to the specifications of the Robertson County Regional Subdivision Regulations, or (2) that a surety instrument has been posted with the Robertson County Planning Commission to assure completion of all required improvements in case of default.

DATE : _____

_____
Appropriate Governmental Representative
ROBERTSON COUNTY HIGHWAY DEPARTMENT

APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Robertson County Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Robertson County Planning Commission and that it has been approved for recording in the Office of the Robertson County Register of Deed's.

DATE: _____

_____
Secretary, Planning Commission

RECORD

Recorded _____, 2026
in Book _____, Page _____
of the Register's Office, Robertson County, TN.

Bruce Rainey and Associates
LAND DEVELOPMENT CONSULTANTS
900 S. BROADWAY ST, P.O. BOX 489
PORTLAND, TN 37148
Phone 615-478-3818
Email RCRAIS1@BRUCERAINEYANDASSOCIATES.COM

JOB NO. 240293

Legal Description

Westerbeck Property

Land in the 15th Civil District of Robertson County, Tennessee and being described according to a survey by J. Bruce Rainey R.L.S 823 known as Job No. 240293 as follows:

Beginning at an existing iron pin near a fence line in the easterly margin of Greer Lane, said iron pin being 11 feet from the centerline of said road, being the southwest corner of this tract and the northwest corner of David C. Alsup (R.B. 2291 Pg. 983 (R.O.R.C., Tn); thence with the margin of said road thence N 07°56'02" E a distance of 42.54' to an existing iron pin; N 05°46'37" E a distance of 10.42' to an existing iron pin; thence N 05°24'41" E a distance of 76.45' to an existing iron pin; thence N 09°14'07" E a distance of 16.75' to an existing iron pin; thence N 12°33'24" E a distance of 107.66' to an existing iron pin; thence with a curve turning to the left with an arc length of 24.17', with a radius of 250', with a chord bearing of N 09°44'58" E, with a chord length of 24.16', to an existing iron pin; thence N 07°02'23" E a distance of 130.52' to an iron pin set; thence N 06°59'00" E a distance of 176.71' to an existing iron pin; thence S 81°19'01" E a distance of 6.71' to an existing iron pin; thence N 25°37'31" E a distance of 140.09' to an iron pin set in the southerly margin of Cedar Grove Road (being 30' from the centerline of said Cedar Grove Road; thence with said southerly margin N 84°20'33" E a distance of 224.43' to an existing concrete highway monument; thence N 15°01'39" W a distance of 5.10' to an existing concrete highway monument; thence N 84°24'25" E a distance of 78.57' to an iron pin set; thence leaving said Cedar Grove Road and severing the land of Larry and Debra Jones of which this is a part S 13°28'53" W a distance of 613.45' to an iron pin set; thence S78°44'21"W 130.19' to an iron pin set; thence S13°30'25"W 192.30' to an iron pin set in a fence line in the northerly line of the said Alsup property ; thence with Alsup's northerly line and generally with a fence N 79°48'15" W a distance of 395.16' to an existing iron pin; which is the point of beginning, containing an area of 247898.88 square feet, 5.69 acres more or less.

Being a portion of the property conveyed to Shannon Westerbeck et al by deed of record in Record Book 2453 Page 493 in the Registers Office for Robertson County, Tennessee.

WHITE HOUSE UTILITY DISTRICT
P.O. BOX 608, 3303 HIGHWAY 31-W — WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

November 24, 2025

Mr. Bruce Rainey
PO Box 429
Portland, TN 37148

RE: Water Availability for 8511 Cedar Grove Rd
Robertson County, Tax Map 62 Parcel 163.00
Cross Pains, TN
REVISED to extend availability letter dated December 20, 2024

Dear Mr. Rainey

This letter will serve as an extension to the availability letter WHUD issued on this project dated December 20, 2024. All flow requirements remain unchanged from the initial request.

White House Utility District can provide up to three additional domestic water services for the property mentioned above as long as each new lot fronts Cedar Grove Rd or has an easement dedicated for the water service lines to lie within. We understand you intend to alter an existing parcel such that four total residential tracts will result. There is currently one water tap associated with this property that serves an existing dwelling. A fire hydrant has been requested with a flow rate of 500 gallons per minute and minimum residual pressure of 20 psi. No fire sprinkler flows, commercial flows, or irrigation flows have been requested for this project.

