STATE OF TENNESSEE

COUNTY OF ROBERTSON

TERM APRIL 18, 2022 REGULAR SESSION

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 the 18th day of April, 2022, at 7:00 PM.

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

A roll call was taken and the following County Commissioners were present to-wit: Ayres, Bowens, Couts, Delong, Dorris, Glover, Gray, Gregory, Haley, Hogan, Hoover, Jackson, B. Moore, S. Moore, Reid, Roberts, Spain, Stroud, Stubblefield, Wilson and Woodard. Commissioners Bradley, Brown, and Wade were not present.

The invocation was given by Planning & Zoning Director, Doug Vann, followed by the pledge to the flag.

MINUTES OF PREVIOUS MEETING

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

COMMUNICATIONS FROM THE COUNTY MAYOR

Mayor Vogle reminded everyone of the Recovery Court Graduation, on Thursday, April 21st at 12:00 p.m., United Ministries Food Pantry will be open April 29th from 9-11, and the National Day of Prayer is at 12:00 p.m. on May 5th. Mayor Vogle recognized the East Robertson Boys Basketball team and Cheerleading squad for their accomplishments this season. They earned their first state title in 33 years as the TSSAA BlueCross Class 1A State Champions. He honored them by reading a Proclamation deeming Tuesday, April 19th as EAST ROBERTSON BOY'S BASKETBALL AND CHEERLEADER'S DAY in Robertson County. (Proclamation attached)

REPORTS

The following reports were received, filed and approved by voice vote on motion made by Commissioner Haley and seconded by Commissioner Couts: Highway Commission 7.1, Fire 7.2, Animal Control 7.3, Trustee w/Delinquent Tax Report 7.4, Emergency Medical Agency 7.5, Emergency Medical Services 7.6, Veterans Service 7.7, Planning and Zoning 7.8, Solid Waste 7.9, and Finance 7.10.

ELECTIONS AND APPOINTMENTS

Commissioner Stubblefield made motion to approve Commissioner Jeff Delong to the Personnel Committee with a second by Commissioner Hogan. Motion was approved by voice vote.

Commissioner Stubblefield nominated Kristy Eden Chowning to fill the vacancy of Circuit Court Clerk. Commissioner Hoover nominated Donna Sircy for the vacancy. Commissioner Hogan made the motion for nominations to cease with a second by Commissioner Roberts. Motion was approved by voice vote. Voice roll call was taken by the County Clerk. Kristy Eden Chowning was appointed to fill the vacancy of Circuit Court Clerk.

Mayor Vogle administered Mrs. Chowning's oath and she was appointed Circuit Court Clerk of Robertson County.

REZONING RESOLUTIONS PUBLIC HEARING

Planning & Zoning Director, Doug Vann, presented the Rezoning Resolution Request. A public hearing was held before the agenda of rezoning resolutions. David Arms, 6534 Tolleson Road, Adams, TN, spoke up to answer questions about his rezoning property. There being no further comments, the public hearing was closed.

REZONING RESOLUTIONS

REZONE ARMS/SCHULTZ

RESOLUTION NO. 041822034, a resolution to rezone a tract of land from AG-2 (Agricultural/Residential) to RP-80 (Rural Preservation) was presented. Commissioner Dorris made motion to approve and seconded by Commissioner Gray. Motion was approved by roll call vote. (Resolution and Roll Call included.)

REZONE LEE BORTHICK

RESOLUTION NO. 041822035, a resolution to rezone a tract of land from AG-2 (Agricultural/Residential) to RP-80 (Rural Preservation) was presented. Commissioner Roberts made motion to approve and seconded by Commissioner Stubblefield. Motion was approved by roll call vote. (Resolution and Roll Call included.)

REZONE KENNETH FOSTER

RESOLUTION NO. 041822036, a resolution to rezone a tract of land from AG-2 (Agricultural/Residential) to R-40 (Low Density Residential) was presented. Commissioner Roberts made motion to approve and seconded by Commissioner Stroud. Motion was approved by roll call vote. (Resolution and Roll Call included.)

REZONE DARYL KING

RESOLUTION NO. 041822037, a resolution to rezone a tract of land from AG-2 (Agricultural/Residential) to R-40 (Low Density Residential) was presented. Commissioner Roberts made motion to approve and seconded by Commissioner Dorris. Motion was approved by roll call vote. (Resolution and Roll Call included.)

REZONE RALPH S. HOLMAN ESTATE

RESOLUTION NO. 041822038, a resolution to rezone a tract of land from AG-2 (Agricultural/Residential) to C-1 (General Commercial District) was presented. Commissioner Jackson made motion to approve and seconded by Commissioner Couts. Motion was approved by roll call vote. (Resolution and Roll Call included.)

REZONE TYCOWA, LLC

RESOLUTION NO. 041822039, a resolution to rezone a tract of land from AG-2 (Agricultural/Residential) to I-2 (Heavy Industrial District) was presented. Commissioner Roberts made motion to approve and seconded by Commissioner Hogan. After much discussion, motion was approved by roll call vote. (Resolution and Roll Call included.)

RESOLUTIONS

AMEND BUDGET YEAR ENDING JUNE 30, 2022
(GENERAL CAPITAL PROJECTS FUND)
2nd Reading

RESOLUTION NO. 032122028, a resolution amending the budget of Robertson County, Tennessee for the fiscal year ending June 30, 2022 was presented. Commissioner Bowens made motion to approve and seconded by Commissioner Couts. Motion was approved by roll call vote. (Resolution and Roll Call included.)

AMEND BUDGET YEAR ENDING JUNE 30, 2022
(GENERAL FUND)

RESOLUTION NO. 041822040, a resolution amending the budget of Robertson County, Tennessee for the fiscal year ending June 30, 2022 was presented. Commissioner Hoover made motion to approve and seconded by Commissioner Woodard. Motion was approved by roll call vote. (Resolution and Roll Call included.)

AMEND BUDGET YEAR ENDING JUNE 30, 2022
(GENERAL FUND)

RESOLUTION NO. 041822041, a resolution amending the budget of Robertson County, Tennessee for the fiscal year ending June 30, 2022 was presented. Commissioner Hoover made motion to approve and seconded by Commissioner Roberts. Motion was approved by roll call vote. (Resolution and Roll Call included.)

AMEND BUDGET YEAR ENDING JUNE 30, 2022
(SOLID WASTE FUND)

RESOLUTION NO. 041822042, a resolution amending the budget of Robertson County, Tennessee for the fiscal year ending June 30, 2022 was presented. Commissioner Hoover made motion to approve and seconded by Commissioner Gray. Motion was approved by roll call vote. (Resolution and Roll Call included.)

AMEND BUDGET YEAR ENDING JUNE 30, 2022
(HIGHWAY DEPARTMENT)

RESOLUTION NO. 041822043, a resolution amending the budget of Robertson County, Tennessee for the fiscal year ending June 30, 2022 was presented. Commissioner Hoover made motion to approve and seconded by Commissioner Stroud. Motion was approved by roll call vote. (Resolution and Roll Call included.)

AMEND BUDGET YEAR ENDING JUNE 30, 2022
(GENERAL FUND)

RESOLUTION NO. 041822044, a resolution amending the budget of Robertson County, Tennessee for the fiscal year ending June 30, 2022 was presented. Commissioner Hoover made motion to approve and seconded by Commissioner Hogan. Motion was approved by roll call vote. (Resolution and Roll Call included.)

AMEND BUDGET YEAR ENDING JUNE 30, 2022
(GENERAL FUND)

RESOLUTION NO. 041822045, a resolution amending the budget of Robertson County, Tennessee for the fiscal year ending June 30, 2022 was presented. Commissioner Hoover made motion to approve and seconded by Commissioner Roberts. Motion was approved by roll call vote. (Resolution and Roll Call included.)

AMEND BUDGET YEAR ENDING JUNE 30, 2022
(SOLID WASTE FUND)

RESOLUTION NO. 041822046, a resolution amending the budget of Robertson County, Tennessee for the fiscal year ending June 30, 2022 was presented. Commissioner Hoover made motion to approve and seconded by Commissioner Bowens. Mayor Vogle and Commissioner Hoover praised Deja Moo for their generous donations. Motion was approved by roll call vote. (Resolution and Roll Call included.)

DECLARE SURPLUS PROPERTY
(SHERIFF'S DEPARTMENT)

RESOLUTION NO. 041822047, a resolution to declare surplus property for the Sheriff's Department was presented. Commissioner Delong made motion to approve and seconded by Commissioner S. Moore. Motion was approved by roll call vote. (Resolution and Roll Call included.)

REMOVE CERTAIN ROADS / PORTION OF CERTAIN ROADS
FROM THE OFFICIAL MAINTENACE ROAD LIST AND MAP

RESOLUTION NO. 041822048

HIGHWAY DEPARTMENT RESOLUTION NO. 22-266-04, a resolution to remove certain roads / portion of certain roads from the official maintenance road list for Robertson County on Lewis Road was presented. Commissioner Couts made motion to approve and seconded by Commissioner S. Moore. Motion was approved by roll call vote. (Resolution and Roll Call included)

OLD BUSINESS

Commissioner S. Moore voiced her concerns with the sale of the building that the DMV currently occupies. Mayor Vogle suggested to get counsel from County Attorney, Clyde Richert, before going forward.

NEW BUSINESS

There was none at this time.

NOTARIES

The following were elected to the office of Notary Public on motion by Commissioner Bowens and seconded by Commissioner Spain: Patsy D. Ayers, Anna Bellamy, Regina H. Bratcher, Gwendlyn Day, Carline Dorcelon, Rachel L. Hardaway, Tamica Harrison, S. Hopkins, Alberta J. Kerns, Carla Phillips, Joshua Sisco, Brittany A. Smith, Robert Thrush, Rocquesha Turner-Chatman, Thomas John Williams, and Sheila J. Woody.

Motion approved by voice vote.

There being no further business, the meeting adjourned at 7:43 p.m. on motion by Commissioner Dorris and seconded by Commissioner Woodard. Motion approved by voice vote.

William A Vogle
Mayor William A. Vogle

Angie H. Groves
Angie H. Groves, County Clerk

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

Session started at: 6:59:56 PM

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Roll Call: Quorum Present (22 Present, 3 Absent)

Present: MAYOR VOGLE, JACKSON, COUTS, HOOVER, REID, ROBERTS, GREGORY, DELONG, SPAIN, S. MOORE, WILSON, AYRES, STROUD, DORRIS, STUBBLEFIELD, HOGAN, GLOVER, B. MOORE, HALEY, GRAY, BOWENS, WOODARD

Absent: WADE, BROWN, BRADLEY

PROCLAMATION

WHEREAS, the East Robertson Boys' Basketball Team achieved outstanding success this season, culminating in the TSSAA BlueCross Boys' Basketball State Championship; and

WHEREAS, with a 67-42 win over Peabody, East Robertson (27-6) earned its first state title in over 30 years; and

WHEREAS, with unwavering loyalty to each other and exceptional support of Head Coach Kurt Caton and his assistant coaches, the team surpassed all expectations; and

WHEREAS, the East Robertson High School Cheerleaders, led by Coach Keri Grimes, were also recognized with the Spirit Award, proving their unwaivering support of the team; and

WHEREAS, while these hard-working and determined athletes believed in each other and the greatness they could find together, they will forever be a part of our county's history,

NOW, THEREFORE, I, William A. Vogle, Mayor of Robertson County, do hereby proclaim Tuesday, April 19, 2022 as

EAST ROBERTSON BOYS' BASKETBALL AND CHEERLEADERS' DAY

in Robertson County and encourage all citizens to congratulate the East Robertson High School Basketball players and coaches, cheerleaders, band, students and parents for their dedication to the basketball season.

William A. Vogle
Robertson County Mayor

Kristy Eden Chowning
8160 Cross Plains Road, White House, TN 37188
615-642-7226
klchowning@aol.com

March 21, 2022

County Mayor
501 S. Main Street
Room 108
Springfield, TN 37172

Dear Mayor Vogle and County Commissioners:

I am writing this letter of intent to express my interest in filling the unexpired term of Lisa Cavender. Also, I am a candidate for Robertson County Circuit Court Clerk.

A vital part of the court system is the Circuit Court Clerk and the staff that works under the guidance of the Clerk. The Clerk is responsible for maintaining the records for Circuit Court, Criminal Court, General Sessions Court, and Juvenile Court.

I am a lifelong resident of Robertson County and a graduate of East Robertson High School. I earned my certification as a Certified Public Administrator through the University of Tennessee training program. I currently serve as the Chief Deputy and Bookkeeper for Chancery Court, a position I have held for nearly 25 years. I have attached my current job description for reference. Also, I have worked in Circuit and General Sessions Court and as a legal secretary. I feel my experience has given me the necessary skills to manage the Circuit Court Clerk's Office properly and efficiently. I have a strong working relationship with the other county offices, Judges, and legal community.

If appointed, I will serve Robertson County with integrity, while maintaining a professional and efficient work environment. I would be honored to serve as your next Circuit Court Clerk. Thank you for your consideration.

Sincerely,

Kristy Eden Chowning

Kristy Eden Chowning

DONNA G. SIRCY
4669 Harmony Landing Road
Springfield, Tennessee 37172

March 28, 2022

Robertson County Mayor Vogle and County Commissioners
501 South Main Street, Room 108
Springfield, Tennessee 37172

Re: Office Vacancy of Circuit Court Clerk

Dear Mayor Vogle and County Commissioners:

My name is Donna Sircy. I would like to be considered for the appointment to complete the unexpired term of Circuit Court Clerk, Lisa Cavender. As Chief Administrator over the last 8½ years, I have gained the knowledge and experience to efficiently and professionally manage the office of the Circuit/General Sessions Court Clerk.

I am presently serving as interim Circuit Court Clerk and would like to continue in this position. I have a good working relationship with the employees, community and State. Prior to my position as Chief Administrator, I worked 14 years in a local law office and 7 years as Deputy Clerk in the Juvenile Court for Robertson County.

Thank you for your consideration.

Respectfully,

Donna Sircy

Donna G. Sircy

		ROBERTSON COUNTY COMMISSION			
	Date 4/18/2022	ROLL CALL			
	TO FILL CIRCUIT COURT CLERK VACANCY				
		CHOWNING	SIRCY		
1	Ayers, Jeff	X			
2	Bowens, James		X		
3	Bradley, Stephanie			ABSENT	
4	Brown, Ervin			ABSENT	
5	Couts, Bobby	X			
6	Delong, Jeffrey	X			
7	Dorris, Michael (Bubba)	X			
8	Glover, Burton	X			
9	Gray, Kevin		X		
10	Gregory, Patsi		X		
11	Haley, Steve		X		
12	Hogan, Bob		X		
13	Hoover, Keith		X	NOMINATED	
14	Jackson, Tommy	X			
15	Moore, Bill	X			
16	Moore, Stacey	X			
17	Reid, Kim	X			
18	Roberts, Eric	X			
19	Spain, Frank	X			
20	Stroud, Bob		X		
21	Stubblefield, Faye	X		NOMINATED	
22	Wade, Dennis E.			ABSENT	
23	Wilson, Randy	X			
24	Woodard, Darrell		X		

CIRCUIT COURT CLERK OATH OF OFFICE

I, Kristy Eden Chowning, also known as Kristy A. Chowning, do solemnly swear to support the constitutions of the State of Tennessee and the United States and to faithfully perform the duties of the office of Circuit Court Clerk for Robertson County, Tennessee.

I do solemnly swear that I will execute the duties of the office of Circuit Court Clerk without prejudice, partiality, or favor, to the best of my skill and ability; that I have neither given nor will give any person any gratuity, gift, fee or reward in consideration of support for this office and I have neither sold nor offered to sell, nor will sell, my interest in this office.

I do swear that I will perform with fidelity the duties of the office to which I have been appointed, and which I am about to assume.

Kristy A. Chowning

Kristy Eden Chowning, also known as Kristy A. Chowning

William A Wofle

County Mayor

Subscribed and sworn before me this
18th day of April 2022.

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

MEMORANDUM

TO: Robertson County Commission Members

FROM: Doug Vann, Planning Director

DATE: April 11, 2022

The Robertson County Commission will hold its monthly meeting on Monday, April 18, 2022 at 7:00 P. M., in the Judicial Complex, 2nd Floor, Robertson County Office Building, Springfield, Tennessee. The following items have been placed on the agenda for your review.

Zoning Map Amendment Requests:

Rezoning Requests:

David Arms / TracySchultz: Rezone 10.005 acres from AG-2 to RP-80 on Washington Road. ***8th Voting District.***

Lee Borthick: Rezone 46.71 acres from AG-2 to RP-80 on U.S. Highway 431 North and Roy Holman Road. ***8th Voting District.***

Kenneth Foster: Rezone 21.38 acres from AG-2 to R-40 on TN. Highway 161. ***7th Voting District.***

Daryl King: Rezone 12.66 acres from AG-2 to R-40 on Pleasant Grove Road and Eddings Boulevard. ***8th Voting District.***

Ralph S. Holman Estate: Rezone 2.3 acres from AG-2 to C-1 on TN Highway 161. ***7th Voting District.***

Tycowa, LLC: Rezone 1.88 acres from AG-2 to I-2 on TN. Highway 257 (Mt. Zion Road). ***10th Voting District.***

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

DV: cf
Enclosures

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

Applicant DAVID ARMS / TRACY Schultz

Date of Application March 17, 2022

Location of Property Old Washington Road

Current Zoning AG-2

Requested Zoning RP-80

Water Provider West Robertson Water Authority

Also included in this Report are Staff Comments as well as a Legal Description, Vicinity Map and Survey Map of the subject Property. Also included are Dimensional Requirements and Description of Zone Requested.

