STATE OF TENNESSEE

COUNTY OF ROBERTSON

TERM SEPTEMBER 19, 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 19th day of September, 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, Brinkley, Couts, Delong, B. Dorris, M. Dorris, Haley, Hart, Head-Hieber, Hogan, Martin, Moore, Morgan, Pierce, Roberts, Rummel, Stroud, Stubblefield, Summers, Suttle, White, Wilson and Woodard. Commissioner Jackson was not present.

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

Commissioner Wilson was sworn in by Mayor Vogle.

MINUTES OF PREVIOUS MEETING

On motion by Commissioner Roberts, and seconded by Commissioner M. Dorris, 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 informed every one of the contact information for the county shirts. He recognized the budget approval letter from the Comptrollers Office. Mayor Vogle reminded everyone of the Fair Parade, Constitution Week, and National Adult Education and Family Literacy Week. He expressed his condolences to the family of Bob Hoge, a longtime employee of our Planning & Zoning Department. His service will be on Saturday, September 24, at Austin & Bell at 4:00 p.m. The county is very grateful for his many years of service. Mayor Vogle informed everyone that we will have new EMS Director, Brent Dyer, joining us on October 3rd.

REPORTS

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

ELECTIONS AND APPOINTMENTS

ELECTION OF CHAIRMAN OF COUNTY COMMISSION

Commissioner M. Dorris made motion that County Mayor, William A. Vogle, be nominated as the Chairman of the Robertson County Commission and seconded by Commissioner Haley. Commissioner Haley made motion that nomination cease and he be elected by acclamation and seconded by Commissioner Hogan. Motion approved by voice vote.

ELECTION OF CHAIRMAN PRO-TEM OF COUNTY COMMISSION

Commissioner Moore made motion that Commissioner Stubblefield be nominated as Pro-Tem of the Robertson County Commission and seconded by Commissioner Woodard. Commissioner Hogan made motion that nomination cease and she be elected by acclamation and second by Commissioner M. Dorris. Motion approved by voice vote.

ELECTION TO ADOPT COMMISSION RULES OF PROCEDURES AND REGULATIONS

Commissioner Stubblefield made motion to adopt the Commission Rules of Procedures and Regulations from 2012 with a second from Commissioner Stroud. Motion was approved by voice vote.

Commissioner Stubblefield made motion to approve the election of Troy Adkins, Highway Superintendent to Finance Management Committee, replacing former Highway Superintendent, Delvin Hester, with a second from Commissioner Roberts. Motion was approved by voice vote.

REZONING RESOLUTIONS PUBLIC HEARING

Planning & Zoning staff, Susan Martin and Gregory Jones, presented the Rezoning Resolution Request. A public hearing was held before the agenda of rezoning resolutions. Tim Tawater, of 14421 Owens Chapel Road, inquired about the Stone property. Surveyor, Steve Artz, answered his questions. There being no further comments, the public hearing was closed.

REZONING RESOLUTIONS

REZONE ERIC JAMES

RESOLUTION NO. 091922089, a resolution to rezone a tract of land from AG-2 (Agricultural/Residential) to RP-80 (Rural Preservation) was presented. Commissioner Couts made motion to approve and seconded by Commissioner Roberts. Motion was approved by roll call vote. (Resolution and Roll Call included.)

REZONE CALVIN E. STONE

RESOLUTION NO. 091922090, a resolution to rezone a tract of land from AG-2 (Agricultural/Residential) to RP-80 (Rural Preservation) was presented. Commissioner Haley made motion to approve and seconded by Commissioner White. Motion was approved by roll call vote. (Resolution and Roll Call included.)

REZONE CAROLYN WHITLEY

RESOLUTION NO. 091922091, a resolution to rezone a tract of land from AG-2 (Agricultural/Residential) to RP-80 (Rural Preservation) was presented. Commissioner Haley made motion to approve and seconded by Commissioner Summers. Motion was approved by roll call vote. (Resolution and Roll Call included.)

REZONE MBS INVESTMENTS, LLC

RESOLUTION NO. 091922092, a resolution to rezone a tract of land from AG-2 (Agricultural/Residential) to RP-80 (Rural Preservation) was presented. Commissioner M. Dorris made motion to approve and seconded by Commissioner Moore. Motion was approved by roll call vote. (Resolution and Roll Call included.)

REZONE JOHN T. JOHNSTON

RESOLUTION NO. 091922093, a resolution to rezone a tract of land from AG-2 (Agricultural/Residential) to RP-80 (Rural Preservation) was presented. Commissioner Woodard made motion to approve and seconded by Commissioner Moore. Motion was approved by roll call vote. (Resolution and Roll Call included.)

REZONE STEPHEN L. ESCUE

RESOLUTION NO. 091922094, a resolution to rezone a tract of land from AG-2 (Agricultural/Residential) to R-40 (Low Density Residential) was presented. Commissioner M. Dorris made motion to approve and seconded by Commissioner Haley. Motion was approved by roll call vote. (Resolution and Roll Call included.)