Domestic and fire hydrant flows can be supplied to the project by WHUD's existing sixteen-inch water main located on the south side of Cedar Grove Rd. See attached overview map of existing water main. It would be the builder's responsibility to extend private water service lines to each new home from the newly installed water meters.

To proceed with a hydrant install, the fire hydrant installation fee noted below will need to be submitted to WHUD with an illustration of the proposed hydrant location. The hydrant would be installed in the southern right-of-way of Cedar Grove Rd, near the existing water main. Please allow 90 days from the date of payment for the hydrant to be installed.

Fees associated with this project include:

Water Meter Tap Fee:	Water tap fees are based on meter size and are due at the time builders request water service. Current pricing for a standard ¾" residential meter is **$2,000** each. A **$50** account setup fee will be charged on the first bill for each new account.
Water Facilities Fee:	**$467** per new lot The water facilities fee (total of $1,401 for 3 new lots) will need to

be paid to WHUD before we will release a signed plat or before we will sell water taps, whichever comes first.

Fire Hydrant Fee: **$4,000** per hydrant

This fee will need to be paid to WHUD before we will release a signed plat illustrating a hydrant or before installation of new hydrant, whichever comes first.

Please note that all fees, rates, and conditions noted in this letter are current as of the date of this letter and are subject to change over time. WHUD will hold the conditions stated above for a 90-day period past the date of this letter. You may request an extension of fee status in writing prior to expiration of the 90-day period. WHUD will review the request and either deny or grant the request in writing.

Please contact our Engineering Department at 615-672-4110 ext. 262 if you have any questions.

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
January 22, 2026

Applicant: Shannon Westerbeck
Surveyor: Bruce Rainey

Request: Rezone **5.69 *acres***
Tax Map 062, Part of Parcel 163.03
from AG-2 to RP-80

Property Information:

- Tax Map 062, Parcel 163.03
- Cedar Grove Rd. & Greer Lane, Cross Plains
- Total lot acreage: 5.69 acres (247,856.40 sq. ft.)
- **Rezone Request: 5.69 acres. (247,856.40 sq. ft.)**



Figure 1: TN Property Viewer: Tax Map 062, Parcel 163.03 In its entirety is highlighted

TN Prop. Viewer is incorrect, correction in process paperwork attached from property accessor showing change with new parcel number

Project Narrative:
RP-80 Minimum Requirements
Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 35'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Zoning: The applicant wishes to rezone 5.69 acres to create three (3) independent lots of record. The subject property is surrounded by AG-2 zoned property with varying lot sizes. Several non-conforming lots in the immediate vicinity would be classified as R-30, R-40, or RP-80 in today's standards. *Please see Exhibit 1 for excerpts from the Roberson County zoning map and the Comprehensive Plan map.* The applicant's request to rezone RP-80 appears to be dimensionally appropriate.

Robertson County Comprehensive Plan: The Robertson County Comprehensive Plan calls for this property to remain Rural. The purpose of the Rural character area in the County shall be to ensure the continuation of agrarian and rural-type uses. The closer the Rural areas are to cities and villages, the focus of the area changes from mostly agrarian to mostly rural residential. Location of Rural Preservation Areas: The majority of the County shall remain designated as Rural during the planning horizon of this land use plan.