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.

B. Uses Permitted

In the ***RP-80***, Suburban Estate District, the following uses are permitted.

See Table VI

C. Accessory Uses and Structures

1. Private residential garages and parking areas.
2. Private barns, stables, sheds, and other farm buildings.
3. Outdoor recreational facilities exclusively for the use of the residents.
4. Signs in compliance with the regulations set forth in *Article IX, Section 9-1*.
5. Home occupations as defined by and subject to the provisions of *Article IV, Section 4-2*.
6. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

The following uses may be permitted as special exceptions in the ***RP-80***, Suburban/Agricultural District, after review and approval by the Board of Zoning Appeals in accordance with *Article XI, Section 11-7*.

See Table VI

E. Uses Prohibited

In the ***RP-80***, Suburban/Agricultural District, any use not permitted by right, by accessory use, or as a special exception as is strictly prohibited.

F. Dimensional Requirements

All uses permitted in the ***RP-80***, Suburban Agricultural District, shall comply with the following requirements.

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

G. Parking Space Requirements

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	250	175	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.

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

Agenda Review Sheet

Month: ***April*** ***Item Number:*** ***01***

Applicant: David Arms, 6534 Tolleson Road, Adams, TN 37010 — Tracy Schultz, 1 Gulfview Court, Milford, CT 06460

Surveyor or Engineer: Young Hobbs & Associates

Water Utility: West Robertson Water Authority

Property Location: Old Washington Road
Tax Map 067
Parcel Number 005.00

Request: Zoning Map amendment from ***AG-2*** (Agricultural/Residential) District to ***RP-80*** (Rural Preservation) District.

Request: Applicant proposes to rezone 2.00 acres in order to create a building lot around an existing dwelling.

Project Comments:

Application:

a. Location and size of water line is not shown on the rezoning survey.
b. Right-of-way of Stroud Road not shown on the rezoning survey
c. Indicate the size of the remaining portion of Parcel 005.00.

Land Use Issues:

a. This property is located in an area designated as ***Rural*** by the ***Robertson County 2040 Comprehensive Growth and Development Plan***. ***RP-80*** is designated as being an appropriate zoning classification by the Robertson County Zoning Resolution.
b. There are scattered some scattered lots in the area zoned ***R-40*** and ***AGR*** in the City of Cedar Hill ***(AGR*** *is the same as* ***RP-80)*** some of which were zoned prior to the adoption of the ***2040 Comprehensive Growth and Development Plan.***

Infrastructure:

a. Size of water line was not provided and the water letter needs to upgraded to include whether fire flows are available.
b. This rezoning has to potential to create five (5) new building lots which will generate an additional thirty (30) to forty (40) trips per day on Old Washington Road which has twenty (20) feet of asphalt surface. When subdividing this tract there will need to be a thirty (30) right-of-way section shown from the centerline of Old Washington Road.

Staff Recommendation:

The Planning Staff does not foresee a problem with recommending approval of this request based on the ***Robertson County 2040 Comprehensive Growth and Development Plan,*** Robertson County Zoning Resolution *and previous development in the area.*

Resolution No. 041822034

A RESOLUTION TO REZONE A TRACT OF LAND FROM AG-2(Agricultural/Residential) to RP-80 (Rural Preservation)

David Arms / Tracy Shultz

WHEREAS, Tracy Shultz requests to rezone **10.005 acres** of land located on Washington Road, **(8th Voting District)** for residential development, and

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

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE that **10.005 acres** of land owned by **Tracy Shultz** is hereby rezoned from **AG-2 (Agricultural/Residential) to RP-80 (Rural Preservation)** and the Robertson County Zoning Atlas shall be so designated, said property described as follows:

BEGINNING AT A 1/2" IRON PIN FOUND (ID: 1708) IN THE EAST RIGHT OF WAY LINE OF OLD WASHINGTON ROAD, SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE JAMES COLLIER PROPERTY (RB 1500, PG 567) AND THE NORTHWEST CORNER OF SAID PARENT TRACT;

THENCE WITH THE SOUTH LINE OF SAID COLLIER PROPERTY S 84°11'20" E A DISTANCE OF 628.59 FEET TO AN EXISTING FENCE POST IN SAID SOUTH LINE, SAID FENCE POST LYING IN THE WEST LINE OF THE MARK HENDERSON PROPERTY (RB 1807, PG 869);

THENCE WITH THE WEST LINE OF SAID HENDERSON PROPERTY S 07°50'17" W PASSING A 1/2" IRON PIN FOUND (ID: KESSINGER) AT 199.99 FEET IN ALL A DISTANCE OF 734.81 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID WEST LINE ACROSS SAID PARENT TRACT N 82°12'43" W A DISTANCE OF 572.53 FEET TO AN IRON PIN SET IN THE EAST RIGHT OF WAY LINE OF SAID OLD WASHINGTON ROAD;

THENCE WITH SAID EAST RIGHT OF WAY LINE AS FOLLOWS: ALONG A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 43.05 FEET, A RADIUS OF 370.21 FEET, A CHORD BEARING OF N 00°13'24" E AND A CHORD LENGTH OF 43.02 FEET TO A 1/2" IRON PIN FOUND (ID: 1708); THENCE N 03°34'32" E A DISTANCE OF 672.29 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 435,808 SQUARE FEET OR **10.005 ACRES.**

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

Approved and adopted by the Board of County Commissioners.

4-18-22
Date

Robertson County Mayor

Robertson County Clerk

vote
5-0

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

Planning & Zoning

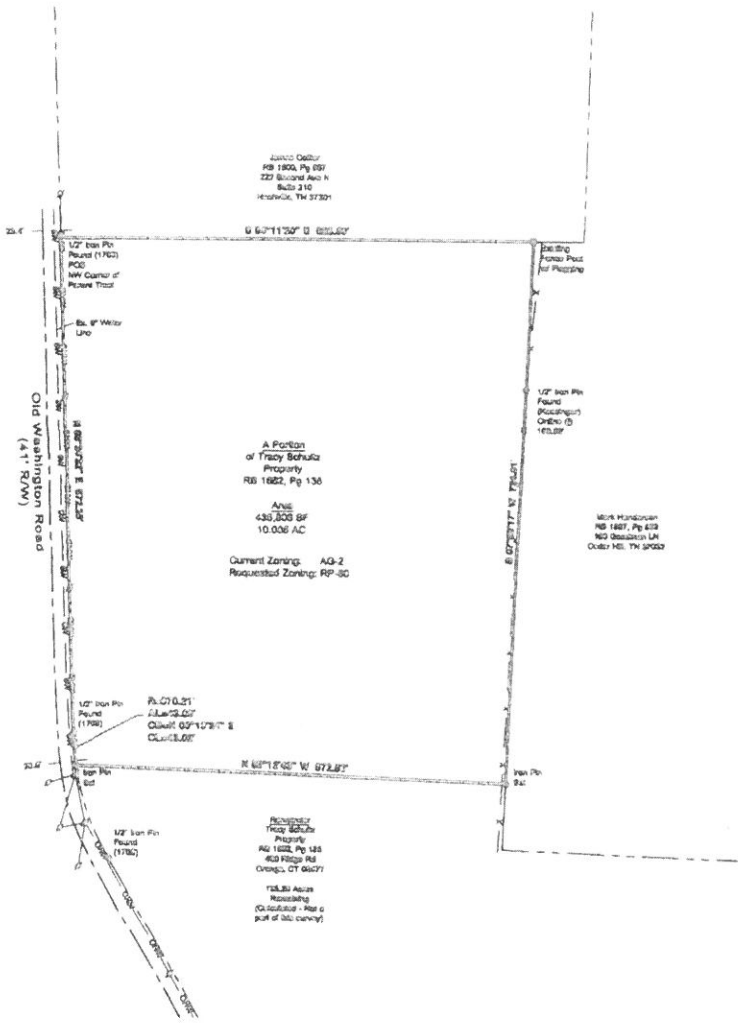
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LOCATION MAP NTS



BOUNDARY SURVEY

OF A PORTION OF THE TRACY SCHULTZ PROPERTY OF RECORD IN
BOOK 1682, PAGE 135 R.O.R.C.T.
TAX MAP 067 PARCEL 005.00
8TH CIVIL DISTRICT
ROBERTSON COUNTY, TENNESSEE



SURVEY NOTES

1. CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS. OVERHEAD WIRES SHOWN HEREON ARE SUBJECT TO EASEMENT.
2. OVERHEAD WIRES SHOWN HEREON ARE SUBJECT TO EASEMENT. CONTACT LOCAL UTILITY PROVIDER PRIOR TO ANY WORK IN THE AREA OF THESE UTILITIES.
3. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAY, RESTRICTIONS AND CONVEYANCES OF RECORD OR IN EXISTENCE.
4. THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0820-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.
5. RIGHT OF WAY WIDTH SHOWN HEREON WAS PROVIDED BY THE ROBERTSON COUNTY HIGHWAY DEPARTMENT.
6. UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET OR IRON" IS A SET 1/2" DIAMETER REBAR, 18" IN LENGTH, WITH A YELLOW PLASTIC CAP STAMPED "YOUNG HOBBS".
7. I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE RECORDED INFORMATION SHOWN, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS LOT IS SUBJECT TO ANY RELATED RECORDED MATTERS AND THE FINDINGS OF AN ACCURATE TITLE SEARCH AND I HEREBY CERTIFY THAT THIS IS A CATEGORY 3 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS BETTER THAN 1:5,000 AS SHOWN HEREON.

CLINTON T. HEAD
TENNESSEE LAND SURVEYOR
No. 2275
2/5/22

CLINTON T. HEAD, RLS #2275 DATE

LEGEND:

- IRON PIN SET
- IRON PIN FOUND
- FENCE CORNER POST
- UTILITY POLE
- ADJACENT PROPERTY LINE
- BOUNDARY LINE
- FENCE LINE
- OHW — OVERHEAD WIRE
- POB — POINT OF BEGINNING

BASIS OF BEARINGS
TN STATE PLANE COORDINATE SYSTEM

0' 100' 200' 300'
SCALE: 1" = 100'

CLIENT:
TRACY SCHULTZ
460 RIDGE ROAD
ORANGE, CT 06477

FIELD DATE: 2-4-22
OFFICE DATE: 2-5-22

YOUNG HOBBS & ASSOCIATES
1202 CROSSLAND AVE * CLARKSVILLE, TN 37040
PHONE 931-645-2524 * FAX 931-645-2768

5-0 1

DI Arms \ Schultz



March 17, 2022

I would like to build 5 (five) houses along the road front of Old Washington Road on (two) 2 acre tracks. Houses to be 2,800 square feet. Restrictions would be brick or Hardy on the entire house except for soffits and eaves. I would like this to be a nice homeplace and help Cedar Hill grow.

David Arms

Resolution # 041822034

Summary: Rezone David Arms/Tracy Shultz 10.005 acres,

AG-2 to RP-80 Agricultural/Residential to Rural Preservation

Washington Road, 8th Voting District

Discussion began at: 07:21:01 PM (Elapsed time: 00:21:04)

Motion by DORRIS 7:21:24 PM

Second by GRAY 7:21:25 PM

Voting began at: 07:21:54 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:22:09 PM

Result: Passed With 13 Yes Votes Needed (YES: 21 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO:

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:22:09 PM

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

Applicant Lee Borthick

Date of Application March 10

Location of Property Roy Holman Road & 431 North

Current Zoning AG-2

Requested Zoning RP-80

Water Provider Springfield Water

Also included in this Report are Staff Comments as well as a Legal Description, Vicinity Map and Survey Map of the subject Property. Also included are Dimensional Requirements and Description of Zone Requested.

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.

B. Uses Permitted

In the ***RP-80***, Suburban Estate District, the following uses are permitted.

See Table VI

C. Accessory Uses and Structures

1. Private residential garages and parking areas.
2. Private barns, stables, sheds, and other farm buildings.
3. Outdoor recreational facilities exclusively for the use of the residents.
4. Signs in compliance with the regulations set forth in *Article IX, Section 9-1.*
5. Home occupations as defined by and subject to the provisions of *Article IV, Section 4-2.*
6. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

The following uses may be permitted as special exceptions in the ***RP-80***, Suburban/Agricultural District, after review and approval by the Board of Zoning Appeals in accordance with *Article XI, Section 11-7.*

See Table VI

E. Uses Prohibited

In the ***RP-80***, Suburban/Agricultural District, any use not permitted by right, by accessory use, or as a special exception as is strictly prohibited.

F. Dimensional Requirements

All uses permitted in the ***RP-80***, Suburban Agricultural District, shall comply with the following requirements.

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

G. Parking Space Requirements

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	250	175	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.

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

Agenda Review Sheet

Month: ***April*** ***Item Number:*** ***02***

Applicant: Lee Borthick
5635 Borthick Road
Springfield, TN 37172

Surveyor or Engineer: Steven E. Artz & Associates, Inc.

Water Utility: Springfield Water/Wastewater

Property Location: U.S. Highway 431 North
Tax Map 033
Parcel Number 077.00 pt.

Request: Zoning Map amendment for 46.71 acres from ***AG-2*** (Agricultural/Residential) District to ***RP-80*** (Rural Preservation) District.

Project Narrative: Applicant proposes to rezone this tract in order to develop a residential subdivision fronting U. S. Highway 431 and Roy Holman Road.

Project Comments:

Application:

a. Acreage on application and rezoning survey do not match, which is correct.

Land Use Issues:

a. There are other tracts in the vicinity of this tract presently zoned ***R-40*** *(Low Density Residential)* District and a portion of this tract was tract zoned ***RP-80*** in June 2021.

b. This property is located in an area designated as ***Rural*** by the ***Robertson County 2040 Comprehensive Growth and Development Plan*** and the proposed zoning amendment fits this designation.

Infrastructure:

a. Property is currently served by a six (6) inch water line on U.S. Highway that can furnish the additional water taps, and a fire flows can be provided to the property, but a new six (6) inch water line which was constructed to serve lots on Roy Holman Road will allow the construction of new water lines to serve

b. This rezoning has the potential to create as many as twenty-one (21) additional lots which will generate an additional 126 to 168 trips per day on U.S. highway 431N an arterial highway and Roy Holman Road which has sixteen (16) feet of double bituminous roadway surface.

Staff Recommendation:

The Planning Staff does not foresee a problem with recommending approval of this request based on the ***Robertson County 2040 Comprehensive Growth and Development Plan*** and previous zoning decisions and development in the area.

Resolution No. 041822035

A RESOLUTION TO REZONE A TRACT OF LAND FROM AG-2 (Agricultural/Residential) to RP-80 (Rural Preservation)

Lee Borthick

WHEREAS, Lee Borthick requests to rezone **46.71 acres** of land located on Highway 431 North, **(8th Voting District)**, for residential development, and

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

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE that **46.71 acres** of land owned by Lee Borthick is hereby rezoned from **AG-2 (Agricultural/Residential) to RP-80 (Rural Preservation** and the Robertson County Zoning Atlas shall be so designated, said property described as follows:

Beginning at a point in the northerly boundary of a tract of land which belongs to W.D. Edwards, having a deed reference in Deed Book 312, Page 291, RORCT, said point being located from an iron pin (old), in the westerly margin of U.S. Highway #431 North, the northeast corner of said tract of land which belongs to W.D. Edwards, Jr., N 85°03'21" W, 465.08 feet, **to the point of beginning,** the southeast corner of this tract and continuing with the boundary of said tract of land which belongs to W.D. Edwards, as follows: N 85°03'21" W, 1231.03 feet to an iron bar monument (new);thence, N 06°11'03" E, passing a common corner of said tract of land which belongs to W.D. Edwards, and a tract of land which belongs to George Russell Holman, having a deed reference in Deed Book 350, Page 16, RORCT, and continuing on in all, 1670.10 feet to a point in the easterly boundary of said tract of land which belongs to George Russell Holman; thence with a new line, as follows: S 83°48'57" E, 1225.60 feet thence, S 06°00'17" W, 1643.47 feet, to the point of beginning, containing **46.71 acres.**