RESOLUTIONS

AMEND BUDGET YEAR ENDING JUNE 30, 2023 (GENERAL FUND)

RESOLUTION NO. 091922095, a resolution amending the budget of Robertson County, Tennessee for the fiscal year ending June 30, 2023 was presented. Commissioner Couts 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, 2023 (GENERAL FUND)

RESOLUTION NO. 091922096, a resolution amending the budget of Robertson County, Tennessee for the fiscal year ending June 30, 2023 was presented. Commissioner Couts made motion to approve and seconded by Commissioner Hogan. Motion was approved by roll call vote. (Resolution and Roll Call included.)

DECLARE SURPLUS PROPERTY (SHERIFF'S DEPARTMENT)

RESOLUTION NO. 091922097, a resolution to declare surplus property for the Sheriff's Department was presented. Commissioner Delong made motion to approve and seconded by Commissioner Stroud. Motion was approved by roll call vote. (Resolution and Roll Call included.)

OLD BUSINESS

There was none at this time.

NEW BUSINESS

Commissioner Couts brought up the letter that was recently received by all of the commissioners about the money used for infrastructure from the Federal Government. Mayor Vogle said he would be happy to discuss this matter and answer questions after the meeting ends.

NOTARIES

The following were elected to the office of Notary Public on motion by Commissioner Hogan and seconded by Commissioner Couts: Lisa Arms, Angel N. Baker, Danielle F. Beaudu, John R. Bonema, J. Dawn Conn, Caleb Delong, Melody Diorio, David Lee Fuqua, Margaret Hall, Amy M. Harden, Neylee Harden, Robert P. Johnson, II, Lazaro S. Kapella, Gillian B. Kummer, Marla Lane, Lacie D. Melton, Jeremy Rogers, Amy Shonk, Jessica Speer, Olivia Spencer, Mia L. Williams, and Vernon Williams, II. Motion approved by voice vote.

There being no further business, the meeting adjourned at 7:28 p.m. by motion from Commissioner M. Dorris and seconded by Commissioner Head-Hieber. 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: 7:00:47 PM

Robertson County Commission

Roll Call: Quorum Present (24 Present, 1 Absent)

Present: MAYOR VOGLE, COUTS, BRINKLEY, SUTTLE, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, B. DORRIS, S. MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, HALEY, HIEBER, SUMMERS, WOODARD

Absent: JACKSON

Roll Call began at: 07:01:34 PM (Elapsed time: 00:00:14)

TENNESSEE COMPTROLLER OF THE TREASURY

Jason E. Mumpower
Comptroller

August 19, 2022

Honorable William Vogle, Mayor
and Honorable Board of Commissioners
Robertson County
501 Main Street Room 108
Springfield, TN 37172

Dear Mayor Vogle and Board of Commissioners:

This letter acknowledges receipt of a certified copy of the fiscal year 2023 budget.

We have reviewed the budget and have determined that projected revenues and other available funds are sufficient to meet anticipated expenditures. Our review of the budget is based solely on the information we have received. With regard to programs included in the budget such as education, roads, and corrections, we have not attempted to determine that the local government has complied with specific program statutes or guidelines, or with any financing requirements prescribed by any state or federal agency. Please note local officials are required to ensure the budget remains balanced throughout the fiscal year and that all maintenance of effort requirements are met – our office has not reviewed or approved any maintenance of effort programs in this budget. Budget amendments must be sent to our office for formal acknowledgement after they are approved by the local governing body (submit to: LGF@cot.tn.gov).

This letter constitutes approval, by this office, for the County's fiscal year 2023 budget as adopted by the County Commission.

The governing body budgeted the use American Rescue Plan (ARP) funds. This budget approval is not an approval for the planned use of the ARP funds and the County, with the assistance of its attorney, should determine that the planned use complies with Federal regulations concerning the use of ARP funds. ARP funds spent contrary to Federal regulations must be returned.

ARP funds are non-recurring and should only be used for one-time expenses. When purchasing capital items, ongoing maintenance and operating expenses should be analyzed to show future demand on recurring revenues.

The budget was adopted August 15, 2022. Next year's budget should be adopted prior to the beginning of the budget year. Please be aware that budgets that are not filed with our office within two months of the beginning of the fiscal year will not be approved by our office. Pursuant to state law the County may not issue debt or financing obligations without an approved budget from our office.

Please be sure to include an email address for the mayor in next year's cover letter.

If you should have questions or need assistance, please refer to our online resources on our website or feel free to contact your financial analyst, Steve Osborne, at 615-747-5343 or Steve.Osborne@cot.tn.gov.

Very truly yours,

Betsy Knotts
Director of the Division of Local Government Finance

cc:
Mr. Bryan Burklin, Assistant Director, Local Government Audit, COT
Ms. Jody Stewart, Finance Director, Robertson County

BK:so

Elections and Appointments

Chairman

Chairman Pro Tem

Adopt County Commission Rules of Procedures and Regulations

Troy Adkins, Highway Superintendent to Finance Management committee, a mandatory position, replacing former superintendent Delvin Hester

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: Planning Staff

DATE: September 13, 2022

The Robertson County Commission will hold its monthly meeting on **Monday, September 19, 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:

Eric James: Rezone 1.85 acres from **AG-2** to **RP-80** on Cedar Grove Rd. **1st** Voting District.