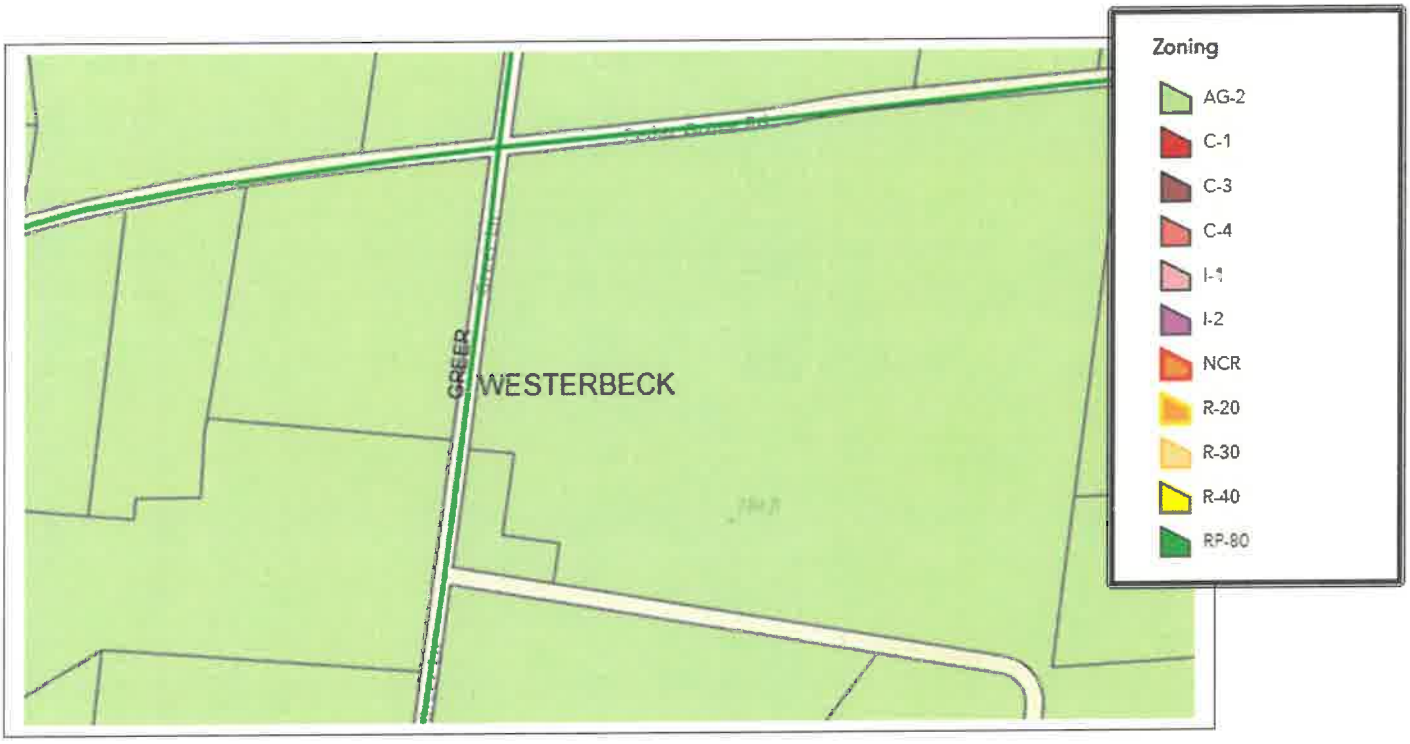
• Uses in Rural Areas. Agrarian and rural uses, ranging from open space to agricultural uses, homesteads associated with agricultural uses, and agricultural service businesses, are encouraged within this category.

Staff recommends approval.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





Conservation
Employment Center
General Urban
Rural
Recreation/Open Space
Sub-Urban


40.01
5.97 AC
WILLIAMS RD
54
5.13 AC
062
55
6.07 AC
56
5.82 AC
57
5.6 AC
40 062
33.0 ACc
062 53
5.2 ACc
41
1 AC
CEDAR GROVE RD
128.98 ACc
CEDAR GROVE RD
39
4.5 ACc
162
161
062
160
1 AC
167
44.22 AC
166
2 AC
165
2 AC
163.03
5.69 AC
163
20.4 ACc
58
65 ACc
177
65.3 ACc
062
062
GREER LN
178
1.68 AC
179
44.2 ACc
062 180.01
22 ACc
163
20.4 ACc
062
163.02
4.3 AC
203
8.1 AC

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

GREER LN
Property Address
Ownership and Mailing Address

WESTERBECK SHANNON ETAL
GIBSON ZACHARY
156 ROARK RD
COTTONTOWN TN 37048

Subdivision
BK PG BLOCK LOT TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions

TAX YEAR 2026 ROBERTSON	074	062		163.03		000
	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City
SSD1
SSD2

Total Land Units **5.69**
Deed Acres **5.69**
Calculated Acres

Map **062** Updated **01/12/2026**
Dist **15** Printed **01/12/2026**

Card: 1 of 1

Page: 1 of 1

DWELLING DATA

Improv Type — Lower Level
Stories — Heating/Air
Exterior Wall — Attic
Heating Fuel

Year Built | Eff Yr Built | Rooms | Bedrooms
Full Baths | Half Baths | Add'l Fixtures | Total Fixtures
Wood FP Stacks | Openings | Add'l Sty | PreFab | Add'l Sty
Info Src | Occ | Rental: Src | Year | Amount | Sched