April 18, 2022
Date

Robertson County Mayor

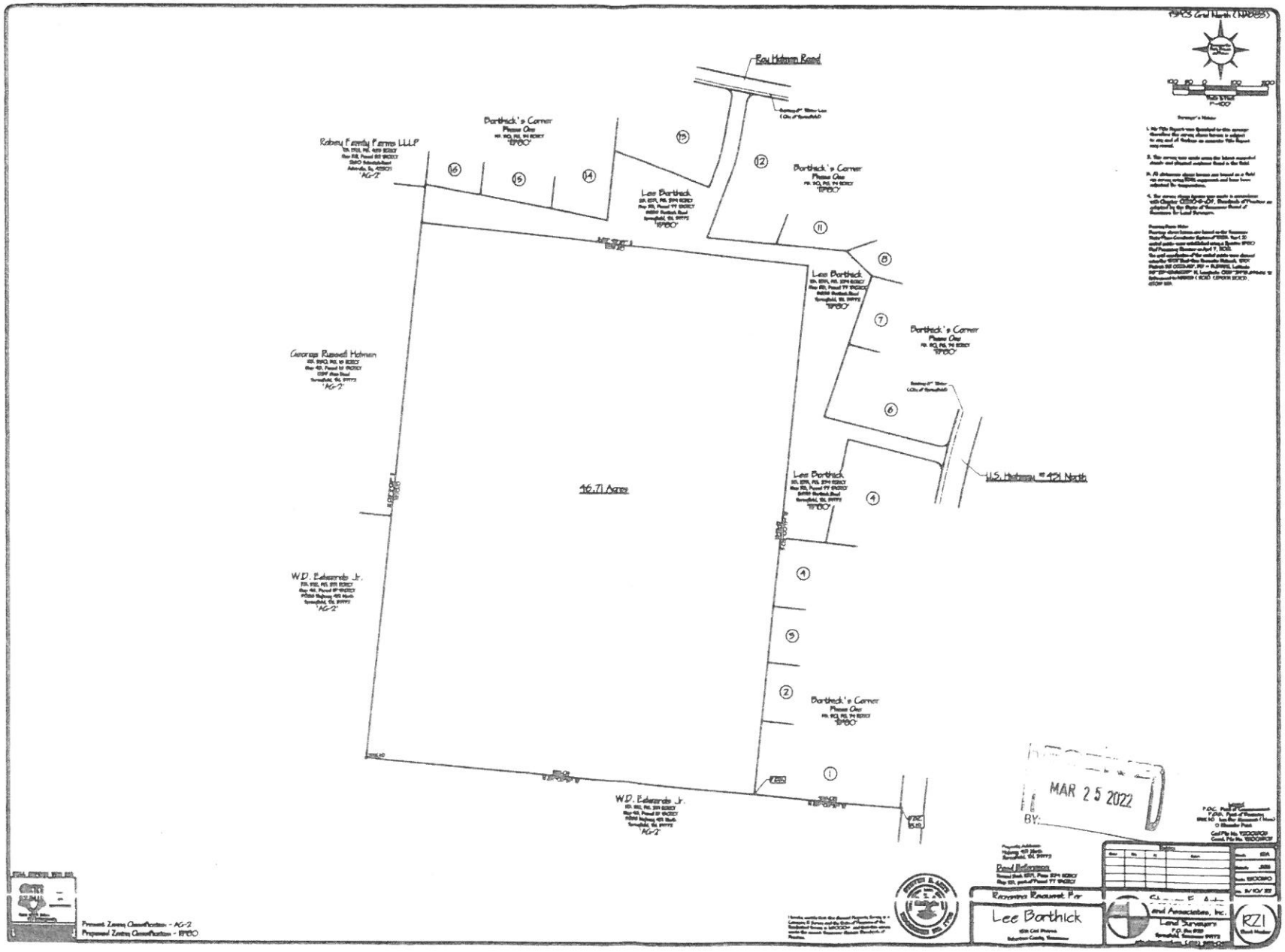
Robertson County Clerk

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

5-9

Planning & Zoning

2

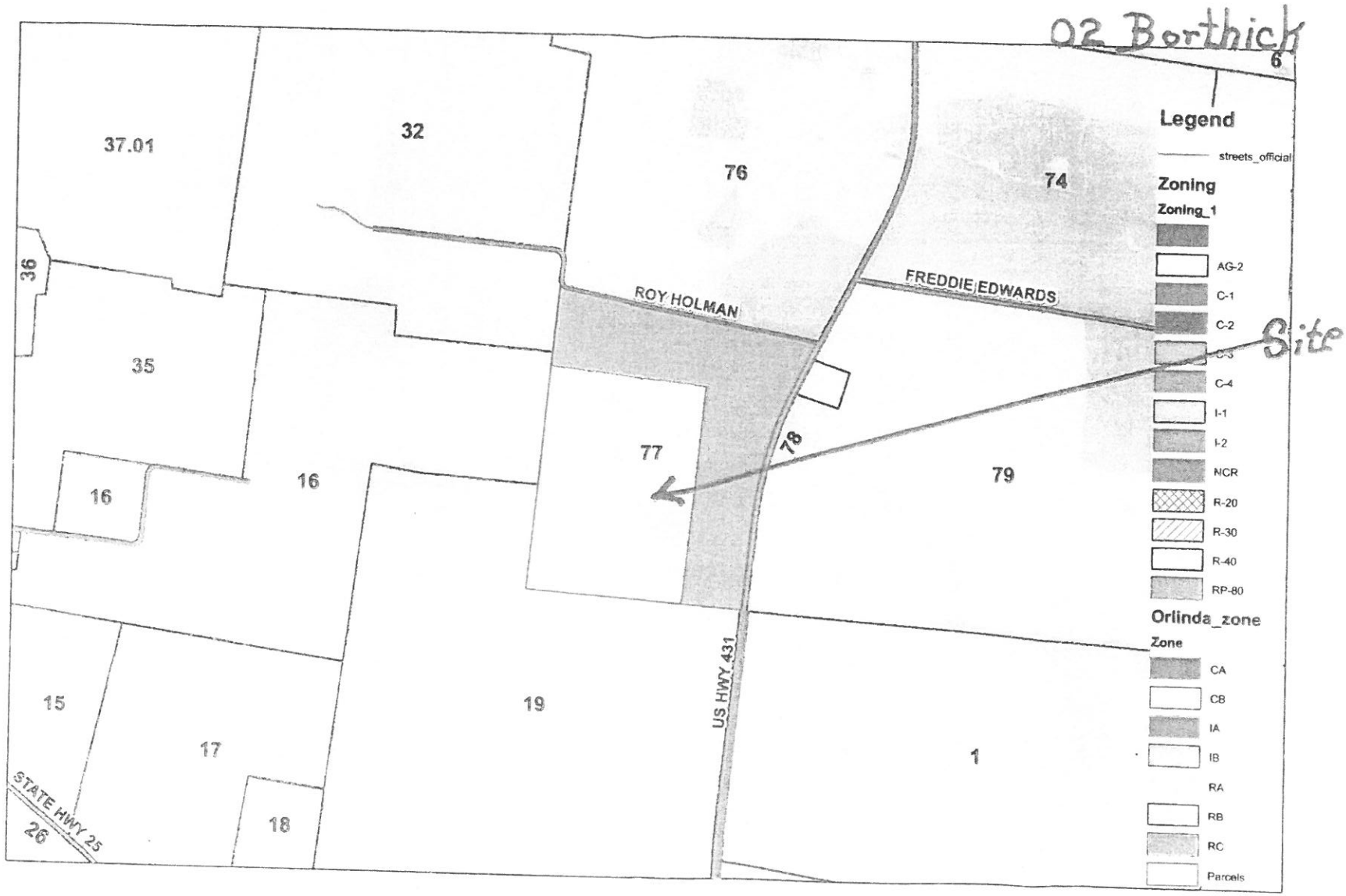

Roy Holman Road
Barthick's Corner
Please Use
Robert Family Farms LLLP
Lee Barthick
George Russell Holman
16.71 Acres
W.D. Edwards Jr.
U.S. Highway # 431 North
MAR 25 2022
BY:
Lee Barthick
Land Surveyors
RZ1

5-0

2

2

02 Borthick



2

March 10, 2022

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

Re: Rezoning Request

Dear Planning Commission Members,

The purpose for this letter is to request the rezoning of a 46.71 acre tract of land. The subject property may be found on Tax Map 33, part of Parcel 77, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on U.S. Highway 431 North and Roy Holman Road, in the 18th Civil District, 8th Voting District.

The property is currently zoned, 'AG-2'. We are wishing to rezone the property to 'RP80'. We are wishing to subdivide this property into a residential development as was done in Borthick's Corner-Phase One. We understand that if this request is approved we must then submit appropriate plats to the Planning Commission, as well as, all other approving agencies.

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

Sincerely,

Lee Borthick
5635 Borthick Road
Springfield, TN. 37172
(615) 417-5178

RECEIVED
MAR 11 2022
BY:_____

2

Resolution # 041822035

Summary: Rezone Lee Borthick, Rezone 46.71 acres, AG-2 to RP-80

Agricultural/Residential to Rural Preservation

U.S. Highway 431 N and Roy Holman Road, 8th Voting District

Discussion began at: 07:22:10 PM (Elapsed time: 00:22:13)

Motion by ROBERTS 7:22:27 PM

Second by STUBBLEFIELD 7:22:28 PM

Voting began at: 07:22:37 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:22:49 PM

Result: Passed With 13 Yes Votes Needed (YES: 21 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO:

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:22:49 PM

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

Applicant Kenneth Foster

Date of Application March 15, 2022

Location of Property Highway #161

Current Zoning AG-2

Requested Zoning R-40

Water Provider Springfield Water

Also included in this Report are Staff Comments as well as a Legal Description, Vicinity Map and Survey Map of the subject Property. Also included are Dimensional Requirements and Description of Zone Requested.

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.

B. Uses Permitted

In the ***R-40***, Low Density Residential District, the following uses are permitted.

See Table VI

C. Accessory Uses and Structures

1. Private residential garages and parking areas.
2. Outdoor recreational facilities exclusively for the use of the residents.
3. Signs in compliance with the regulations set forth in *Article IX, Section 9-1.*
4. Home occupations as defined by and subject to the provisions of *Article IV, Section 4-2.*
5. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

In the ***R-40***, Low Density Residential District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with *Article XI, Section 11-7.*

See Table VI

E. Uses Prohibited

In the ***R-40***, Low Density Residential District, any use not permitted by right, by accessory use, or as a special exception is strictly prohibited.

F. Dimensional Requirements

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	250	175	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.

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

Agenda Review Sheet

Month: ***April*** ***Item Number:*** ***03***

Applicant: Kenneth Foster
5110 Foster Road
Cedar Hill, TN 37032

Surveyor or Engineer: Steve E. Artz & Associates, Inc.

Water Utility: Springfield Waste/Wastewater

Property Location: TN Highway 161
Tax Map 044
Parcel Number 022.00pt.

Request: Zoning Map amendment from ***AG-2*** (Agricultural/Residential) District to ***R-40*** (Rural Preservation) District.

Request: Applicant proposes to rezone 21.38 acres in order to create an additional residential building lots.

Project Comments:

Application:

a. Water letter stated that off-site improvements would be needed, has the developer committed to making these improvements?

Land Use Issues:

a. This property is located in an area designated as ***Rural*** by the ***Robertson County 2040 Comprehensive Growth and Development Plan*** and this request is acceptable due to the policies established by the Planning Commission that deals with properties adjacent previous zoning and development that has utilities to support the zoning district being requested.

b. There are some scattered lots in the area zoned ***RP-80*** and **R-40** some of which were zoned prior to the adoption of the ***2040 Comprehensive Growth and Development Plan.*** It should be noted that an adjacent tracts were rezoned in the late 1990's and developed into ***R-40*** subdivisions.

Infrastructure:

a. Property is currently served by a six (6)inch water line but will need to have a connector line to the parallel 24 inch

b. This rezoning has to potential to create twelve (12) plus lots which will generate an additional seventy-two (72) to ninety-six (96) trips per day on TN Highway161 which is a State of Tennessee maintained arterial highway.

Staff Recommendation:

The Planning Staff does not anticipate a problem with recommending this request based on previous zoning and development in the area and the Planning Commissions policy with on these tracts in the ***Robertson County 2040 Comprehensive Growth and Development Plan***. *This recommendation is contingent on the developer making the required off-site water improvements.*

3

Resolution No. 041822036

A RESOLUTION TO REZONE A TRACT OF LAND
FROM AG-2 (Agricultural/Residential) to R-40 (Low Density Residential)

Kenneth Foster

WHEREAS, Kenneth Foster requests to rezone **21.38 acres** of land located on TN. Highway 161, **(7th Voting District)**, for residential development, and

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

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE that **21.38 acres** of land owned by Kenneth Foster is hereby rezoned from **AG-2 (Agricultural/Residential) to R-40 (Low Density Residential)** and the Robertson County Zoning Atlas shall be so designated, said property described as follows:

Beginning at an iron pin (old), in the westerly margin of Tennessee Highway #161, the northeast corner of a tract of land which belongs to Sevelin Shmirmana, having a deed reference in Record Book 2013, Page 324, RORCT, the southeast corner of this tract and continuing, as follows: N 81°36'05" W, passing a common corner of said tract of land which belongs to Sevelin Shmirmana, and a tract of land which belongs to Michael D. Covington, having a deed reference in Record Book 1794, Page 751, RORCT, and continuing on in all, 758.90 feet to a point in the northerly boundary of said tract of land which belongs to Michael D. Covington; thence with a new line, N 08°07'04" W, 1323.38 feet to a point in the southerly boundary of Lot 1 of Victoria Meadows, being a plat of record in Plat Book 21, Page 123, RORCT; thence, S 83°42'10" E, 722.75 feet to an iron bar monument (old), in the westerly margin of Tennessee Highway #161, the southeast corner of said Lot 1; thence, S 08°07'04" E, 348.03 feet to an iron bar monument (new), in the northerly boundary of Farthing Cemetery, having a deed reference in Deed Book 14, Page 559, Robertson County Archives; thence with the boundary of said cemetery, as follows: N 85°47'23" W, 150.01 feet to an iron pin (new); thence, S 02°03'20" W, 85.01 feet to an iron pin (new); thence, S 85° 43'52" E, 90.35 feet to an iron pin (new); thence, N 02°03'20" E, 65.09 feet to an iron pin (new); thence, S 85°47'23" E, 63.28 feet to an iron bar monument (new), in the westerly margin of Tennessee Highway #161, in the southerly boundary of said cemetery; thence with the westerly margin of said highway, as follows: S 08°07'04" E, 531.76 feet to an iron bar monument (new); thence with a curve to the left, having a radius of 3546.63 feet, an arc distance of 334.66 feet, and a chord bearing and distance of S 10°49'15" E, 334.53 feet to an iron bar monument (new); thence, S 13°31'27" E, 125.34 feet, to the point of beginning, containing **21.38 acres.**