Calvin E. Stone: Rezone **1.85** acres **AG-2** to **RP-80** on Chowning Road. 8th Voting District.

Carolyn Whitley: Rezone **5.72** acres **AG-2** to **RP-80** Fisher Grove Road. 4th Voting District.

MBS Investments: Rezone **10.14** acres **AG-2** to **RP-80** Lakeview Road. 8th Voting District.

John Johnston: Rezone **5.47** acres **AG-2** to **RP-80** Clarity Road. 9th Voting District.

Stephen L. Escue: Rezone **1.485** acres **AG-2** to **R40** HWY 76 East. ~~2nd~~ 3rd Voting District.

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

PS: gj
Enclosures

Planning & Zoning

Resolution No. 091922089

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

WHEREAS, **Eric James** requests to rezone **1.85 acres** of land located on Cedar Grove Road, (**1st Voting District**), for residential development, and

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

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE that **1.85 acres** of land owned by **Eric James** is hereby rezoned from AG-2 **to (Agricultural/Residential) District to RP-80 (Rural Preservation) District** and the Robertson County Zoning Atlas shall be so designated, said property described as follows:

BEGINNING at an iron pin set in the south margin of Cedar Grove Rd, being the northeast corner of this tract and the northeast corner of the tract described in Record Book 1079, Page 664 of the Robertson Co. Register of Deeds Office being conveyed to Eric Wayne James and wife, Kelley James (the parent tract). From the point of beginning, proceeding S 07°50'15"W, 377.60' to an iron pin set in the property line of Jason R. Massey and wife, Heather Massey (RB 1395, PG 823); then with new property lines for the following 2 calls, severing this tract from the property conveyed to Eric and Kelley James: N 80°54'07"W, 228.93' to an iron pin set; then N 11°30'08"E, 363.22' to an iron pin set in the right of way of Cedar Grove Rd.; then follow said R.O.W. for the following 3 calls: S 84°12'41"E, 54.04' to an iron pin set; then N 06°38'10"E, 3.63' to an iron pin set; then S 83°51'58"E, 151.80' to the point of beginning. Containing 1.85 acres, more or less.

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

Approved and adopted by the Board of County Commissioners.