Foundation — Floor Finish
Floor System — Interior Finish
Party Wall — Paint/Decor
Struct. Frame — Bath Tile
Roof Framing — Electrical
Roof Cov/Deck — Shape
Cab/Millwork

Quality **1** | Condition | Class:
Prorate | Date | Factor | % Comp | Cost & Design **0**
Depr: Physical | Other Phys | Functional | External | % Good **100**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
						2023		1.00

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN				
RCNLD				

% Complete
Dwelling Factor
Dwelling Value

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN

APPRAISED VALUES

LAND	220,700
IMPROVEMENTS	0
TOTAL APPRAISAL	220,700
GREENBELT APR	
ASSESSMENT	55,175
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	220,700
INCOME	
MARKET	

PARCEL DATA

NBHD	L01
Review Flag	
Living Units	
Water/Sewer	03 Public / Individual
Electricity	01 Public
Gas	00 None
Topo	1 Rolling
Road Type	3 Paved
Delete Next Year	N
Greenbelt Review	N
Land Apr Date	01/12/2026 By TW
# Improvements	
# Mobile Homes	0
NH Trend	0 STABLE
Other	
Land Use Code	11 81
Zoning	

GREENBELT

Year — Recorded
App# — Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value

Total OBY Value

ENTRANCES

Date	Code	ID

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	U	28	03		0	0	5.69	38,787.35							100	38,787.35	220,700	
					Totals:		5.69										220,700	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
12/22/2025	2453	493	325,000	325,000	V	WD	A	WESTERBECK SHANNON ETAL

NOTES

2025 ROLLBACK 62-163.00-999

TABLE 6-5-A

DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

	AG-1	AG-2	RP-80	R-40	R-30	R-20
Minimum Lot Size (sq. ft.)	15 ac.	130,000	80,000	40,000	30,000	20,000
Without Public Water		218,000	218,000	N.P.	N.P.	N.P.
Minimum Lot Width (ft.) at Building Setback Line [3]	400	175	150	150	125	100
Minimum Road Frontage (ft.) [1]	50	50	50	50	50	50
Minimum Front Yard Setback (ft.)[2]	100	75	60	50	40	30
Minimum Side Yard Setback (ft.)[2]	50	30	25	20	15	10
Without Public Water		50	50	N.P.	N.P.	N.P.
Minimum Rear Yard Setback	50	40	35	30	25	20
Without Public Water		50	50	N.P.	N.P.	N.P.
Maximum Height (ft.) [4]	35	35	35	35	35	35
Maximum Building Coverage (% of lot)	10	25	30	40	45	50

[1] Does not apply to lots on the circular portion of a cul-de-sac or lots with access by an ingress/egress easement.

[2] Setback measured from right-of-way line or property line. Setbacks along private streets shall be the same as along local streets.

[3] Lot widths shall be increased by twenty-five (25) percent for all roads providing direct access to and arterial or collector road as designated on the Robertson County Major Thoroughfare Plan. Developments using combined driveways or private roads as access are exempt from this provision

[4] No more than three (3) full or partial stories entirely above grade.

Notes:

I In overlay districts: greater requirements may apply. See any relevant overly district regulations.

II A corner lot has two (2) front yard setbacks. The property owner shall designate the front yard and the side yard for his corner lot. The rear setback shall be on the opposite side of the lot from the designated front yard setback.

III A through lot has two (2) front setbacks but no rear setback.

IV On a corner lot of record with a width of at least forty (40) feet, the side street setback may be reduced, if necessary, to yield a buildable with equal to sixty (60) percent of the lot width. However, the side street setback shall not be reduced to less than forty (40) feet from a major thoroughfare or minor thoroughfare right-of-way line.

V For any lot of record with a depth of at least seventy-five (75) feet, the street setback and the rear setback may be reduced, if necessary, to yield a buildable depth equal to forty (40) percent of the lot depth. The rear setback shall be reduced first, but not below fifteen (15) feet. However, the front yard setback shall not be reduced to less than forty (40) feet from a major thoroughfare right-of-way line.

6-5.2 AG-2 Agricultural/Residential District

A. District Description

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

6-5.3 RP-80 Rural Preservation District

A. District Description

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

6-5.4 R-40 Low Density Residential District

A. District Description

This district is designed to provide suitable areas for low density residential development where appropriate infrastructure is available characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the district may also include community facilities, public utilities and open uses which serve specifically the residents of this district or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. It is the express purpose of this resolution to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution. The application of this district is appropriate in Sub-Urban and General Urban areas of the adopted 2040 comprehensive Growth and Development Plan.