April 18, 2022
Date

William A Tople
Robertson County Mayor

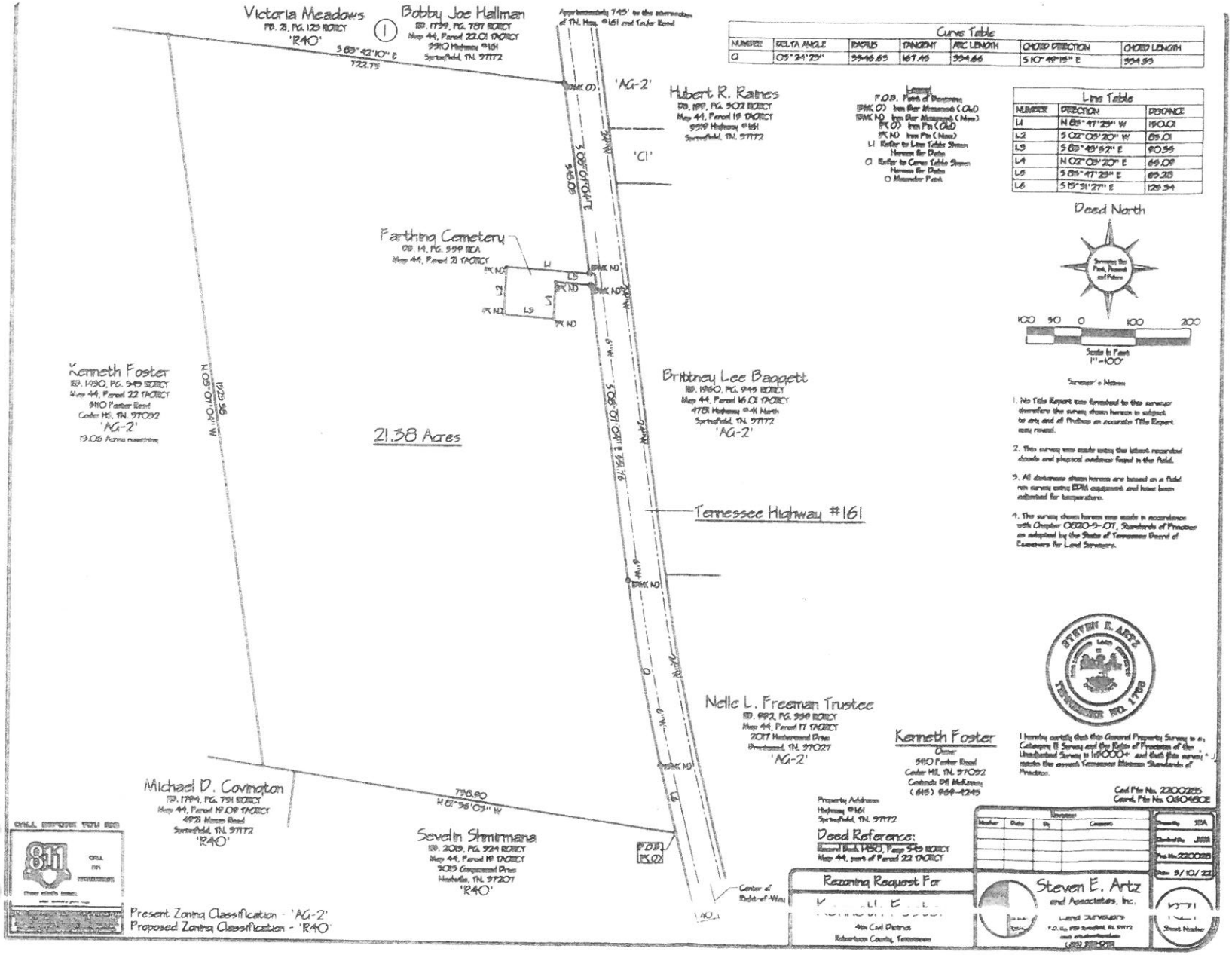
Angie H. Groves
Robertson County Clerk

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

Planning & Zoning

8 of 8
5-0

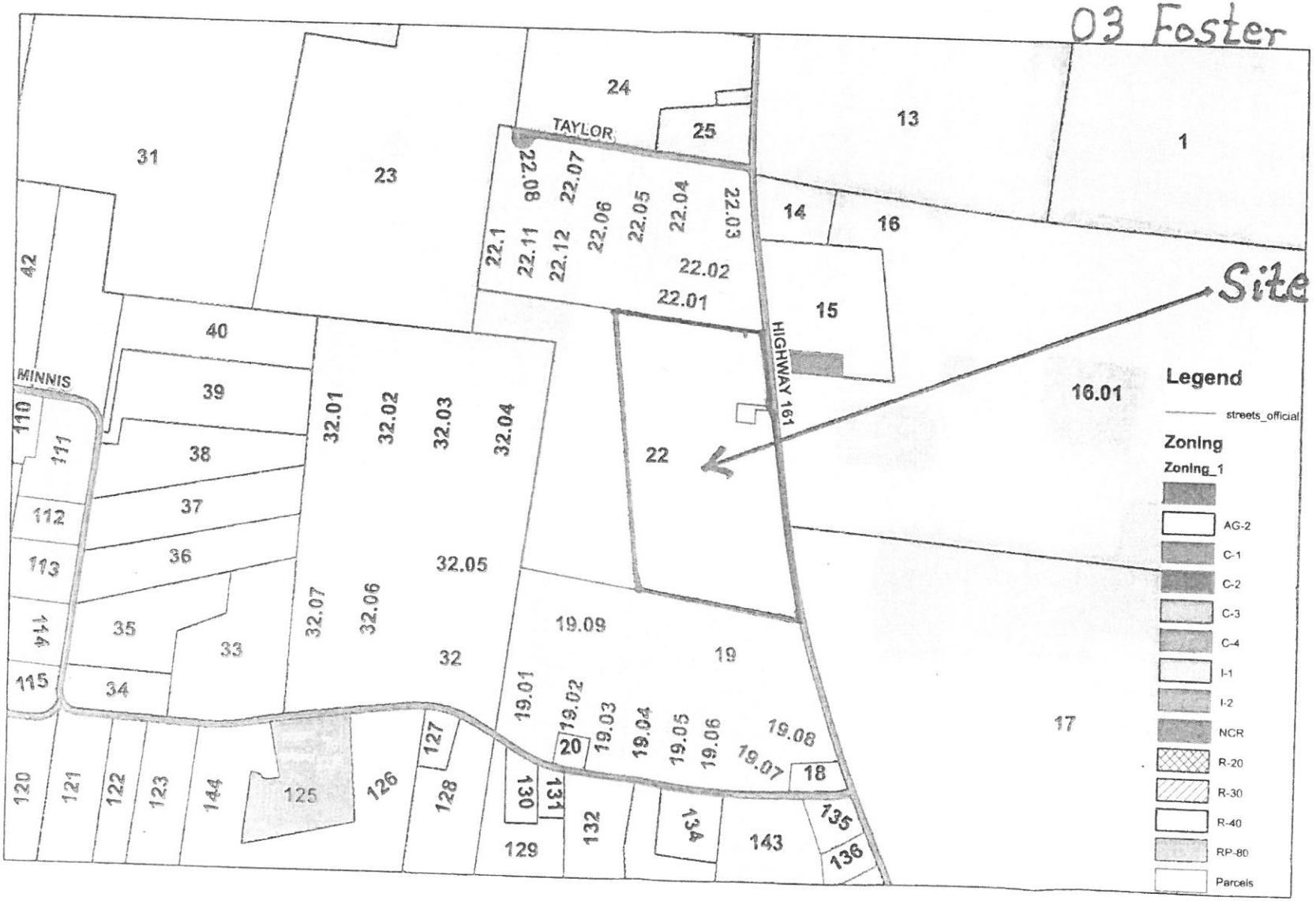
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MAR 29 2023
BY:

5-0

3


03 Foster
Site
TAYLOR
HIGHWAY 161
MINNIS
Legend
streets_official
Zoning
Zoning_1
AG-2
C-1
C-2
C-3
C-4
I-1
I-2
NCR
R-20
R-30
R-40
RP-80
Parcels

March 10, 2022

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

Re: Request for Rezoning

Dear Planning Commission Members,

The purpose for this letter is to request the rezoning of a 21.38 acre tract of land. The subject property may be found on Tax Map 44, part of Parcel 22, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Tennessee Highway #161, in the 4th Civil District, 7th Voting District.

The property is currently zoned, 'AG-2', we are wishing to rezone the property to 'R40'. We are wishing to develop this property into a residential development for the construction of new homes along the highway with larger tracts for the remaining property. We understand that if this request is granted then we must submit appropriate plats to the Planning Commission, as well as, all other governmental agencies affected for approval.

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

Sincerely,

Kenneth Foster

Kenneth Foster
5110 Foster Road
Cedar Hill, TN. 37032
Contact: Bill McKinney
(615) 969-4243

RECEIVED
MAR 15 2022
BY:

RECEIVED
MAR 15 2022
BY:

3

Resolution # 041822036

Summary: Rezone Kenneth Foster, 21.38 acres, AG-2 to R-40

Agricultural/Residential to Low Density Residential

Highway 161, 7th Voting District

Discussion began at: 07:22:50 PM (Elapsed time: 00:22:53)

Motion by ROBERTS 7:22:58 PM

Second by STROUD 7:22:59 PM

Voting began at: 07:23:06 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:24:10 PM

Result: Passed With 13 Yes Votes Needed (YES: 21 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO:

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:24:10 PM

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

Applicant Daryl King

Date of Application March 11, 2022

Location of Property Pleasant Grove Rd & Eddings Blvd

Current Zoning AG-2

Requested Zoning R-40

Water Provider White House Utility District

Also included in this Report are Staff Comments as well as a Legal Description, Vicinity Map and Survey Map of the subject Property. Also included are Dimensional Requirements and Description of Zone Requested.

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.

B. Uses Permitted

In the ***R-40***, Low Density Residential District, the following uses are permitted.

See Table VI

C. Accessory Uses and Structures

1. Private residential garages and parking areas.
2. Outdoor recreational facilities exclusively for the use of the residents.
3. Signs in compliance with the regulations set forth in *Article IX, Section 9-1.*
4. Home occupations as defined by and subject to the provisions of *Article IV, Section 4-2.*
5. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

In the ***R-40***, Low Density Residential District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with *Article XI, Section 11-7.*

See Table VI

E. Uses Prohibited

In the ***R-40***, Low Density Residential District, any use not permitted by right, by accessory use, or as a special exception is strictly prohibited.

F. Dimensional Requirements

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	250	175	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.

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

Agenda Review Sheet

Month: *April* ***Item Number:*** *04*

Applicant: Daryl King
1408 Langbrae Drive
Goodlettsville, TN 37072

Surveyor or Engineer: Steven E. Artz & Associates, Inc.

Water Utility: White House Utility District

Property Location: Pleasant Grove Road and Eddings Boulevard
Tax Map 084
Parcel Number 138.14

Request: Zoning Map amendment from ***AG-2*** (Agricultural/Residential) District to ***R-40*** (Rural Preservation) District.

Request: Applicant proposes to rezone 12.66 acres in order to create an additional residential building lots.

Project Comments:

Application:

a. Water letter did not state whether fire flows are available to the site. The water letter needs to be revised to state that fire flows are available.

Land Use Issues:

a. This property is located in an area designated as ***Sub-Urban*** by the ***Robertson County 2040 Comprehensive Growth and Development Plan*** and this request is acceptable due for this zoning classification based on the 2040 Plan and Zoning Resolution providing it has fire flow available.

b. There are a number lots in the area zoned **R-40** some of which were zoned prior to the adoption of the ***2040 Comprehensive Growth and Development Plan.*** It should be noted that a part of the original parent tract has already been zoned ***R-40*** and developed int a subdivision.

Infrastructure:

a. Property is currently served by a six (6) inch water line that has not been evaluated for fire flows, but there is an existing fire hydrant ninety (90) feet south of this tract. Fire flows are required to request the ***R-40*** zoning classification in this area.

b. This rezoning has to potential to create as many as twelve (12) additional building lots which will generate an additional seventy-two (72) to ninety-six (96) trips per day on Pleasant Grove Road which has twenty (20) feet asphalt surface and Eddings Boulevard which has sixteen (16) feet of double bituminous surface.

Staff Recommendation:

The Planning Staff will need to be assured that fire flows are available prior to making a recommendation on this request.

Resolution No.041822037

A RESOLUTION TO REZONE A TRACT OF LAND FROM AG-2(Agricultural/Residential) to R-40 (Low Density Residential)

Daryl King

WHEREAS, Daryl King requests to rezone **12.66 acres** of land located on Pleasant Grove Road, (8th Voting District), for residential development, and

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

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE that **12.66 acres** of land owned by Daryl King is hereby rezoned from **AG-2 (Agricultural/Residential) to R-40 (Low Density Residential)** and the Robertson County Zoning Atlas shall be so designated, said property described as follows:

Beginning at an iron bar monument (new), in the westerly margin of Pleasant Grove Road, in the northerly boundary of a tract of land which belongs to James Matthew Rollins, having a deed reference in Record Book 2014, Page 287, RORCT, said iron bar monument being located from an iron pin (old), in the westerly margin of Pleasant Grove Road, the northeast corner of said tract of land which belongs to James Matthew Rollins, N 80°34'00" W, 5.08 feet, **to the point of beginning,** the southeast corner of this tract and continuing, as follows: N 80°34'00" W, 299.48 feet to an iron pin (old), in the northerly boundary of said tract of land which belongs to James Matthew Rollins, a corner of a tract of land which belongs to Scott A. Tarter, having a deed reference in Record Book 1684, Page 963, RORCT; thence, N 07°15'46" E, passing a common corner of said tract of land which belongs to Scott A. Tarter, and a tract of land which belongs to Mohammad R. Haddad, having a deed reference in Record Book 2105, Page 888, RORCT, and continuing on in all, 497.07 feet to an iron pin (old), a common corner of said tract of land which belongs to Mohammad R. Haddad, and a tract of land which belongs to Timothy C. McDonald, having a deed reference in Record Book 1476, Page 297, RORCT; thence with the boundary of said tract of land which belongs to Timothy C. McDonald, as follows: N 43°10'52" E, 294.42 feet to an iron pin (old); thence, N 35°03'13" W, 327.13 feet to an iron pin (old); thence, N 20°50'13" W, crossing Empson Branch, and continuing on in all, 224.54 feet to an iron bar monument (new), in the southerly margin of Covington Road, in the northeasterly boundary of said tract of land which belongs to Timothy C. McDonald; thence with a curve to the right, having a radius of 120.00 feet, an arc distance of 69.04 feet, and a chord bearing and distance of N 85°12'03" E, passing the intersection of Covington Road, Empson Road and Eddings Boulevard, and continuing on in all, 68.09 feet to an iron bar monument (new), in the southerly margin of Eddings Boulevard; thence with the southerly margin of Eddings Boulevard, as follows: S 78°19'05" E, 373.61 feet to an iron bar monument (new); thence with a curve to the right, having a radius of 388.99 feet, an arc distance of 164.74 feet, and a chord bearing and distance of S 66°11'07" E, 163.52 feet to an iron bar monument (new); thence, S 54°03'08" E, 129.48 feet to an iron bar monument (new); thence with a curve to the right, having a radius of 100.19 feet, an arc distance of 62.95 feet, and a chord bearing and distance of S 36°03'06" E, 61.92 feet to an iron bar monument (new);thence, S 18°03'04" E, 225.60 feet to an iron bar monument (new); thence with a curve to the right, having a radius of 566.03 feet, an arc distance of 101.36 feet, and a chord bearing and distance of S 12°55'16" E, 101.23 feet to an iron bar monument (new), in the westerly margin of Eddings Boulevard; thence with a curve to the right, having a radius of 25.00 feet, an arc distance of 49.45 feet, and a chord bearing and distance of S 48°52'44" W, 41.78 feet to an iron bar monument (new), in

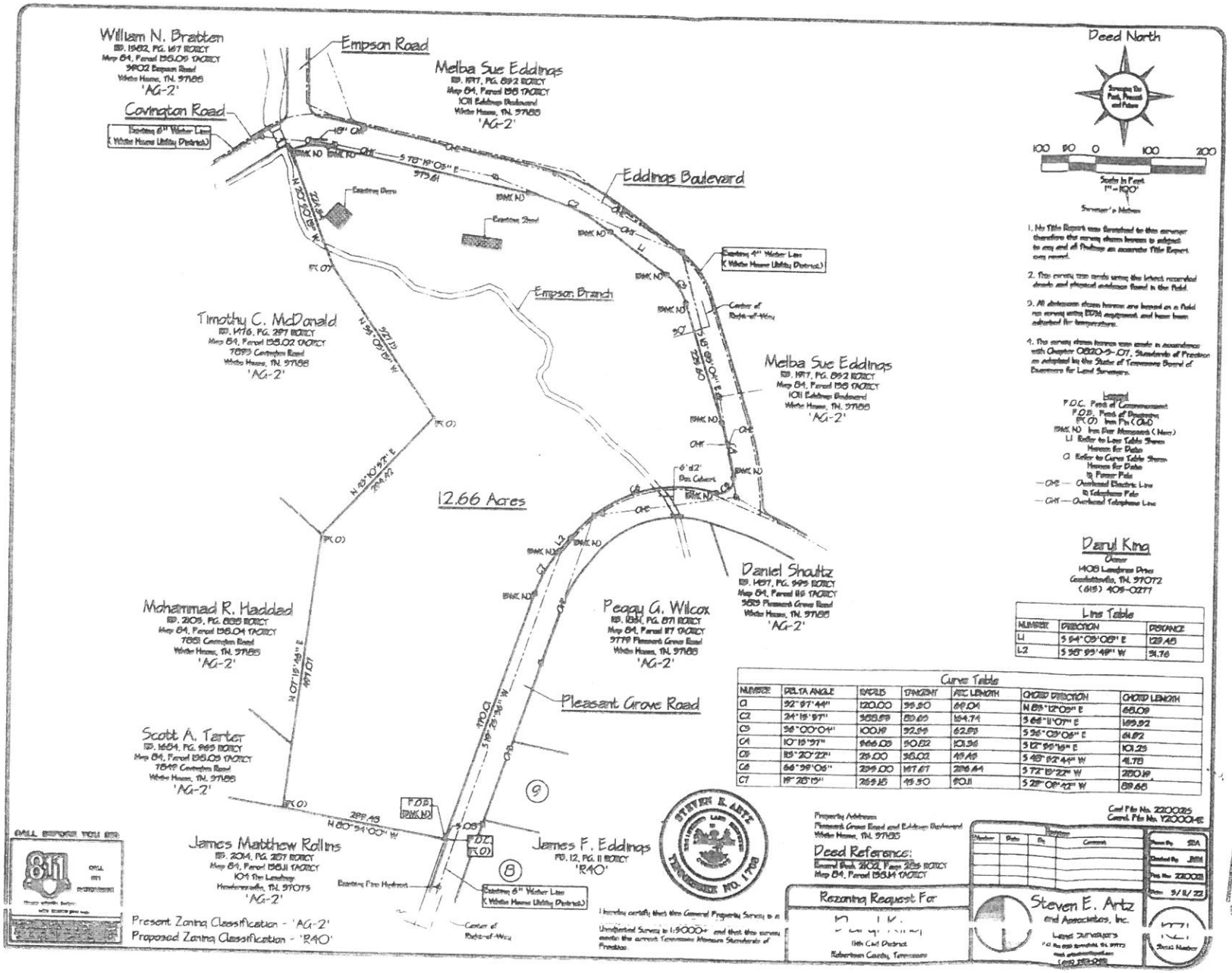
the northerly margin of Pleasant Grove Road; thence with the northerly and westerly margin of Pleasant Grove Road, as follows: with a curve to the left, having a radius of 255.00 feet, an arc distance of 296.64 feet, and a chord bearing and distance of S 72°13'22" W, 280.19 feet to an iron bar monument (new); thence, S 38°53'49" W, 31.76 feet to an iron bar monument (new); thence with a curve to the left, having a radius of 265.18 feet, an arc distance of 90.11 feet, and a chord bearing and distance of S 29°09'42" W, 89.68 feet to an iron bar monument (new); thence, S 19°25'36" W, 470.01 feet, to the point of beginning, containing **12.66 acres.**