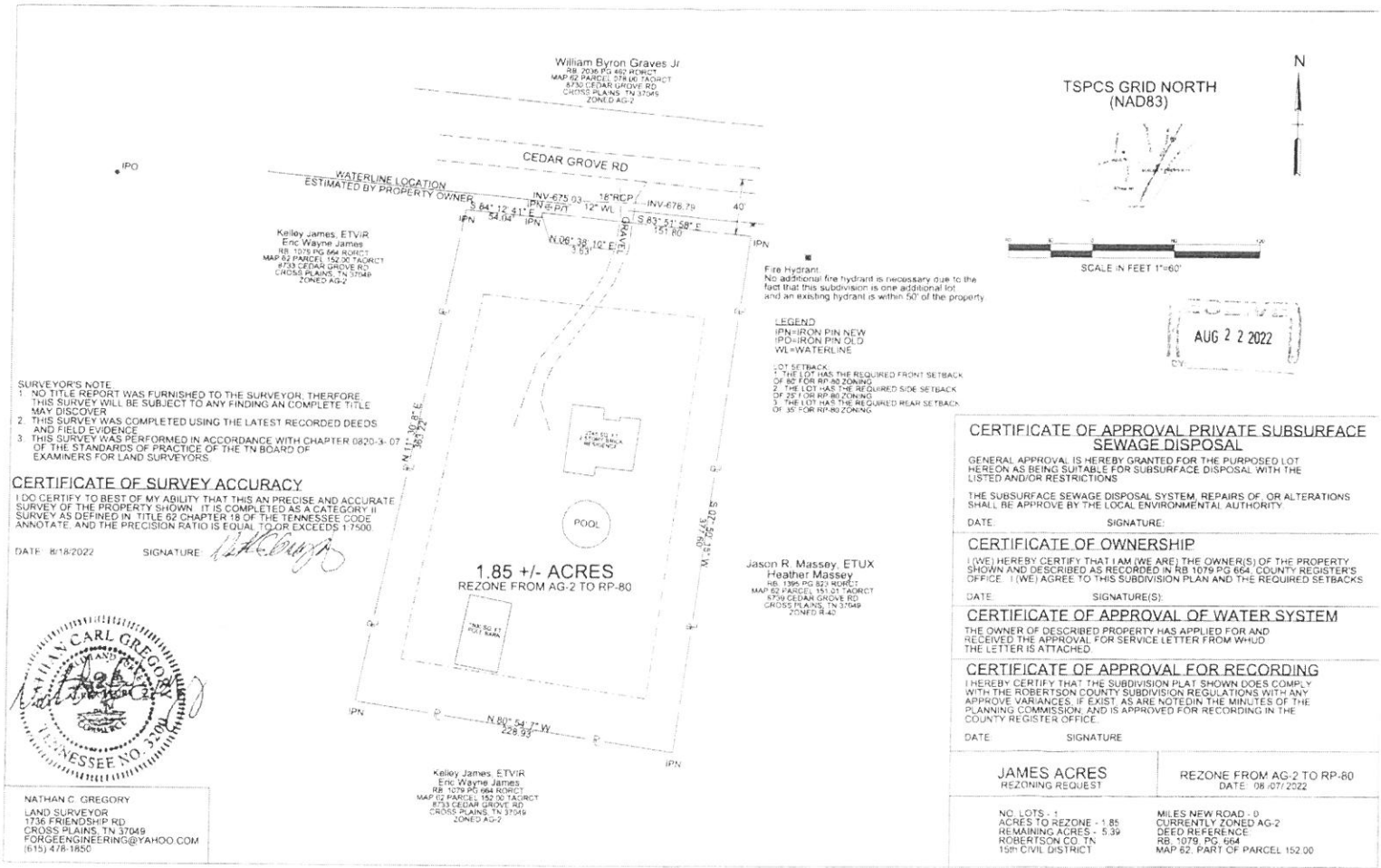
September 19, 2022
Date

William A Joe
Robertson County Mayor

Angie H. Groves
Robertson County Clerk



Planning & Zoning



SURVEYOR'S NOTE

1. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR, THERFORE THIS SURVEY WILL BE SUBJECT TO ANY FINDING AN COMPLETE TITLE MAY DISCOVER.
2. THIS SURVEY WAS COMPLETED USING THE LATEST RECORDED DEEDS AND FIELD EVIDENCE.
3. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 0820-3- 07 OF THE STANDARDS OF PRACTICE OF THE TN BOARD OF EXAMINERS FOR LAND SURVEYORS.

CERTIFICATE OF SURVEY ACCURACY

I DO CERTIFY TO BEST OF MY ABILITY THAT THIS AN PRECISE AND ACCURATE SURVEY OF THE PROPERTY SHOWN. IT IS COMPLETED AS A CATEGORY II SURVEY AS DEFINED IN TITLE 62 CHAPTER 18 OF THE TENNESSEE CODE ANNOTATE, AND THE PRECISION RATIO IS EQUAL TO,OR EXCEEDS 1:7500.

DATE: 8/18/2022 SIGNATURE:

NATHAN CARL GREGORY
REGISTERED
LAND SURVEYOR
TENNESSEE NO. 3120

NATHAN C. GREGORY
LAND SURVEYOR
1736 FRIENDSHIP RD
CROSS PLAINS, TN 37049
FORGEENGINEERING@YAHOO.COM
(615) 478-1850

CERTIFICATE OF APPROVAL PRIVATE SUBSURFACE SEWAGE DISPOSAL

GENERAL APPROVAL IS HEREBY GRANTED FOR THE PURPOSED LOT HEREON AS BEING SUITABLE FOR SUBSURFACE DISPOSAL WITH THE LISTED AND/OR RESTRICTIONS

THE SUBSURFACE SEWAGE DISPOSAL SYSTEM, REPAIRS OF, OR ALTERATIONS SHALL BE APPROVE BY THE LOCAL ENVIRONMENTAL AUTHORITY.

DATE: SIGNATURE:

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED AS RECORDED IN RB 1079 PG 664, COUNTY REGISTER'S OFFICE. I (WE) AGREE TO THIS SUBDIVISION PLAN AND THE REQUIRED SETBACKS

DATE: SIGNATURE(S):

CERTIFICATE OF APPROVAL OF WATER SYSTEM

THE OWNER OF DESCRIBED PROPERTY HAS APPLIED FOR AND RECEIVED THE APPROVAL FOR SERVICE LETTER FROM WHUD. THE LETTER IS ATTACHED.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN DOES COMPLY WITH THE ROBERTSON COUNTY SUBDIVISION REGULATIONS WITH ANY APPROVE VARIANCES, IF EXIST, AS ARE NOTEDIN THE MINUTES OF THE PLANNING COMMISSION, AND IS APPROVED FOR RECORDING IN THE COUNTY REGISTER OFFICE.

DATE: SIGNATURE

JAMES ACRES REZONING REQUEST	REZONE FROM AG-2 TO RP-80 DATE: 08 /07/ 2022
NO. LOTS - 1 ACRES TO REZONE - 1.85 REMAINING ACRES - 5.39 ROBERTSON CO. TN 15th CIVIL DISTRICT	MILES NEW ROAD - 0 CURRENTLY ZONED AG-2 DEED REFERENCE: RB. 1079, PG. 664 MAP 62, PART OF PARCEL 152.00

Eric James

02 James


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Parcels

August 8, 2022

To: Robertson County Zoning Board

From: Eric James, Owner of property at 8733 Cedar Grove Rd.

Regarding: Rezoning of property at 8733 Cedar Grove Rd, Cross Plains

I am writing to request that a portion of the existing 7.24 acres at 8733 Cedar Grove Rd, in the amount of 1.85 acres be rezoned to RP80.

The reason for this rezoning is for a reduction in the amount of land to be sold with the house at 8733 Cedar Grove Rd and to potentially sell or build on the remaining 5.39 acres.

Kind Regards,

Eric James

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

Applicant Eric James

Date of Application 8/10/22

Location of Property Cedar Grove Rd

Current Zoning AG-2

Requested Zoning RP-8D

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.

6-5.3 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.