#32

RESOLUTION NO. 022326017

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2026

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2026 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
Other Govt & Citizen Groups	Opioid Settlement Funds-Past Remediation	48991	25,223
Total Revenue Amendment			25,223
Expense Amendments			
Other Charges	Other Charges - Co-Op Propane for Tower	58400-599-OPIOD	1,223
Other Charges	Other Charges - United Way to Disburse	58400-599-OPIOD	24,000
Total Expense Amendment	(See List Below of Non-Profit Agencies)		25,223
	(Opioid Settlement Funds - Past Remediation, Disburse at Mayor's Discretion - Payment To Co-Op for 534 Gallons of Propane Needed at the Cross Plains Tower. Payment To United Way-Disburse for Opioid Reasons. CASA of Robertson County - $6,000 COPE of Robertson County - $6,000 My Father's House Mission - $6,000 211 Helpline, United Way Greater Nashville - - $6,000 Total Allocation - $24,000 All Funds to be Paid to United Way to Track the Proper Disbursement of Opioid Funds.		
Total Fund Balance Amendment			0

Duly passed and approved this 23rd day of February, 2026.

County Commissioner

County Mayor

ATTEST:

County Clerk

#31

RESOLUTION NO. 022326018

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2026

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2026 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
School Fund -141			
Revenue Amendments			
Other Local Revenues	Contributions and Gifts	44570	29,500
Other Local Revenues	Other Local Revenues - RYH	44990-RYH	70,022
Federal Government	USDA - Other - Rebate	47114-REBAT	49,668
State of Tennessee	TISA (TN Investment in Student Achievement)	46510	854,244
Total Revenue Amendment			1,003,434
Expense Amendments			
Regular Education Program	Teachers	71100-116	146,213
Regular Education Program	State Retirement	71100-204	400,000
Regular Education Program	Other Full-Time Salaries - RYH	71100-189-RYH	56,400
Regular Education Program	Social Security Tax - RYH	71100-201-RYH	3,000
Regular Education Program	State Retirement - RYH	71100-204-RYH	4,000
Regular Education Program	Medicare Tax - RYH	71100-212-RYH	600
Regular Education Program	Retirement - Hybrid Stabilization - RYH	71100-217-RYH	400
Regular Education Program	Instructional Supplies	71100-429	2,000
Regular Education Program	Other Supplies	71100-499	12,531
Alternative Education Program	Other Full-Time Salaries	71150-189	60,000
Special Education Program	Medical Insurance	71200-207	200,000
Other Student Services Support	State Retirement	72130-204	60,000
Principals' Office	Other Charges	72410-599	3,000
Transportation	Bus Drivers & Attendants - RYH	72710-146-RYH	5,000
Transportation	Social Security Tax - RYH	72710-201-RYH	250
Transportation	State Retirement - RYH	72710-204-RYH	272
Transportation	Medicare Tax - RYH	72710-212-RYH	100
Food Services	Payments to Cafeterias - Other - REBAT	73100-345-REBAT	49,668
Alternative Education Program	Educational Assistants	71150-163	(12,500)
Special Education Program	Other Full-Time Salaries	71200-189	(35,000)
Student Body Education Program	Social Security Tax	71400-201	(100)
Health Services Support	Medical Personnel	72120-131	(39,700)
Regular Education Support	Supervisors	72210-105	(10,000)
Vocational Education Support	Social Security Tax	72230-201	(500)
Vocational Education Support	State Retirement	72230-204	(1,000)
Plant Maintenance	Maintenance Personnel	72620-167	(150,000)
Plant Maintenance	Overtime Pay	72620-187	(10,000)
Plant Maintenance	Social Security Tax	72620-201	(4,000)
Plant Maintenance	Medical Insurance	72620-207	(25,000)
Plant Maintenance	Medicare Tax	72620-212	(2,000)
Technology	Other Contracted Services	72250-399	(2,500)
Board of Education	Other Full-Time Salaries	72310-189	(10,000)
Board of Education	Medical Insurance	72310-207	(12,500)
Principals' Office	Assistant Principals	72410-139	(30,000)
Fiscal Services	Social Security Tax	72510-201	(1,600)
Capital Outlay	Other Capital Outlay	76100-799	(35,000)