April 18, 2022
Date

Robertson County Mayor

Robertson County Clerk

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



Line Table		
NUMBER	DIRECTION	DISTANCE
L1	S 54° 09' 05" E	129.45
L2	S 36° 59' 49" W	31.76

Curve Table						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	92° 57' 44"	120.00	99.80	69.04	N 89° 12' 09" E	68.09
C2	24° 19' 57"	385.89	83.65	164.74	S 66° 11' 07" E	163.52
C3	56° 00' 04"	100.18	92.56	62.83	S 36° 09' 06" E	64.82
C4	10° 15' 37"	966.08	90.82	101.36	S 12° 55' 19" E	101.25
C5	113° 20' 22"	25.00	36.03	49.46	S 48° 52' 44" W	41.78
C6	66° 39' 06"	294.00	167.67	228.84	S 72° 19' 22" W	280.19
C7	19° 28' 19"	265.15	45.50	90.11	S 28° 08' 42" W	89.68

Steven E. Artz
TENNESSEE NO. 1798

I hereby certify that this General Property Survey is in Unadjusted Survey to 1:5000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

Surveyor's Notes

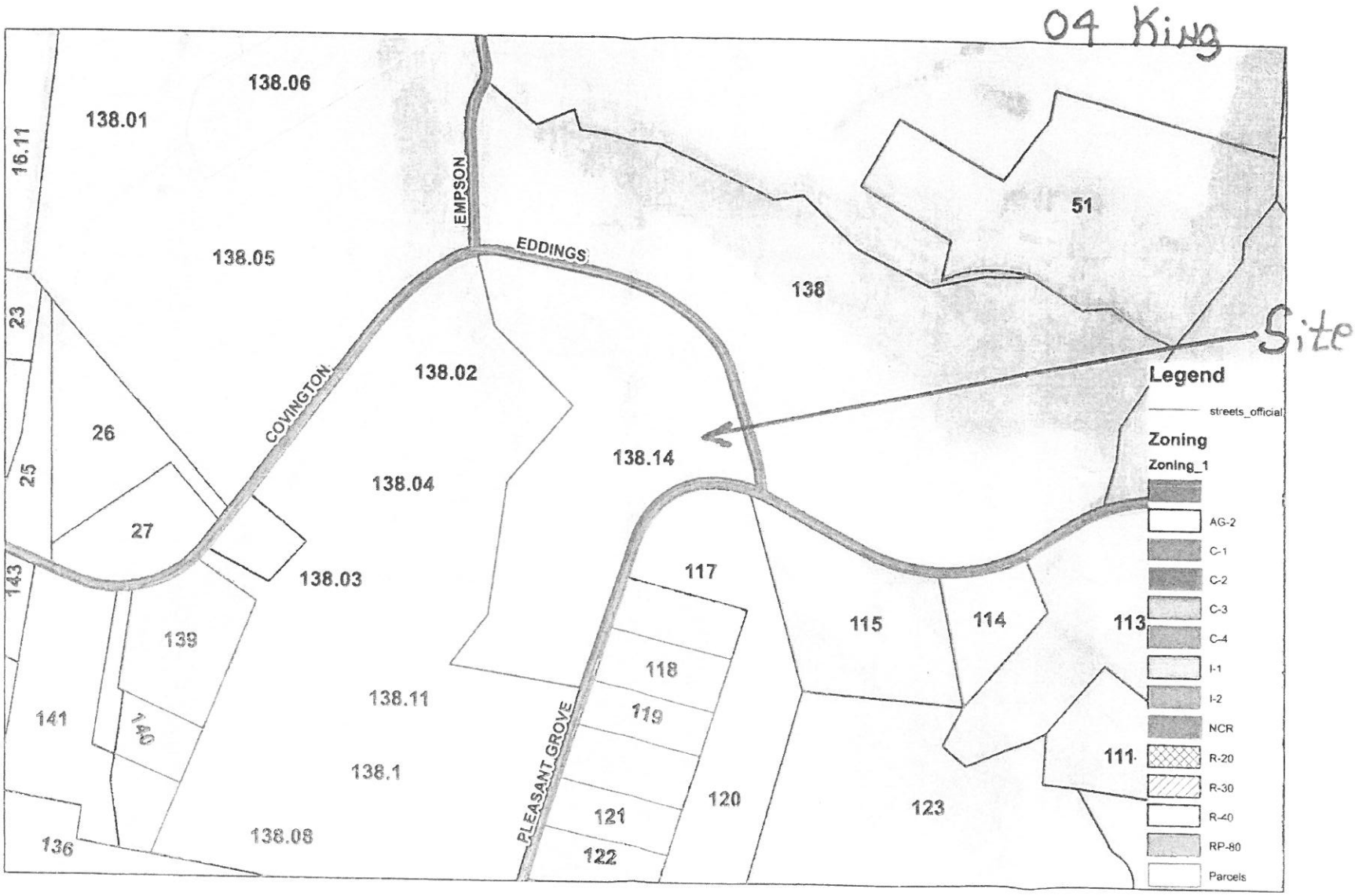
1. No Title Report was furnished to this surveyor therefore this survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field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

Legend

P.O.C. Point of Commencement
P.O.B. Point of Beginning
IP (O) Iron Pin (Old)
IPMC NO Iron Pipe Monument (New)
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
Power Pole
OHP Overhead Electric Line
Telephone Pole
OHT Overhead Telephone Line

58

4


04 King
138.06
138.01
16.11
EMPSON
51
138.05
EDDINGS
138
Site
23
COVINGTON
138.02
Legend
streets_official
26
Zoning
138.14
Zoning_1
25
138.04
27
AG-2
C-1
C-2
C-3
C-4
I-1
I-2
NCR
R-20
R-30
R-40
RP-80
Parcels
143
138.03
117
115
114
113
139
118
138.11
119
141
AG
111
138.1
120
123
PLEASANT GROVE
121
136
138.08
122

March 11, 2022

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

Re: Request for Rezoning

Dear Planning Commission Members,

The purpose for this letter is to request the rezoning of a 12.66 acre tract of land. The subject property may be found on Tax Map 84, Parcel 138.14, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Pleasant Grove Road and Eddings Boulevard, in the 11th Civil District, 8th Voting District.

The property is currently zoned, 'AG-2', we are wishing to rezone the property to 'R40'. We are wishing to develop this property into a residential development for the construction of new homes. We are currently planning to subdividing the property into seven lots. We understand that if this request is granted then we must submit appropriate plats to the Planning Commission, as well as, all other governmental agencies affected for approval.

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

Sincerely,

Daryl King
1408 Langbrae Drive
Goodlettsville, TN. 37072
(615) 405-0277

Resolution # 041822037

Summary: Rezone Daryl King, 12.66 acres, AG-2 to R-40

Agricultural/Residential to Low Density Residential

Pleasant Grove Road and Eddings Boulevard, 8th Voting District

Discussion began at: 07:24:15 PM (Elapsed time: 00:24:18)

Motion by ROBERTS 7:24:48 PM

Second by DORRIS 7:24:49 PM

Voting began at: 07:24:56 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:25:18 PM

Result: Passed With 13 Yes Votes Needed (YES: 21 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO:

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:25:18 PM

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

Applicant Ralph Holman Estate

Date of Application March 14, 2022

Location of Property Hwy # 161

Current Zoning AG-2

Requested Zoning C-1

Water Provider Springfield Water

Also included in this Report are Staff Comments as well as a Legal Description, Vicinity Map and Survey Map of the subject Property. Also included are Dimensional Requirements and Description of Zone Requested.

6-6 Commercial Districts

The following regulations shall apply in the Commercial Districts established in Article VI, Section 6-1, B, of this resolution.

6-6.1 C-1 General Commercial District

A. District Description

These districts are established to provide areas in which the principal uses of land are devoted to general and highway commercial activities along the principal thoroughfares in Robertson County. Regulations are designed to preserve the traffic carrying capacity of the streets and roads in Robertson County and to provide for necessary off-street parking and loading. All lots shall be considered fronting on either arterial or collector roads as indicated on the latest official major thoroughfare plan.

B. Uses Permitted

In the ***C-1*** General Commercial District, the following uses are permitted:

See Table VI

C. Accessory Uses and Structures

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

2. Accessory off-street parking and loading facilities as required in Article V, Section 5-1.

3. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.

D. Uses Permitted as Special Exception

In the ***C-1*** General Commercial District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with Article XII, Section 12-7.

See Table VI

E. Uses Prohibited

In the ***C-1*** General Commercial District, any use not permitted by right, by accessory use, or as a special exception as defined in this Resolution is strictly prohibited.

F. Dimensional Requirements

See Table 6-6-A

G. Parking Space Requirements

As regulated in Article V, Section 5-1.

H. Accessory Structures

Accessory structures shall be located in a required side or rear yard and be at least five (5) feet from any side lot line, from the rear lot line, and any other building on the same lot.

I. Landscaping

Ten (10) percent of the lot area of a tract shall be landscaped to enhance site appearance. Included in the ten (10) percent coverage there shall be maintained a landscaped strip at least ten (10) feet wide along street property lines, exclusive of business driveways and walkways, and along any yard which abuts a residential district.

Any lot abutting a residential district shall maintain a twenty (20) foot landscaped buffer strip that meets the requirements established in Article III, Section 3-11.

TABLE 6-6-A

DIMENSIONAL REQUIREMENTS FOR COMMERCIAL DISTRICTS

	C-1	C-2	C-3	C-4	
Minimum Lot Size (sq. ft.) Without Fire Protection Without Public Water	25,000 80,000 N.P.	30.000 80,000 N.P.	40,000 120,000 N.P.	25,000 80,000 N.P.	
Minimum Lot Width (ft.) at Building Setback Line [3]	100	125	150	100	
Minimum Road Frontage (ft.) [1]	50	50	50	50	
Minimum Front Yard Setback (ft.) [2]	30	40	50	30	
Minimum Side Yard Setback (ft.) [II] [IV] Without Fire Protection Without Public Water	10 25 N.P.	15 25 N.P.	20 30 N.P.	10 25 N.P.	
Minimum Rear Yard Setback [III] [IV] Without Fire Protection Without Public Water	20 40 N.P.	25 50 N.P.	30 60 N.P.	20 40 N.P.	
Maximum Height (ft.) [4]	35	35	35	35	
Maximum Building Coverage (% of lot)	60	40	40	60	

[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 from right-of-way line or property line/setback from street centerline, whichever is greater. Setbacks along private streets shall be the same as along local streets. Setbacks may be reduced in accordance with Section 7-1 (Prevailing Street Setback)

[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 revelant overlay 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 yard setback shall be on the opposite siede of the lot from the front yard setback.

III A through lot has two front yard setbacks but no rear setback.

IV Lots adjacent to residential districts shall maintain a minimum setback of forty (40) feet from any lot in a residential district.

V For any lot of record with a depth of at least seventy-five (75) feet, the front yard setback and the rear yard setback may be reduced, if necessary, to yield a buildable depth equal to forty (40) percent of the lot depth. The rear yard 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.

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

Agenda Review Sheet

Month: *April* ***Item Number:*** *05*

Applicant: Ralph S. Holman Estate
Royce Holman
3867 Dot Road
Springfield, TN 37172

Surveyor or Engineer: Steven E. Artz & Associates, Inc.

Water Utility: Springfield Water/Wastewater

Property Location: TN Highway 161
Tax Map 031
Parcel Number 073.00

Request: Rezone 2.34 acres from ***AG-2*** *(Agricultural/Residential)* District to ***C-1*** (General Commercial) District.

Project Narrative: Applicant is requesting to rezone this tract 2.34 acre tract with existing commercial buildings in order to lease it for commercial use. The lack of continued commercial use of this property led to the expiration of its previous nonconformity.

Project Comments:

Application:

a. Provide name and address of the owner of lot 1 in the Misty Meadows development.
b. Application appears otherwise to be complete.

Land Use Issues:

a. Under Tennessee Law nonconforming land uses that are not used for a period of two (2) years have any previous nonconformities expire. Although this property was previously used for commercial purposes for several years, no commercial use of the property has occupied the property for the last two (2) years.
b. This has happened to several parcels in the past and they have to go through the rezoning process also.

Infrastructure:

a. Property is served by the existing six (6) water line and since it will not be subdivided no further action is needed on utilities.
b. There are multiple buildings on the site which could allow for multiple occupants so traffic projections cannot be made. The property is located on a State of Tennessee maintained arterial highway.

Staff Recommendation:

The Planning Staff does not see a problem with recommending approval of this request based on a similar request on another tract of land several hundred feet north of this tract.

5

Resolution No. 041822038

A RESOLUTION TO REZONE A TRACT OF LAND FROM AG-2 (Agricultural / Residential) to C-1 (General Commercial)

Ralph S. Holman Estate

WHEREAS, Ralph S. Holman Estate requests to rezone **2.34 acres** of land located on Tn. Highway 161, **(7th Voting District),** for residential development, and

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

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE that **2.34 acres** of land owned by Ralph S. Holman is hereby rezoned from **AG-2 (Agricultural/Residential) to C-1 (General Commercial)** and the Robertson County Zoning Atlas shall be so designated, said property described as follows:

Beginning at an iron pin (new), in the easterly margin of Tennessee Highway #161, the northeast corner of Lot 1, Misty Meadows, being a plat of record in Plat Book 6, Page 52, RORCT, the southwest corner of this tract and continuing with the easterly margin of said highway, as follows: N 01°12'43" W, 149.13 feet to an iron pin (new); thence with a curve to the left, having a radius of 837.02 feet, an arc distance of 190.04 feet, and a chord bearing and distance of N 07°42'59" W, 189.63 feet to an iron pin (new), in the easterly margin of Tennessee Highway #161, a corner of a tract of land which belongs to James Hawkins Dunn, having a deed reference in Deed Book 346, Page 330, RORCT, and Will Book 34, Page 10, Robertson County Archives; thence, N 00°32'55" W, 28.94 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to James Hawkins Dunn, a corner of a tract of land which belongs to David D. Clymore, having a deed reference in Record Book 589, Page 115, RORCT; thence with the boundary of said tract of land which belongs to David D. Clymore, as follows: S 88°23'56" E, 306.04 feet to an iron pin (new); thence, S 02°13'12" W, 363.80 feet to an iron pin (new), in the northerly boundary of said Lot 1, a corner of said tract of land which belongs to David D. Clymore; thence, N 88°39'54" W, 263.01 feet, to the point of beginning, containing **2.34 acres.**

4-18-2022
Date

William A Sogle
Robertson County Mayor

Angie H Groves
Robertson County Clerk

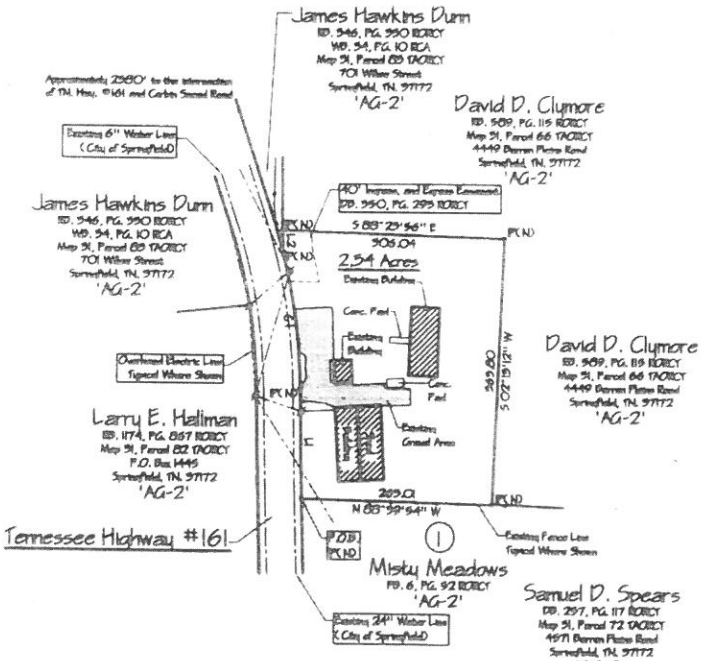
ANGIE H. GROVES, COUNTY CLERK
XVI
AGRICULTURE
COMMERCE
ROBERTSON COUNTY, TN

Planning & Zoning

5

Curve Table						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15°00'51"	857.02	95.45	190.04	N 07°42'59" W	189.65

Line Table		
NUMBER	DIRECTION	DISTANCE
L1	N 01°12'49" W	149.15
L2	N 00°52'55" W	215.94



Deed North

Surveying the Past, Present and Future

100 50 0 100 200

Scale In Feet
1"=100'

Surveyor's Notes

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

Legend
P.O.B. Point of Beginning
IPC N.D. Iron Pin (New)
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
Ø Power Pole

Ralph S. Holman Estate
Owner
5697 Park Road
Springfield, TN. 37172.
Contact: Roger Holman
(615) 420-9726

Property Address:
5601 Hwy. 41 North
Springfield, TN. 37172

Deed Reference:
Deed Book 390, Page 295 ROROCT
Deed Book 244, Page 12 ROROCT
Deed Book 149, Page 587 ROROCT
Map 51, Parcel 79 TAOROCT

Cad File No. 2200275
Contd. File No. 2200276

Number	Date	By	Description Comment

Drawn By: SEA
Checked By: JMM
Proj. No.: 2200277
Date: 9/14/22

Rezoning Request For
Ralph S. Holman Estate
4th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 888 Goodlettsville, TN. 37072
(615) 851-0018