Resolution # 091922089

Brief Summary: Rezone Eric James

1.85 acres, AG-2 to RP-80 Agricultural/Residential

to Rural Preservation, Cedar Grove Road, 1st Voting District

Summary:

Discussion began at: 07:17:46 PM (Elapsed time: 00:16:58)

Motion by COUTS 7:17:57 PM

Second by ROBERTS 7:17:57 PM

Voting began at: 07:18:27 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:18:35 PM

Result: Passed With 13 Yes Votes Needed (YES: 23, NO: 0, ABSTAIN: 0, DID NOT VOTE: 1, ABSENT: 1)

YES: COUTS, BRINKLEY, SUTTLE, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, B. DORRIS, S. MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, HALEY, HIEBER, SUMMERS, WOODARD

NO:

ABSTAIN:

ABSENT: JACKSON

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:18:35 PM

Resolution No. 091922090

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

WHEREAS, **Calvin E. Stone** requests to rezone **1.85 acres** of land located on Chowning 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 **1.85 acres** of land owned by Calvin E. Stone is hereby rezoned from **AG-2 (Agricultural/Residential)** District **to RP-80 (Rural Preservation) District** 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 Chowning Road, in the northerly boundary of a tract of land which belongs to Chris Hannah, having a deed reference in Record Book 2135, Page 372, RORCT, said point being located from an iron pin (old), in the easterly margin of said road, the northwest corner of said tract of land which belongs to Chris Hannah, N 86°18'05" E, 10.00 feet, **to the beginning,** the southwest corner of this tract and continuing with the easterly margin of said road, as follows: N 03°41'55" W, 96.79 feet to an iron pin (new).thence with a curve to the left, having a radius of 280.00 feet, an arc distance of 56.12 feet, and a chord bearing and distance of N 09°26'25" W, 56.03 feet to an iron pin (new);thence, N 15°10'56" W, 221.07 feet to an iron pin (new);thence with a curve to the right, having a radius of 20.00 feet, an arc distance of 12.70 feet, and a chord bearing and distance of N 03°00'10" E, 12.48 feet to an iron pin (new);thence, N 21°11'16" E, 44.82 feet to an iron pin (new), in the southerly boundary of a tract of land which belongs to Timothy W. Tawater, having a deed reference in Record Book 563, Page 741, RORCT. thence, N 89°10'35" E, 148.21 feet to an iron pin (new), in the southerly margin of Owens Chapel Road, in the southerly boundary of said tract of land which belongs to Timothy W. Tawater. thence with a curve to the left, having a radius of 392.30 feet, an arc distance of 60.15 feet, and a chord bearing and distance of S 73°10'36" E, 60.09 feet to an iron pin (new), in the southerly margin of Owens Chapel Road. thence with a new line, S 03°41'55" E, 393.73 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to Chris Hannah. thence, S 86°18'05" W, 175.00 feet, to the point of beginning, containing **1.85 acres.**

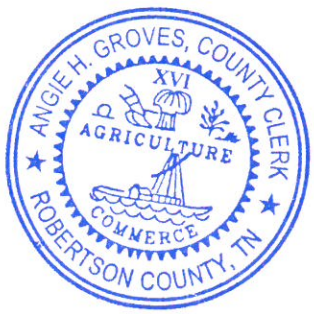
This resolution shall be in force immediately after its passage the public welfare demanding it.

Approved and adopted by the Board of County Commissioners.

September 19, 2022
Date

William A Cole
Robertson County Mayor

Angie H Groves
Robertson County Clerk



Planning & Zoning

Steven E. Artz
and Associates, Inc.
Land Surveyors
P.O. Box 925 Springfield, TN. 37172
email: artz.steve@gmail.com (615) 382-0481

Rezoning Request For

Calvin E. Stone

11th Civil District
Robertson County, Tennessee

No. 220089
Date 8/4/22
By SEA

CAD File No. 2200895
Coord File No. 070421E

Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New)
L1 Refer to line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
ø Power Pole

Surveyor's Notes:
1. No Title Report was furnished to this surveyor at the time of this survey, therefore, the survey shown hereon is subject to any and all findings an accurate Title Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION, SEE LOCATIONS OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THOROUGH CONTACTION TO THE LOCATION OF ALL NEIGHBORHOOD UTILITIES IS INTENDED.

100 50 0 100 200
SCALE IN FEET
1"=100'

TSPCS Grid North (NAD83)

Surveying The Past, Present and Future

Present Zoning Classification-'AG-2'
Proposed Zoning Classification-'RP-80'

Overhead Electric Line Typical Where Shown

Stanley Ray Eden
RB. 850, PG. 387 RORCT
Map 83, Parcel 27 TAORCT
509 Baron Street
Springfield, TN. 37172
'AG-2'

Timothy W. Tawater
RB. 563, PG. 741 RORCT
Map 83, Parcel 57 TAORCT
14421 Owens Chapel Road
White House, TN. 37188
'AG-2'

Owens Chapel Road
Center of Right-of Way
Existing 4" Water Line (White House Utility District)

Chowning Road

1.85 Acres

Michael Stephen Eden
RB. 2072, PG. 172 RORCT
Map 83, Parcel 55 TAORCT
14600 Owens Chapel Road
White House, TN. 37188
'AG-2'