RESOLUTION NO. 022326018

#31

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2026

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
School Fund -141			
Expense Amendments			
Alternative Education Program	State Retirement	71150-204	5,000
Alternative Education Program	Medical Insurance	71150-207	7,000
Alternative Education Program	Dental Insurance	71150-208	500
Special Education Program	Special Education Capital Outlay Equipment	71200-725	35,000
Student Body Education Program	Medical Insurance	71400-207	100
Regular Education Support	Other Full-Time Salaries	72210-189	10,000
Vocational Education Support	Secretaries	72230-161	1,000
Vocational Education Support	Other Full-Time Salaries	72230-189	500
Technology	Other Full-Time Salaries	72250-189	150,000
Technology	Social Security Tax	72250-201	4,000
Technology	State Retirement	72250-204	10,000
Technology	Medical Insurance	72250-207	25,000
Technology	Medicare Tax	72250-212	2,000
Technology	Maintenance - Equipment / Computer / Radio	72250-336	2,500
Board of Education	Other Charges	72310-599	10,000
Director's Office	Administrative Officer	72320-101	4,000
Director's Office	State Retirement	72320-204	2,500
Director's Office	Postal Charges	72320-348	6,000
Principals' Office	State Retirement	72410-204	4,000
Principals' Office	Medical Insurance	72410-207	5,000
Principals' Office	Communication - Computer / Radio / Phone	72410-307	6,000
Principals' Office	Other Charges	72410-599	50,000
Fiscal Services	Bookkeepers	72510-119	100
Fiscal Services	Medical Insurance	72510-207	700
Fiscal Services	Travel Conducting Business	72510-355	800
Food Services	Supervisors	73100-105	200
Food Services	Clerical Personnel	73100-162	1,000
Food Services	State Retirement	73100-204	500
Pre - K Education Program	Educational Assistants	73400-163	33,000
Pre - K Education Program	State Retirement	73400-204	5,000
Total Expense Amendment			1,003,434
	(Receipt of State TISA funds, USDA and Other Local Revenues. Miscellaneous Housekeeping.)		
Total Fund Balance Amendment			0

Duly passed and approved this 23rd day of February, 2026.

County Commissioner

County Mayor

ATTEST:

County Clerk

#32

RESOLUTION NO. 022326019

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2026

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2026 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Capital Projects Fund 171			
Revenue Amendments			
None	None		0
Total Revenue Amendment			0
Expense Amendments			
Public Hlth & Welfare Project	Maintenance Repair Serv Equip - 2 New Water Heaters-For Jail	91140-336-JWHTR	200,000
Total Expense Amendment			200,000

(There are Four (4) Water Heaters in the Jail. Two (2) of the Four (4) Water Heaters are Leaking. One (1) Leaking Water Heater Operates the Jail Kitchen and One (1) Leaking Water Heater Operates the Laundry Room. Sheriff Stated the 2 Leaking Water Heaters Need to be Replaced Immediately, because the 2 Remaining Water Heaters will not Support the Operations of the Jail. Therefore, Replacing the 2 Water Heaters Immediately Warrants an Emergency Purchase. If either of the 2 Leaking Water Heaters Stop Operating, the Sheriff Department / Jail may face Major Violations, because the Jail will not be Operating Properly.)

Total Fund Balance Amendment (200,000)

Duly passed and approved this 23rd day of February, 2026.

County Commissioner

County Mayor

Duly passed and approved this 16th day of March, 2026.

County Commissioner

County Mayor

ATTEST:

County Clerk

ROBERTSON COUNTY CLERK
ANGIE H. GROVES COUNTY CLERK
511 SOUTH BROWN STREET
SPRINGFIELD TN 37172
Telephone 615-384-5895
Fax 615-384-2218

Notaries to be elected February 23,2026

MICHELLE ARCHBOLD	JAMIE GREGORY
RAQUEL BISCHOFF	HAILEE JACKSON
TAMARA D BLOCK	JACKIE J JENSEN
KIMBERLY BRICKLES	SUSAN M JEX
SYDNEY CARRAGHAN	SHERRY KENNEDY
LINDA K DICKENS	EMILY ANN LINDO
SHERRY L DOWLEN	WHITNEY OWENS
EMILY S EDEN	M J PIPPIN
JORDAN EVANS	KRISTEN N. SMITH
MICHELLE GOSS	TAYLOR WHITBY

PERSONAL SURETY