Sheet 1 of 1 Sheet Number

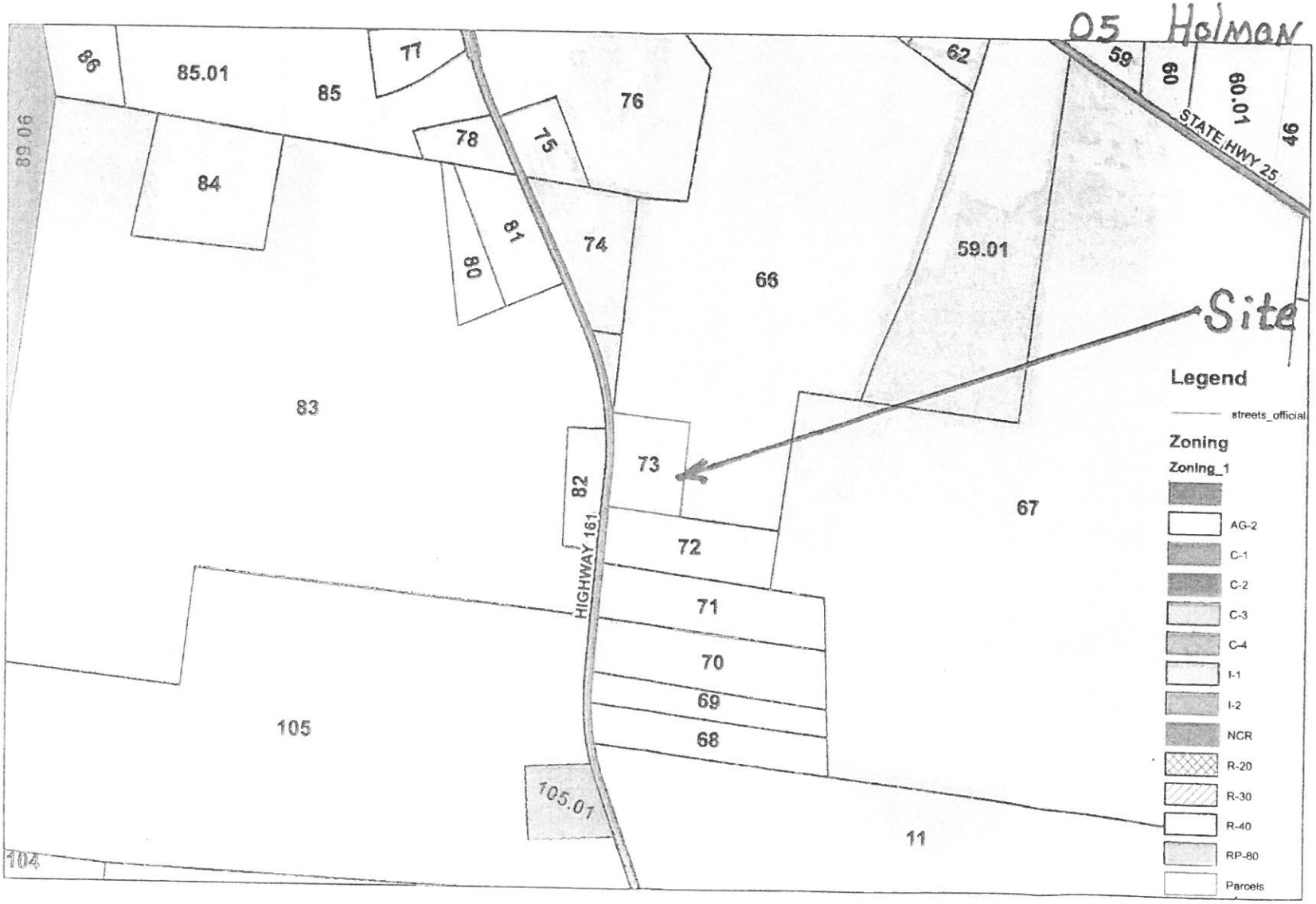
CALL BEFORE YOU DIG
811 DIAL 811 FOR LOCATIONS

Present Zoning Classification - 'AG-2'
Proposed Zoning Classification - 'CI'

I hereby certify that this General Property Survey is a Unadjusted Survey to 1:9000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

STEVEN E. ARTZ LAND SURVEYOR TENNESSEE NO. 1 108

RECEIVED
MAR 25 2022
BY:
S


05 Holman
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STATE HWY 25
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C-1
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C-3
C-4
I-1
I-2
NCR
R-20
R-30
R-40
RP-80
Parcels

March 14, 2022

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

Re: Request for Rezoning

Dear Planning Commission Members,

The purpose for this letter is to request the rezoning of a 2.34 acre tract of land. The subject property may be found on Tax Map 31, Parcel 73, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Tennessee Highway #161, in the 4th Civil District, 8th Voting District.

The property is currently zoned, 'AG-2', we are wishing to rezone the property to 'C1'. We are wishing to bring this property into compliance with the current zoning ordinance. This property has been owned by our family since 1969, with later purchases in 1982 and 1996. This property has been utilized as commercial property all of those years, but was never combined into one tract. The property assessor at some time in the past combined as one parcel, however, by deed it is still described as three tracts.

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

Sincerely,

Ralph S. Holman Estate
3867 Dot Road
Springfield, TN. 37172
Contact: Royce Holman
(615) 420-5726

RECEIVED
MAR 15 2022
BY:

5

Resolution # 041822038

Summary: Rezone Ralph S. Holman Estate, 2.34 acres, AG-2 to C-1

Agricultural/Residential to General Commercial District

Pleasant Grove Road and Eddings Boulevard, 7th Voting District

Discussion began at: 07:25:19 PM (Elapsed time: 00:25:22)

Motion by JACKSON 7:25:30 PM

Second by COUTS 7:25:31 PM

Voting began at: 07:25:59 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:26:15 PM

Result: Passed With 13 Yes Votes Needed (YES: 21 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO:

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:26:15 PM

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

Applicant Tycowa LLC

Date of Application March 16, 2022

Location of Property Mt. Zion Road Hwy #257

Current Zoning AG-2

Requested Zoning I 2

Water Provider Springfield Water

Also included in this Report are Staff Comments as well as a Legal Description, Vicinity Map and Survey Map of the subject Property. Also included are Dimensional Requirements and Description of Zone Requested.

6-7.2 I-2 Heavy Industrial District

A. District Description

This district is designed to accommodate industrial uses which involve more objectionable influence and hazards, and which therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential for the economic viability of Robertson County.

B. Uses Permitted

In the ***I-2*** Heavy Industrial District, the following uses are permitted:

See Table VI

C. Accessory Uses and Structures

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

2. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.

3. Accessory off-street parking and loading facilities as required in Article V, Section 5-1.

D. Uses Permitted as Special Exceptions

In the ***I-2*** Heavy Industrial District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with Section XII, Section 12-7.

See Table VI

E. Uses Prohibited

In the ***I-2***, Heavy Industrial District, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

F. Dimensional Requirements

See Table 6-7-A

G. Parking Space Requirements

As regulated in Article V, Article 5-1.

H. Accessory Structures

a. With the exception of signs, accessory structures shall not be erected in any required front yard.

b. Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

I. Landscaping

Each site shall be developed with a minimum of ten (10) percent of the lot area landscaped to enhance site appearance. Included in the ten (10) percent coverage, there shall be a maintained landscape strip at least ten (10) feet wide along all street rights-of-way exclusive of business driveways and walkways.

Any lot abutting a residential district shall maintain a twenty (20) foot landscaped buffer strip that meets the requirements established in Article III, Section 3-11.

TABLE 6-7-A

DIMENSIONAL REQUIREMENTS FOR INDUSTRIAL DISTRICTS

	I-1	I-2	I-3		
Minimum Lot Size (sq. ft.) Without Fire Protection Without Public Water	40,000 160,000 N.A.	40,000 160,000 N.A.	435,600		
Minimum Lot Width (ft.) at Building Setback Line [3]	125	150	500		
Minimum Road Frontage (ft.) [1]	50	50	50		
Minimum Front Yard Setback (ft.) [2]	50	50	150		
Minimum Side Yard Setback (ft.) [2] Without Fire Protection Without Public Water	20 80 N.P.	20 80 N.p.	100		
Minimum Rear Yard Setback Without Fire Protection Without Public Water	20 80 N.P.	20 80 N.P.	100		
Maximum Height (ft.) [4]	40	40	40		
Maximum Building Coverage (% of lot)	40	40	40		

[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 from right-of-way line or property line/setback from street centerline, whichever is greater. Setbacks along private streets shall be the same as along local streets. Setbacks may be reduced in accordance with Section 7-1 (Prevailing Street Setback).

[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 overlay district regulations.

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

III A through lot has two front yard setbacks but no rear yard setback.

IV Lots adjacent to residential districts shall maintain a minimum setback of fifty (50) feet from any lot in a residential district.

V For any lot of record with a depth of at least seventy-five (75) feet, the front yard setback and the rear yard setback may be reduced, if necessary, to yield a buildable depth equal to forty (40) percent of the lot depth. The rear yard 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.

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

Agenda Review Sheet

Month: ***April*** ***Item Number:*** ***06***

Applicant: Tycowa LLC.
3833 Heads Church Road
Cedar Hill, TN 37032

Surveyor or Engineer: Steve Artz & Associates, LLC.

Water Utility: Springfield Water/Wastewater

Property Location: TN Highway 257 (Mt. Zion road)
Tax Map 112
Parcel Number 042.00pt.

Request: Rezone a 1.50 acres tract from ***AG-2*** (Agricultural/Residential) District to ***I-2*** (Heavy Industrial) District.

Project Narrative: Applicant proposes to rezone this tract with an existing building to add to the existing industrial site.

Project Comments:

Application:

a. Application appears to be complete

Land Use Issues:

a. How does the owner plan to address the setback issues and the buffering issues with the adjacent residential property?
b. Property is located within the area designated as **Sub Urban** by the ***Robertson County 2040 Comprehensive Growth and Development Plan***. The proposed zoning will not be in conflict with the plan.
c. ***It should be noted that this issue was created by executor of Mr. Knight's estate by creating a lot that included property that was not zoned industrial with the industrially zoned property.***

Infrastructure:

a. The existing tract is presently being served by existing utilities and should not require any upgrades.
b. Access to the property is provided by a fifty (50) easement to a State of Tennessee maintained arterial highway.

Staff Recommendation:

Subject to the owner being able adequately address the setback and buffering issues on a revised site plan, the Planning Staff does not foresee any issues with recommending approval of the request.

Resolution No. 041822039

A RESOLUTION TO REZONE A TRACT OF LAND FROM AG-2(Agricultural /Residential) to I-2 (General Industrial)

Tycowa, LLC

WHEREAS, Tycowa, LLC requests to rezone **1.88 acres** of land located on Mt. Zion Road, for General Industrial development, and

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

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE that **1.88 acres** of land owned by Tis hereby rezoned from AG-2 (Agricultural/Residential) **to I-2 (General Industrial)** and the Robertson County Zoning Atlas shall be so designated, said property described as follows:

Tract 1

Beginning at an iron pin (old), in the westerly boundary of a tract of land which belongs to William Elliott, et al, having a deed reference in Record Book 1839, Page 460, RORCT, a corner of a tract of land which belongs to Sergei Timokhin, having a deed reference in Record Book 1797, Page 290, RORCT, said iron pin (old) being located from a highway concrete monument (old), in the northerly margin of Mt. Zion Road, a common corner of said tract of land which belongs to William Elliott, et al, and said tract of land which belongs to Sergei Timokhin, N 06°44'16" E, 321.04 feet; thence, N 61°37'20" W, 57.36 feet; thence, N 06°01'28" E, 440.57 feet, **to the point of beginning,** the southeast corner of this tract and continuing, as follows:N 77°38'36" W, 513.47 feet to an iron pin (old), a common corner of said tract of land which belongs to Sergei Timokhin, and a second tract to land which belongs to Sergei Timokhin, having a deed reference in Record Book 1832, Page 85, RORCT; thence with the boundary of said second mentioned tract of land which belongs to Sergei Timokhin, as follows: N 11°37'07" E, 102.16 feet to an iron pin (old); thence, S 83°50'53" E, passing a corner of said second mentioned tract of land which belongs to Sergei Timokhin, and continuing on with the existing zoning boundary line, in all 500.38 feet to a point in the westerly boundary of said tract of land which belongs to William Elliott, et al; thence, S 06°01'28" W, 157.19 feet, to the point of beginning, containing **1.50 acres.**

Tract 2

Beginning at an iron pin (old), a corner of a tract of land which belongs to Sergei Timokhin, having a deed reference in Record Book 1832, Page 85, RORCT, said iron pin being located from a highway concrete monument (old), in the northerly margin of Mt. Zion Road, a common corner of a tract of land which belongs to William Elliott, et al, having a deed reference in Record Book 1765, Page 634, RORCT, and a second tract of land which belongs to Sergei Timokhin, having a deed reference in Record Book 1797, Page 290, RORCT, N 06°44'16" E, 321.04 feet; thence, N 61°37'20" W, 57.36 feet; thence, N 06°01'28" E, 597.76 feet; thence, N 83°50'53" E, 450.00 feet; thence, N 06°01'28" E, 564.96 feet, **to the point of beginning,** the southeast corner of this tract and continuing with the boundary of said first mentioned tract of land which belongs to Sergei Timokhin, as follows: N 88°59'38" W, 72.90 feet to an iron pin (old); thence, N 21°18'15" W, 179.10 feet to an iron pin (old); thence, S 77°02'40" E, 155.98 feet to an iron pin (old), a corner of said first mentioned tract of land which belongs to Sergei

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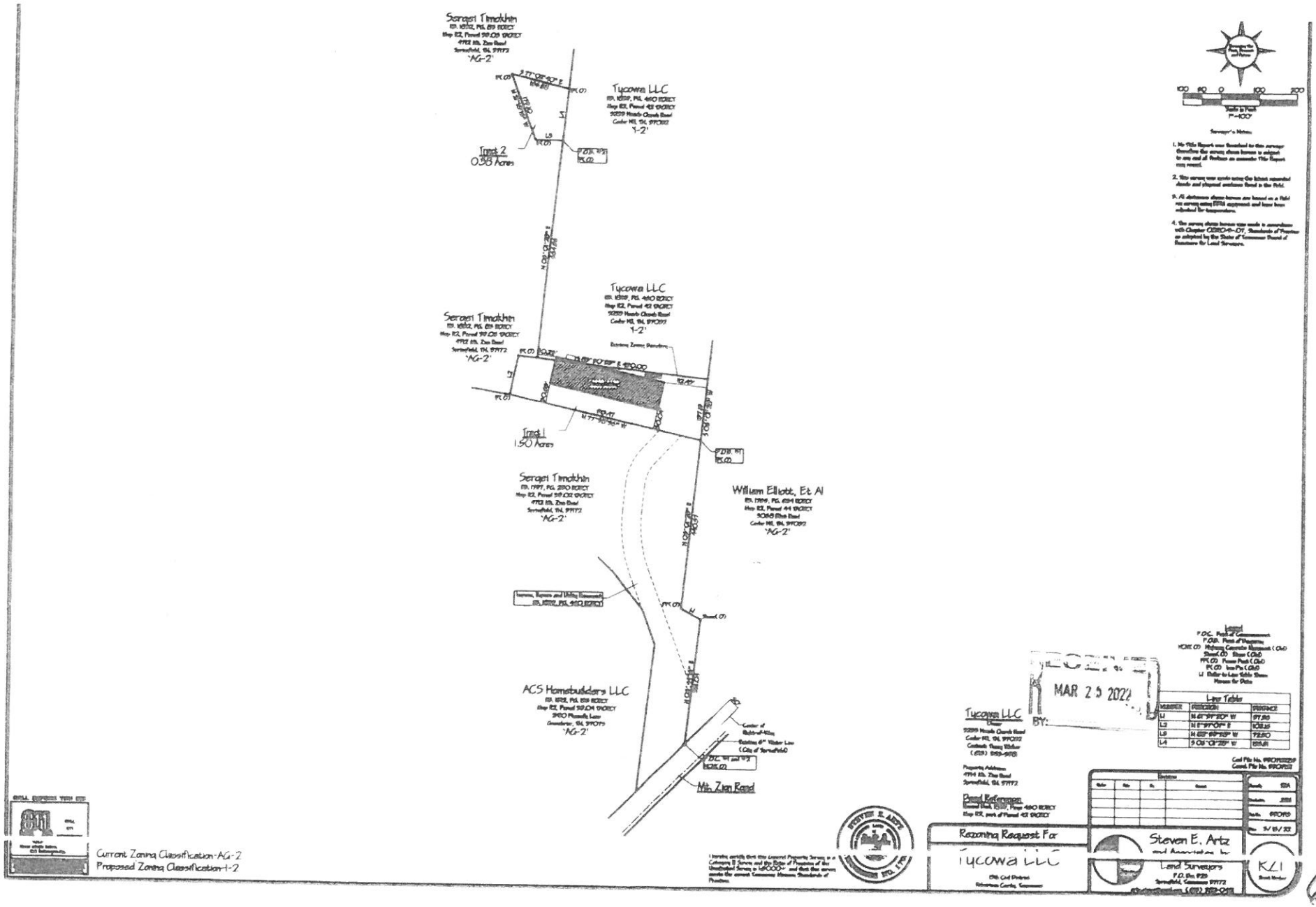
Timokhin; thence with a new line, S 06°01'28" W, 133.91 feet, to the point of beginning, containing **0.38 acres. Total 1.88 acres.**