Calvin E. Stone
RB. 1448, PG. 401 RORCT
Map 83, Parcel 54 TAORCT
14547 Owens Chapel Road
White House, TN. 37188
'AG-2'
(3.42 Acres remaining)

Existing Building

Chris Hannah
RB. 2155, PG. 372 RORCT
Map 83, Parcel 54.01 TAORCT
206 South Aztec Drive
White House, TN. 37188
'AG-2'

Center of Right-of-Way
Existing 4" Water Line (White House Utility District)

Calvin E. Stone
Owner
14547 Owens Chapel Road
White House, TN. 37188
Contact: Misty Stone
(615) 389-9118

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
TENNESSEE
CERTIFICATE NO. 1708
8/4/22

Property Address:
14547 Owens Chapel Road
White House, TN. 37188

Deed Reference:

Record Book 1448, Page 401 RORCT
Map 83, part of Parcel 54 TAORCT

I hereby certify that this General Property Survey is a Category I Survey and the Ratio of Precision of the Unadjusted Survey is 1:10000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

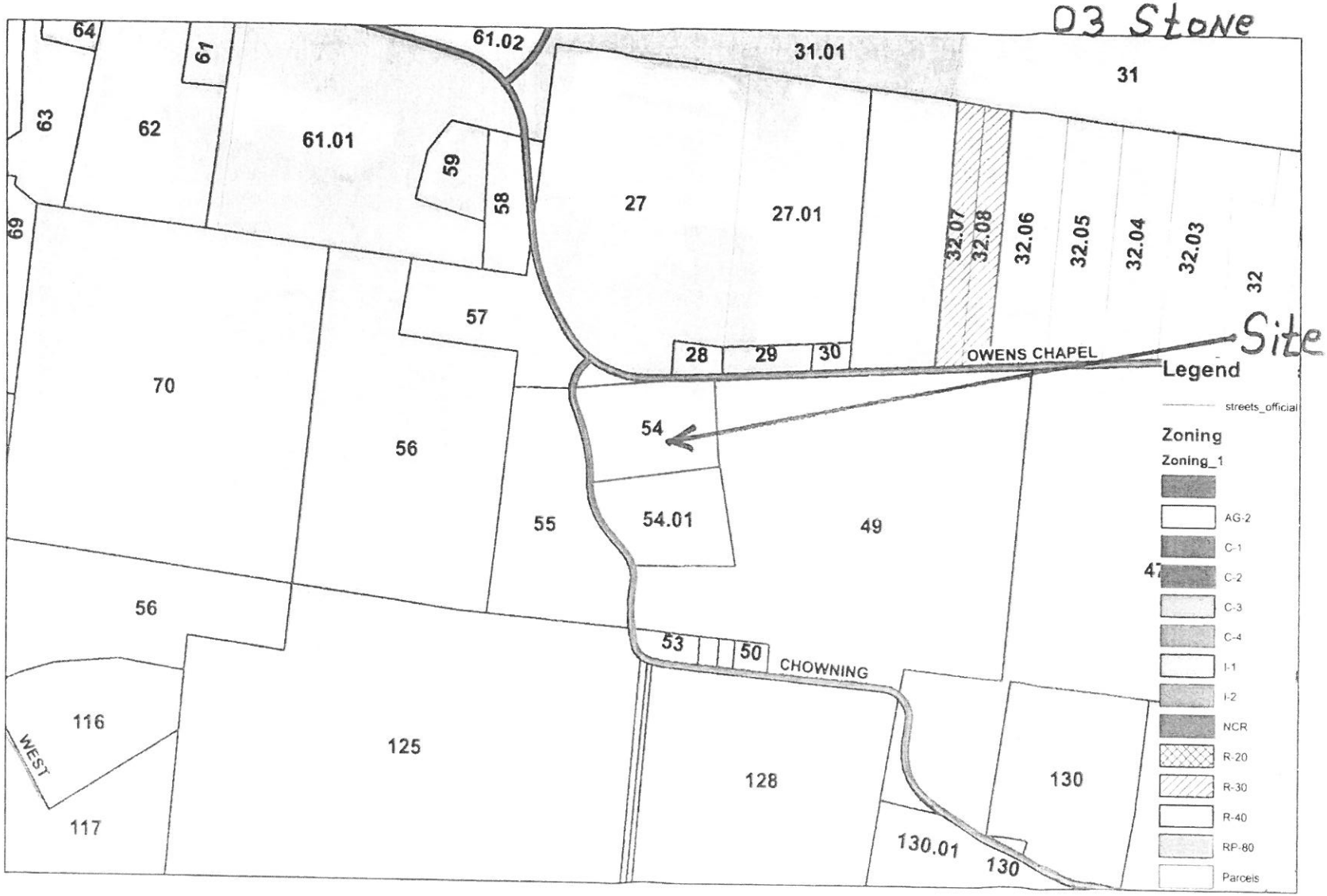
Line Table

NUMBER	DIRECTION	DISTANCE
L1	N 03°41'55" W	96.79
L2	N 21°11'16" E	44.82
L3	N 89°10'35" E	148.21
L4	N 86°18'05" E	10.00

Curve Table

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	11°29'01"	280.00	28.15	56.12	N 09°26'25" W	56.03
C2	36°22'12"	20.00	6.57	12.70	N 03°00'10" E	12.48
C3	08°47'07"	392.30	30.15	60.15	S 75°10'36" E	60.09