April 18, 2022
Date

William J Sagle
Robertson County Mayor

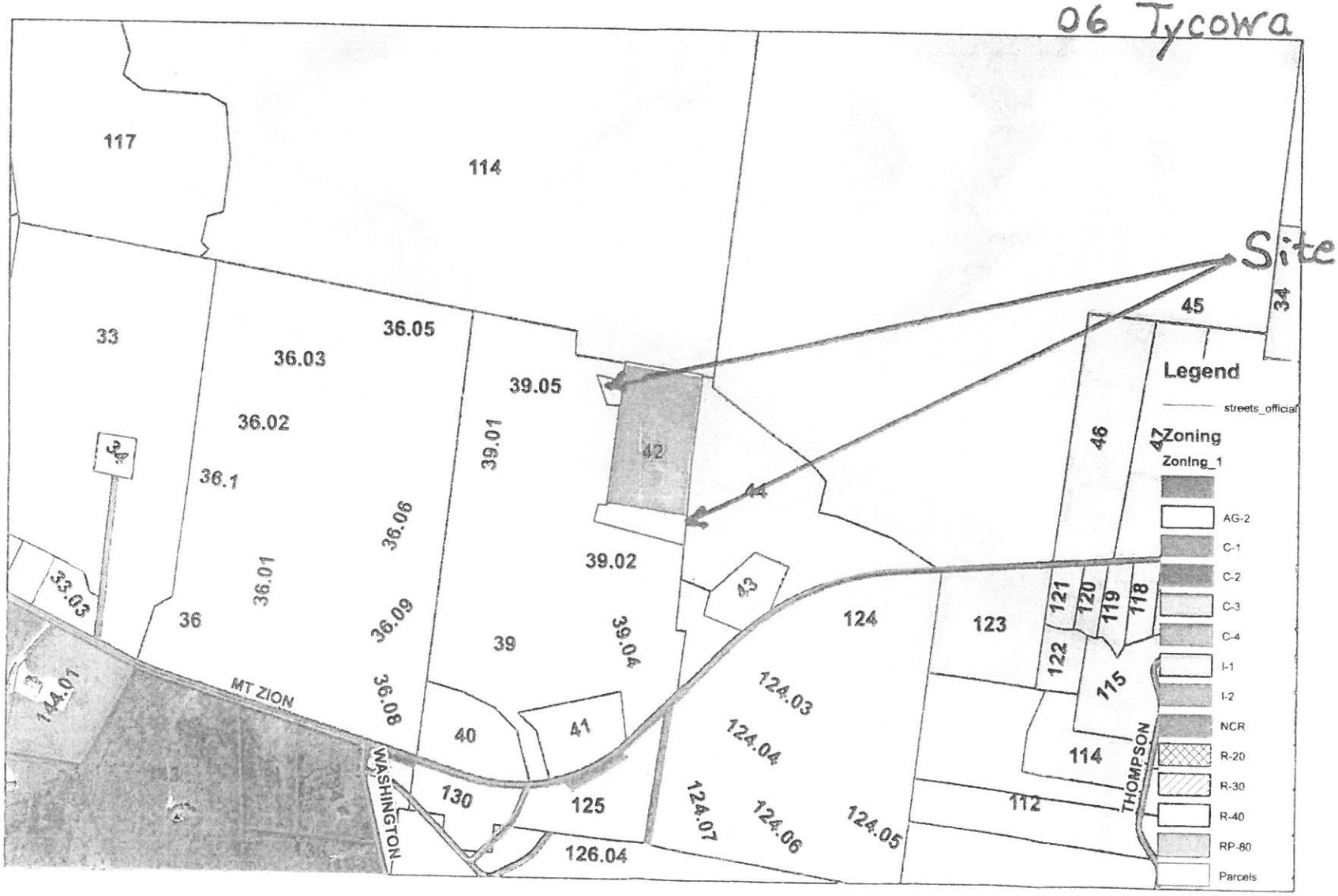
Angie H. Groves
Robertson County Clerk




Sergei Timokhin
Tycowa LLC
Tycowa LLC
Sergei Timokhin
Sergei Timokhin
William Elliott, Et Al
ACS Homebuilders LLC
Tract 2
0.38 Acres
Tract 1
1.50 Acres
Mt. Zion Road
Rezoning Request For
Tycowa LLC
Steven E. Artz
Land Surveyors
Current Zoning Classification-AG-2
Proposed Zoning Classification-I-2
RECEIVED
MAR 29 2022
BY:

6

6


06 Tycowa
Site
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R-40
RP-80
Parcels

March 15, 2022

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

Re: Request for Rezoning

Dear Planning Commission Members,

The purpose for this letter is to request the rezoning of 1.88 acres which are comprised of two (2) tracts of land. The subject properties may be found on Tax Map 112, part of Parcel 42, in the Tax Assessor's Office for Robertson County, Tennessee. The property is served by an Ingress, Egress and Utility easement which provide access to the subject property from Mt. Zion Road, in the 13th Civil District, 10th Voting District.

The property is currently zoned, 'AG-2', we are wishing to rezone the properties to 'I-2' in order to bring this property into compliance with adjoining property owned by our company.

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

Sincerely,

Tycowa, LLC
Attn: Tim Walker
3233 Heads Church Road
Cedar Hill, TN. 37032
(615) 533-3981

RECEIVED
MAR 16 2022
BY:

Resolution # 041822039

Summary: Rezone Tycowa, LLC., 1.88 acres, AG-2 to I-2

Agricultural/Residential to Heavy Industrial District

Highway 257 (Mt. Zion Road), 10th Voting District

Discussion began at: 07:26:16 PM (Elapsed time: 00:26:19)

Motion by ROBERTS 7:26:34 PM

Second by HOGAN 7:26:35 PM

Voting began at: 07:27:47 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:28:04 PM

Result: Passed With 13 Yes Votes Needed (YES: 20 NO: 1 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO: B. MOORE

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:28:04 PM

#37

RESOLUTION NO. 032122028

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2022

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2022 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	Engineering Services	91140-321	50,000
Public Hlth&Welfare Project	Other Capital-Solid Wase Project	91140-799-SW	20,000
Total Expense Amendment	(Funds Needed for Engineering Services to Estimate the Cost of a Parking Project at the Robertson Co. Office Building. The Parking Project Will be funded with ARPA Funds.) (There were change orders for the Solid Waste Project-Need $20,000.)		70,000
Total Fund Balance Amendment			(70,000)

Duly passed and approved this 21st day of March, 2022.

County Commissioner

William A Foster
County Mayor

Duly passed and approved this 18th day of April, 2022.

County Commissioner

William A Foster
County Mayor

ATTEST:

Angie H. Groves
County Clerk

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

Resolution #032122028 (2nd Reading)

Summary: Amend Budget Year Ending June 30, 2022 (General Capital Fund)

Parking Project for ROBCO Office Building

Discussion began at: 07:28:06 PM (Elapsed time: 00:28:09)

Motion by BOWENS 7:28:41 PM

Second by COUTS 7:28:42 PM

Voting began at: 07:29:09 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:29:33 PM

Result: Passed With 13 Yes Votes Needed (YES: 21 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO:

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:29:33 PM

#38

RESOLUTION NO. 041822040

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2022

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2022 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
State of Tennessee	Drug Control Grant	46220	25,000
Total Revenue Amendment			25,000
Expense Amendments			
Drug Court	Consultants	53330-308	9,100
Drug Court	Evaluation and Testing	53330-322	13,650
Drug Court	Office Supplies	53330-435	2,250
Total Expense Amendment	(Additional Grant Funding for FY2022 in the Amount of $25,000.)		25,000
Total Fund Balance Amendment			0

Duly passed and approved this 18th day of April, 2022.

County Commissioner

County Mayor

ATTEST:

County Clerk

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

Resolution # 041822040

Summary: Amend Budget Year Ending June 30, 2022 (General Fund)

Drug Court

Discussion began at: 07:29:34 PM (Elapsed time: 00:29:37)

Motion by HOOVER 7:29:36 PM

Second by WOODARD 7:29:38 PM

Voting began at: 07:29:49 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:30:00 PM

Result: Passed With 13 Yes Votes Needed (YES: 21 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO:

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:30:00 PM

#39

RESOLUTION NO. 041822041

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2022

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2022 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
None	None		0
Total Revenue Amendment			0
Expense Amendments			
County Comm/Veterans' Serv.	Employee Insurance	51100-205	(12,102)
County Mayor	Employee Insurance	51300-205	(52,329)
Administrator of Elections	Employee Insurance	51500-205	(22,063)
Register of Deeds	Employee Insurance	51600-205	(34,313)
Planning & Zoning	Employee Insurance	51720-205	(40,877)
County Buildings	Employee Insurance	51800-205	(94,153)
Archives	Employee Insurance	51910-205	(31,890)
Finance Department	Employee Insurance	52100-205	(70,859)
Property Assessor	Employee Insurance	52300-205	(50,034)
County Trustee	Employee Insurance	52400-205	(48,030)
County Clerk	Employee Insurance	52500-205	(81,481)
Circuit Court Clerk	Employee Insurance	53100-205	(156,207)
General Sessions Court	Employee Insurance	53300-205	(38,552)
Drug Court	Employee Insurance	53330-205	(11,476)
Chancery Court	Employee Insurance	53400-205	(41,778)
Juvenile Court	Employee Insurance	53500-205	(59,683)
Sheriff Department	Employee Insurance	54110-205	(1,544,935)
Emergency Mgt. / Safety	Employee Insurance	54410-205	(20,820)
Health Department	Employee Insurance	55110-205	(115,008)
Animal Control	Employee Insurance	55120-205	(55,763)
Ambulance Service	Employee Insurance	55130-205	(441,230)
Other Charges	Employee Insurance	58400-205	3,023,583
Total Expense Amendment	(Move County Employee's Medical Insurance Expense by Dept-Back of Budget.)		0
Total Fund Balance Amendment			0

Duly passed and approved this 18th day of April, 2022.

County Commissioner

William R Boyle
County Mayor

ATTEST:

Angie H Groves
County Clerk

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

Resolution # 041822041

Summary: Amend Budget Year Ending June 30, 2022 (General Fund)

Employee Insurance Expense

Discussion began at: 07:30:01 PM (Elapsed time: 00:30:04)

Motion by HOOVER 7:30:06 PM

Second by ROBERTS 7:30:07 PM

Voting began at: 07:30:23 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:30:51 PM

Result: Passed With 13 Yes Votes Needed (YES: 21 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO:

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:30:51 PM

#40

RESOLUTION NO. 041822042

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2022

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2022 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
Solid Waste/Sanitation Fund 116			
Revenue Amendments			
None	None		0
Total Revenue Amendment			0
Expense Amendments			
Convenience Centers	Employee Insurance	55732-205	(11,732)
Transfer Station	Employee Insurance	55733-205	(78,786)
Recycling Center	Employee Insurance	55751-205	(6,064)
Landfill Post Closure	Employee Insurance	55770-205	(6,042)
Other Charges	Employee Insurance	58400-205	102,624
Total Expense Amendment	(Move Solid Waste Employee's Medical Insurance Expense by Dept-Back of Budget.)		0
Total Fund Balance Amendment			0

Duly passed and approved this 18th day of April, 2022.

County Commissioner

William A Sople
County Mayor

ATTEST:

Angie H. Groves
County Clerk

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

Resolution # 041822042

Summary: Amend Budget Year Ending June 30, 2022 (General Fund)

Solid Waste/Sanitation Fund

Discussion began at: 07:30:52 PM (Elapsed time: 00:30:55)

Motion by HOOVER 7:30:55 PM

Second by GRAY 7:30:56 PM

Voting began at: 07:31:09 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:31:19 PM

Result: Passed With 13 Yes Votes Needed (YES: 21 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO:

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:31:19 PM

#41

RESOLUTION NO. 041822043

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2022

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2022 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
Highway Department Fund 131			
Revenue Amendments			
None	None		0
Total Revenue Amendment			0
Expense Amendments			
Administration	Employee Insurance	61000-205	(45,000)
Highway Maintenance	Employee Insurance	62000-205	(225,000)
Equipment Maintenance	Employee Insurance	63100-205	(25,000)
Other Charges	Employee Insurance	65000-205	295,000
Total Expense Amendment	(Move Highway Employee's Medical Insurance Expense by Dept-Back of Budget.)		0
Total Fund Balance Amendment			0

Duly passed and approved this 18th day of April, 2022.

County Commissioner

William Togle
County Mayor

ATTEST:

Angie H. Groves
County Clerk

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

Resolution # 041822043

Summary: Amend Budget Year Ending June 30, 2022 (General Fund)

Highway Department Employee Insurance

Discussion began at: 07:31:20 PM (Elapsed time: 00:31:23)

Motion by HOOVER 7:31:26 PM

Second by STROUD 7:31:26 PM

Voting began at: 07:31:37 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:31:51 PM

Result: Passed With 13 Yes Votes Needed (YES: 21 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO:

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:31:51 PM

#42

RESOLUTION NO. 041822044

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2022

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2022 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
Other Local Revenues	Other Local Revenues-License Plates	44990-Plate	20,000
Total Revenue Amendment			20,000
Expense Amendments			
County Clerk	Postal Charges	52500-348-Plate	20,000
Total Expense Amendment	(Effective January 1, 2022, State Requires All New License Plates. Additional Amount Needed through June 30, 2022.)		20,000
Total Fund Balance Amendment			0

Duly passed and approved this 18th day of April, 2022.

County Commissioner

William A Joyce
County Mayor

ATTEST:

Angie H. Groves
County Clerk

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

Resolution # 041822044

Summary: Amend Budget Year Ending June 30, 2022 (General Fund)

County Clerk Plate Postage

Discussion began at: 07:31:52 PM (Elapsed time: 00:31:55)

Motion by HOOVER 7:31:57 PM

Second by HOGAN 7:31:58 PM

Voting began at: 07:32:12 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:32:24 PM

Result: Passed With 13 Yes Votes Needed (YES: 21 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO:

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:32:24 PM

#43

RESOLUTION NO. 041822045

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2022

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2022 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
Other Local Revenues	Contributions-Animal Control-ANIML	44570-ANIML	4,070
Total Revenue Amendment			4,070
Expense Amendments			
Animal Control	Animal Food and Supplies-ANIML	55120-401-ANIML	4,070
Total Expense Amendment	(Donated Funds, Allocated in Animal Control Budget-Cat/Dog Products.)		4,070
Total Fund Balance Amendment			0

Duly passed and approved this 18th day of April, 2022.

County Commissioner

William A Doyle
County Mayor

ATTEST:

Angie H Groves
County Clerk

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

Resolution # 041822045

Summary: Amend Budget Year Ending June 30, 2022 (General Fund)

Animal Control Contribution for Cat/Dog Products

Discussion began at: 07:32:25 PM (Elapsed time: 00:32:28)

Motion by HOOVER 7:32:29 PM

Second by ROBERTS 7:32:31 PM

Voting began at: 07:32:46 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:33:57 PM

Result: Passed With 13 Yes Votes Needed (YES: 21 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO:

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:33:57 PM

#44

RESOLUTION NO. 041822046

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2022

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2022 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
Solid Waste/Sanitation Fund 116			
Revenue Amendments			
Other Local Revenues	Sale of Equipment	44530	22,300
Total Revenue Amendment			22,300
Expense Amendments			
Transfer Station	Various Capital Outlay	55733-799	22,300
Total Expense Amendment	(Sale of Equipment on Gov.Deals.Com, The Funds Needed to Purchase Capital Equipment.)		22,300
Total Fund Balance Amendment, This Increases Fund Balance			0

Duly passed and approved this 18th day of April, 2022.

County Commissioner

County Mayor

ATTEST:

County Clerk

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

Resolution # 041822046

Summary: Amend Budget Year Ending June 30, 2022 (General Fund)

Solid Waste/Sanitation Fund Sale of Equipment

Discussion began at: 07:33:57 PM (Elapsed time: 00:34:00)

Motion by HOOVER 7:34:01 PM

Second by BOWENS 7:34:02 PM

Voting began at: 07:34:15 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:34:33 PM

Result: Passed With 13 Yes Votes Needed (YES: 21 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO:

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:34:33 PM

RESOLUTION NO. 041822047

RESOLUTION TO DECLARE SURPLUS PROPERTY

WHEREAS, Robertson County, Tennessee, is the owner of certain equipment listed on the attached Exhibit "A"; and

WHEREAS, this equipment has been used by the Robertson County Sheriff's Department, are no longer serviceable, and it is requested that the Robertson County Commission declare these items property surplus as provided by Tennessee Code Annotated, and authorize the sale or destruction of said equipment.

NOW, THEREFORE, BE IT RESOLVED by the Robertson County Commission, meeting in regular session this the 18th day of April, 2022 that the equipment above described, previously used by the Robertson County Sheriff's Department, are declared to be surplus property, and the County Mayor and/or Sheriff is hereby directed to execute a Bill of Sale or such other documents of destruction of said equipment.

Passed this the 18th day of April, 2022, to be effective on the date of its passage, the public welfare requiring it.

COUNTY COMMISSIONER

WILLIAM A. VOGLE, County Mayor

ATTEST:

ANGIE H. GROVES
County Clerk

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

EXHIBIT "A"

ROBERTSON COUNTY
SHERIFF
MIKE VAN DYKE

507 South Brown Street Springfield, TN 37172 Office: (615) 384-7971 robertsonsheriff.com

04/06/2022

Re: Surplus property for sale or destruction

To Whom It May Concern:

The Robertson County Sheriff's Office has the following items that need to be declared surplus to be sold or destroyed. All items listed are no longer in use, outdated, or set to roll off due to mileage and service costs.

Vehicles:

2013 Ford Explorer Interceptor VIN 1FMSK8AR1DGA18317: Vehicle has high mileage and has a major repair pending.

Computer Equipment: All equipment is non-functioning or outdated

15 Desktop Computers
21 Assorted Monitors
21 Laptop Computers
1 barcode scanner
1 printer
1 document scanner
1 projector

Radios:

16 Kenwood NX-800 Radio Surplus

Radar Trailer: No longer operational

2011 Radar Trailer AEP North America VIN 1A9S30WS7B1872042

Sincerely,

Sheriff Michael Van Dyke

Resolution # 041822047

Summary: Declare County Surplus Property

Sheriff's Department

Discussion began at: 07:34:34 PM (Elapsed time: 00:34:37)

Motion by DELONG 7:34:52 PM

Second by S. MOORE 7:34:53 PM

Voting began at: 07:35:06 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:35:25 PM

Result: Passed With 13 Yes Votes Needed (YES: 21 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO:

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:35:25 PM

RESOLUTION NO. 041822048

HIGHWAY DEPARTMENT RESOLUTION NO. 22-266-04

RESOLUTION REMOVING CERTAIN ROADS / PORTION OF CERTAIN ROADS FROM THE OFFICIAL MAINTENANCE ROAD LIST AND MAP

WHEREAS, Tennessee Code Annotated, Section 54-10-103, authorizes the Robertson County legislative body to accept and classify roads; and

WHEREAS, Tennessee Code Annotated, Section 54-10-103, provides; prior to the County legislative body classifying a road as provided herein, the County legislative body shall receive the recommendation of the chief administrative officer of the County Highway Department and / or the Robertson County Private Act so required the review and recommendation of the Superintendent; and

WHEREAS, the Highway Commission of Robertson County, assembled in regular session the 24th day of March, 2022 voted and agreed that the following road/portion of roads, as described on attachment hereto, should be removed from the County maintenance road list and map, and the Highway Superintendent is in agreement with this recommendation; and

WHEREAS, the Robertson County Regional Planning Commission met in regular session the 7th day of April, 2022, voted and agreed that the following list of changes as described on attachment hereto should be made to the official maintenance road list and map.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Robertson County, Tennessee assembled in regular session on this 18th day of April, 2022, that the aforementioned roads/portion of roads be deleted from the official County maintenance road list and map.

BE IT FURTHER RESOLVED that this Resolution shall take effect from and after its passage, the public welfare requiring it.

Passed this the 18th day of April, 2022.

COUNTY COMMISSIONER

WILLIAM A. VOGLE, County Mayor

ATTEST:

ANGIE H. GROVES, County Clerk

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

REMOVING THE FOLLOWING ROAD FROM THE OFFICIAL COUNTY MAINTENANCE ROAD LIST AND MAP

	INDEX	ROAD NAME	MILE	FEET	BEGINNING	ENDING	ROW	ROADBED	SURFACE	TYPE	CLASS	DIST	CITY LIMITS
266	A-3	Lewis	0.13	702	SR 256 / Maxey	gate	40'	22'	10'	GR	3	7	N/A
		TOTALS	**0.13**	**702**									

CWHFP, LLC
P.O. Box 30789
Clarksville, TN 37040
931-472-1111

March 1, 2022

Robertson County Highway Department
Delvin Hester, Superintendent
P.O. Box 401
Springfield, TN 37172

Dear Mr. Hester.

I am writing to request that the County close the remaining portion of Lewis Road and deed the road property to the landowner. This portion of Lewis Road is near the intersection of Maxey Road (HWY 256) and Interstate 24, Exit 19. The length of the portion to be closed is approximately ¼ th of a mile. Charles Hand (operating as CWHFP, LLC) owns all the land that adjoins this section of road so there are no other landowners involved. Closing this road will allow the placement of a gate to restrict access to the property.

I have enclosed a recent survey of the property that shows the road location to be closed highlighted in yellow. If you need any additional information or need to speak to the Surveyor, please let me know.

Thank you for your help with this and I look forward to hearing from you.

Sincerely,

William Moseley, CFO
CWHFP, LLC

08042767

Tennessee Limited Liability Company Annual Report Form

AR Filing #: 08042767
SUBMISSION PENDING

File online at: https://TNBear.TN.gov/

Due on/Before:04/01/2022 Reporting Year: 2021

Annual Report Filing Fee Due:
$300 minimum plus $50 for each member over 6 to a maximum of $3000
$20 additional if changes are made in block 3 to the registered agent/office

Return completed form and payment to:
Tennessee Secretary of State
Attn: Annual Reports
William R. Snodgrass Tower
312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102

SOS Control Number: 388878
Limited Liability Company - Domestic Date Formed: 04/28/2000 Formation Locale: TENNESSEE

(1) Name and Mailing Address:
CWHFP, LLC
PO BOX 30789
CLARKSVILLE, TN 37040-0014

(2) Principal Office Address:
2059 WILMA RUDOLPH BLVD
CLARKSVILLE, TN 37040-6621

(3) Registered Agent (RA) and Registered Office (RO) Address:
CHARLES W HAND
2059 WILMA RUDOLPH BLVD
CLARKSVILLE, TN 37040-6621

Agent Changed: No
Agent County: MONTGOMERY COUNTY

(4) This LLC is (as currently registered in Tennessee): ____Director Managed, ____Manager Managed, _X_Member Managed, ____Board Managed (appropriate if formed prior to 1/1/2006 only).

If board, director, or manager managed, provide the names and business addresses, including zip codes, of the governors, directors, or managers (or their equivalent). If governed by the pre-2006 LLC act and board managed, list board members and managers.

Name	Business Address	City, State, Zip

(5) Provide the names and business addresses, including zip codes, of any LLC Officers (if governed by the Revised LLC Act), or their equivalent.

Name	Business Address	City, State, Zip
Charles Hand Jr.	PO BOX 30789	CLARKSVILLE, TN 37040
Aimee Hand	PO BOX 30789	CLARKSVILLE, TN 37040
Charlsie Lankford	PO BOX 30789	CLARKSVILLE, TN 37040
Charles Hand, Sr.	PO BOX 30789	CLARKSVILLE, TN 37040
William Moseley	PO BOX 30789	CLARKSVILLE, TN 37040

(6) Number of members on the date the annual report is executed: _6_
____This LLC is prohibited from doing business in Tennessee (check if applicable)

(7) Signature: Electronic (8) Date: 02/10/2022

(9) Type/Print Name: William Moseley (10) Title: Chief Audit Executive

Instructions: Legibly complete the form above. **Enclose a check made payable to the Tennessee Secretary of State in the amount of $300.00.** Sign and date this form and return to the address provided above.

PETITION FOR ROAD CLOSURE

We the undersigned property owners do hereby request that a portion of Lewis Road which is located in Highway District 7 of Robertson County, Tennessee be permanently removed from the official county road list and map with the point of beginning being a distance of 670 feet, _____ miles from the end of said road.
702 (WM)

Property Owners: CWHFP, LLC
P.O. Box 30789
Clarksville TN 37040

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public, in and for the State and County aforesaid, the afore named bargainers, William Moseley, with whom I am personally acquainted, and who acknowledged the execution of the forging instrument for the purposes contained therein.

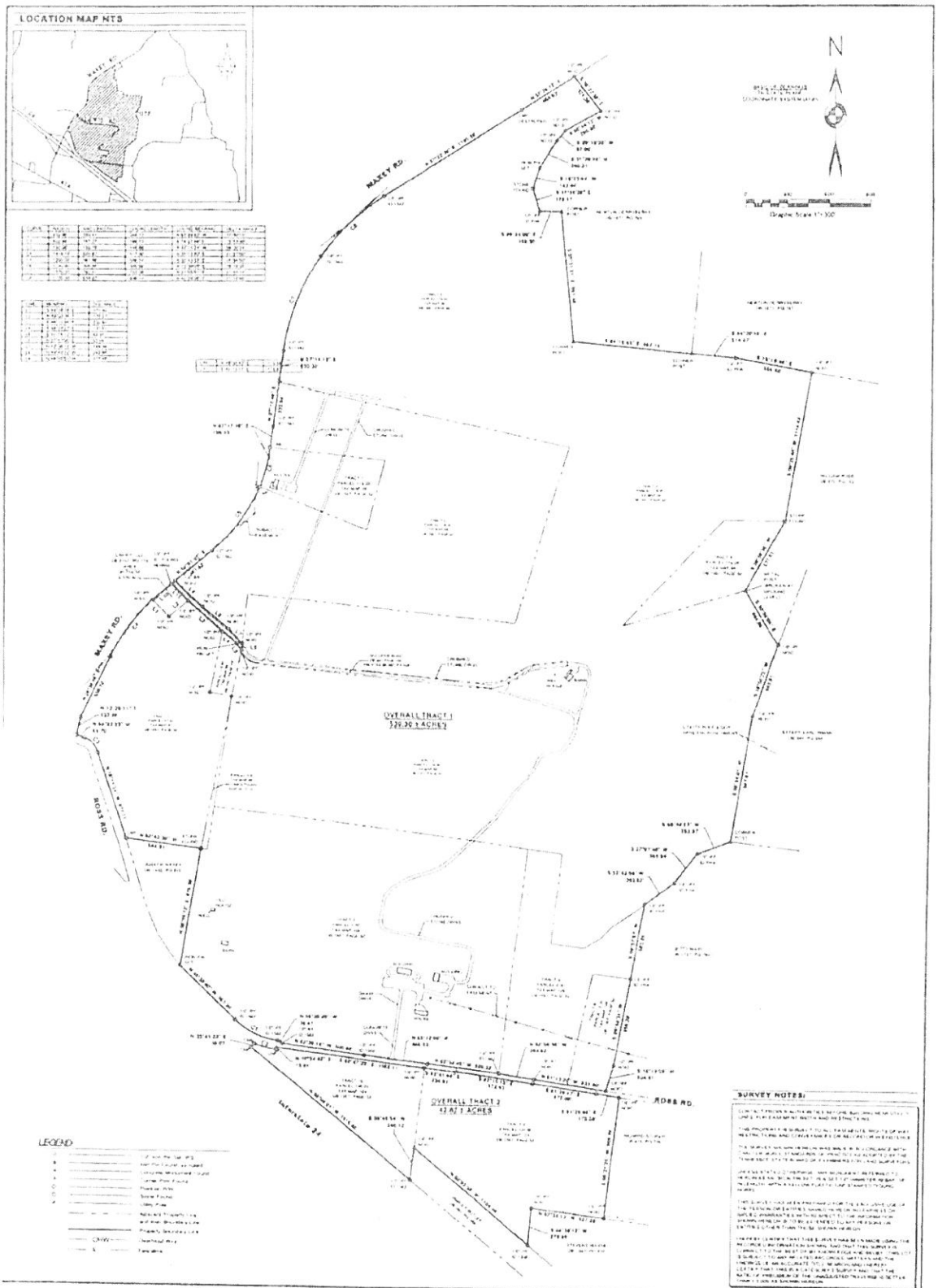
WITNESS my hand and official seal on this the 4th day of March, 2022.

Rhonda Darnell
NOTARY PUBLIC

RHONDA DARNELL NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

MY COMMISSION EXPIRES:

8-12-2024



DRAWN BY:	CTH
APPROVED BY:	CTH
JOB #:	057-20
FIELD DATE:	3/7/20
OFFICE DATE:	3/9/20

REVISIONS

Preliminary: This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

CLINTON T. HOBBS, RLS

BOUNDARY SURVEY

OF THE CWHFP PROPERTY

BOOK 1607, PAGE 521, BOOK 2107, PAGE 174 & BOOK 1567, PAGE 137

CEDAR HILL ROBERTSON COUNTY, TENNESSEE

YOUNG - HOBBS AND ASSOCIATES

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ROBERTSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND AT THE NORTHERLY MOST RIGHT OF WAY LINE INTERSECTION OF MAXEY ROAD AND LEWIS ROAD; THENCE WITH NORTH RIGHT OF WAY LINE OF LINE OF SAID LEWIS ROAD, AS FOLLOWS: S 46°05'01" E A DISTANCE OF 277.46 FEET TO A 1/2" IRON PIN FOUND; THENCE S 49°49'12" E A DISTANCE OF 242.96 FEET TO A 1/2" IRON PIN FOUND; THENCE S 42°39'12" E A DISTANCE OF 149.34 FEET TO A 1/2" IRON PIN FOUND AT END OF SAID LEWIS ROAD; THENCE WITH SAID END OF LEWIS ROAD S 07°57'05" W A DISTANCE OF 55.06 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH THE SOUTH RIGHT OF WAY LINE OF SAID LEWIS ROAD, AS FOLLOWS: N 31°18'10" W A DISTANCE OF 62.50 FEET TO A 1/2" IRON PIN SET; THENCE N 49°28'22" W A DISTANCE OF 137.51 FEET TO A 1/2" IRON FOUND; THENCE N 48°13'54" W A DISTANCE OF 332.50 FEET TO A 1/2" IRON PIN FOUND; THENCE N 45°15'17" W A DISTANCE OF 175.61 FEET TO A 1/2" IRON PIN FOUND IN THE WEST RIGHT OF WAY LINE OF SAID MAXEY ROAD; THENCE N 50°01'16" E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 27561 SQUARE FEET, 0.633 ACRES, MORE OR LESS.

Resolution # 041822048

Summary: Hwy Dept. Resolution No. 22-266-04

Removing Certain Roads / Portion of Certain Roads from the

Official Maintenance Road List and Map

Lewis Road

Discussion began at: 07:35:26 PM (Elapsed time: 00:35:29)

Motion by COUTS 7:35:29 PM

Second by S. MOORE 7:35:30 PM

Voting began at: 07:35:59 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:36:09 PM

Result: Passed With 13 Yes Votes Needed (YES: 21 NO: 0 ABSTAIN: 0 DID NOT VOTE: 1 ABSENT: 3)

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

NO:

ABSTAIN:

ABSENT: WADE, BROWN, BRADLEY

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:36:09 PM

CERTIFICATE OF ELECTION OF NOTARIES PUBLIC

As Clerk of the County of ***Robertson***, Tennessee,
I HEREBY CERTIFY TO THE SECRETARY OF STATE THAT THE FOLLOWING WERE ELECTED TO THE OFFICE OF NOTARY PUBLIC DURING THE *April 18, 2022* MEETING OF THE GOVERNING BODY:

Name	Home Address & Phone	Business Address & Phone
Patsy D. Ayers	8336 Horseshoe Rd. Cross Plains, TN 37049 615-944-1317	8336 Horsehoe Rd. Cross Plains, TN 37049 615-944-1321
Anna Bellamy	106 Spring Ct. Springfield, TN 37172 615-934-0093	106 Spring Ct. Springfield, TN 37172 615-934-0093
Regina H. Bratcher	2022 Shawnee Ln. Greenbrier, TN 37073 615-513-4222	3746 Hwy. 49 West Springfield, TN 37172 615-384-7642
Gwendlyn Day	7501 Hwy. 25 East Cross Plains, TN 37049 615-438-0870	2900 Westside Pkwy. Alpharetta, GA 30004 615-379-1146
Carline Dorcelon	207 Juanita Dr. Springfield, TN 37172 615-860-4112	848 Madison Squ. Madison, TN 37115 615-860-4112
Rachel L. Hardaway	3071 Wedgewood Dr. Greenbrier, TN 37073 615-403-4307	5115 Maryland Way Brentwood, TN 37027 615-815-1992
Tamica Harrison	1134 Kacie Dr. Pleasant View, TN 37146 615-247-8264	523 S. Brown St. Springfield, TN 37172 615-384-0202
S. Hopkins	2024 Justice St. Greenbrier, TN 37073 615-589-8496	600 Gallatin Ave. Nashville, TN 37206 615-928-4621

Alberta J. Kerns	215 Timberlake Dr. Springfield, TN 37172 615-384-8131	2903 Memorial Blvd. Springfield, TN 37172 615-384-2255
Carla Phillips	5310 Dividing Ridge Rd. Goodlettsville, TN 37072 615-210-9827	5310 Dividing Ridge Rd. Goodlettsville, TN 37072 615-210-9827
Joshua Sisco	115 Sharbrooke Ln. Hendersonville, TN 37075 615-294-4527	575 Sage Rd., Ste. 200 White House, TN 37188 615-745-5826
Brittany A. Smith	1359 Shell Rd. Millersville, TN 37072 615-934-6781	3900 Empson Rd. White House, TN 37188 615-654-9750
Robert Thrush	7501 Hwy. 25 East Cross Plains, TN 37049 615-438-0870	7501 Hwy. 25 East Cross Plains, TN 37049 615-438-0870
Rocquesha Turner-Chatman	754 Fox Ridge Dr. Springfield, TN 37172 615-433-3789	1483 Nashville Pike Gallatin, TN 37066 629-234-0040
Thomas John Williams	4076 Summit Dr. Greenbrier, TN 37073 615-992-7380	2880 Gideon Rd. Greenbrier, TN 37073 615-804-1078
Sheila J. Woody	4726 N. Old Hwy. 41 Springfield, TN 37172 615-319-6253	4726 N. Old Hwy. 41 Springfield, TN 37172 615-319-6253

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

Angie H. Groves

CLERK OF THE COUNTY OF ROBERTSON, TN

04/18/2022

DATE