Calvin Stone


03 Stone
64
61
61.02
31.01
31
63
62
61.01
59
58
27
27.01
32.07
32.08
32.06
32.05
32.04
32.03
32
69
57
Site
28
29
30
OWENS CHAPEL
Legend
70
54
streets_official
Zoning
Zoning_1
56
55
54.01
49
AG-2
C-1
C-2
C-3
C-4
I-1
I-2
NCR
R-20
R-30
R-40
RP-80
Parcels
56
53
50
CHOWNING
116
125
128
130
WEST
117
130.01
130

August 5, 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 1.85 acre tract of land. The subject property may be found on Tax Map 83, part of Parcel 54, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Owens Chapel Road and Chowning Road, in the 11th Civil District, 8th Voting District.

The property is currently zoned, 'AG-2'. We are wishing rezone the property to 'RP80'. We are wishing to convey this lot to our daughter and her family. We are retaining 3.42 acres with our existing house. We understand that if this request is granted we must submit a Final Plat 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,

Calvin E. Stone
14547 Owens Chapel Road
White House, TN. 37188
Contact: Misty Stone
(615) 389-9118

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

Applicant Calvin E. Stone

Date of Application 8/10/22

Location of Property Chowning Road

Current Zoning AG-2

Requested Zoning RP-2.0

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.

6-5.3 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.

Resolution # 091922090

Brief Summary: Rezone Calvin E. Stone

1.85 acres, AG-2 to RP-80 Agricultural/Residential

to Rural Preservation, Chowning Road, 8th Voting District

Summary:

Discussion began at: 07:18:43 PM (Elapsed time: 00:17:56)

Motion by HALEY 7:18:50 PM

Second by WHITE 7:18:51 PM

Voting began at: 07:18:57 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:19:07 PM

Result: Passed With 13 Yes Votes Needed (YES: 23, NO: 0, ABSTAIN: 0, DID NOT VOTE: 1, ABSENT: 1)

YES: COUTS, BRINKLEY, SUTTLE, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, B. DORRIS, S. MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, HALEY, HIEBER, SUMMERS, WOODARD

NO:

ABSTAIN:

ABSENT: JACKSON

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:19:07 PM

Resolution No. 091922091

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

WHEREAS, **Carolyn Whitley** requests to rezone **5.72 acres** of land located on Fisher Grove Road, **(4th 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 **5.72 acres** of land owned by **Carolyn Whitley** is hereby rezoned from **AG-2 (Agricultural/Residential) District to RP-80 (Rural Preservation) District** and the Robertson County Zoning Atlas shall be so designated, said property described as follows:

BEGINNING at an iron pin (found) at the northwest corner of the herein described property, thence, South 84 degrees 46 minutes 38 seconds East, 974.20 feet to an iron pin (set) in the northerly right-of-way of Fisher Grove Road; Thence, along the northerly right-of-way of Fisher Grove Road the following two calls: South 57 degrees 47 minutes 37 seconds West, 684.83 feet; Thence, with a curve to the right, having an arc length of 157.40 feet, a radius of 1305.00 feet, a chord bearing of South 61 degrees 14 minutes 56 seconds West, a chord length of 157.30 feet to an iron pin (set); Thence, leaving the northerly right-of-way of Fisher Grove Road, North 25 degrees 31 minutes 38 seconds West, 586.60 feet to the **POINT OF BEGINNING**, containing 5.72 acres, more or less.

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

Approved and adopted by the Board of County Commissioners.

September 19, 2022
Date

William A Goyle
Robertson County Mayor

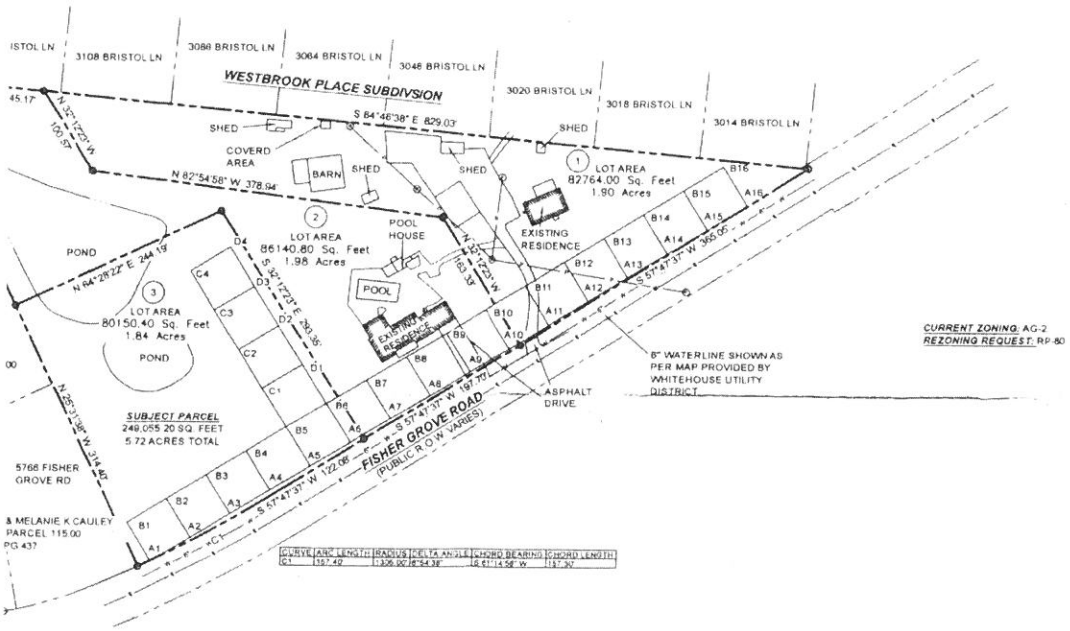
Angie H. Groves
Robertson County Clerk

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

Planning & Zoning

FINAL PLAT AND RE-ZONING REQUEST OF THE
DEAN & CAROLYN WHITLEY PROPERTY
LOCATED IN THE 12TH CIVIL DISTRICT
GREENBRIER, ROBERTSON COUNTY, TENNESSEE
MAY 18, 2022

RECEIVED
JUL 25 2022
BY:



B2L SURVEYORS
LICENSED IN TN, KY, & AL
1198 OLD PINNACLE RD. JOELTON, TN 37080
PHONE: (615) 212-5703 E-MAIL: b2lhps@gmail.com

GRAPHIC SCALE 1"= 100'

100 0 100

N W B2L E S

BASIS OF BEARING:
TENNESSEE STATE PLANE COORDINATE SYSTEM BASED ON GPS OBSERVATIONS (NAD83, NAVD 88)

THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

NOTE: For boundary aspects of this survey, RTK GPS positional data was observed on/between the dates of 5-18-22 utilizing a Carlson BRx7 dual frequency receiver. The grid coordinates of the Fbed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011), Geoid 12B

GENERAL NOTES

1.) THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS
2.) BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM CALCULATED FROM GPS OBSERVATIONS
3.) NO TITLE REPORT FURNISHED TO THIS SURVEYOR, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
4.) ALL DISTANCES MEASURED WITH E.D.M. EQUIPMENT, AND ARE ADJUSTED FOR TEMPERATURE
5.) THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, ZONING AND RESTRICTIONS OF RECORD WHETHER IMPLIED OR OF RECORD
6.) THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY
7.) BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE
8.) HORIZONTAL DATUM NAD83
9.) PROPERTY CURRENTLY ZONED: NA
10.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS HAVE NOT BEEN EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THE TRACT

ADDITIONAL NOTES:

THIS SURVEY WAS COMPLETED TO THE MINIMUM STANDARDS AS REGULATED UNDER THE AUTHORITY OF SECTION 0820-3-.07 OF THE TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS, 2000 EDITION.

NOTE: THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED ON THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID.

NOTE: HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE GREENBRIER/ROBERTSON COUNTY REGIONAL PLANNING COMMISSION.

NOTE: CONTACT PROPER AUTHORITIES BEFORE CONSTRUCTING NEAR UTILITY LINES FOR PROPER EASEMENT WIDTHS & RESTRICTIONS.

NOTE: THE CERTIFICATION AS PROVIDED ON THIS SURVEY IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF BASED ON EXISTING FIELD

Carolyn Whitley


WALES
BRISTOL
GLASGOW
LONDON
FISHER GROVE
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

July 13, 2022
Robertson County Regional Planning Commission
527 S. Brown St.
Springfield, TN 37172

RE: Application for Zoning Map Amendment
5786 Fisher Grove Rd.
Greenbrier, TN 37073

To Whom It May Concern:

The purpose of this rezoning request is to divide an existing property located at 5786 Fisher Grove Rd (Tax Map Number 131, Parcel Number 116) into three separate RP-80 properties. Two of the proposed new plats will serve existing homes and the other for a future new construction home. This new construction home will consist of a main level, basement and 3 car garage, totaling approximately 3,400 SF of finished space. See attached building plans and water availability letter.

Should there be questions, please feel free to contact me.

Sincerely,

Andrew Haley

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

Applicant Carolyn Whitley

Date of Application 7/13/22

Location of Property Fisher Grove Rd

Current Zoning AG-2

Requested Zoning RP-80

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.

6-5.3 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.

Resolution # 091922091

Brief Summary: Rezone Carolyn Whitley

5.72 acres, AG-2 to RP-80 Agricultural/Residential

to Rural Preservation, Fisher Grove Road, 4th Voting District

Summary:

Discussion began at: 07:19:17 PM (Elapsed time: 00:18:29)

Motion by HALEY 7:19:26 PM

Second by SUMMERS 7:19:27 PM

Voting began at: 07:19:34 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:19:43 PM

Result: Passed With 13 Yes Votes Needed (YES: 23, NO: 0, ABSTAIN: 0, DID NOT VOTE: 1, ABSENT: 1)

YES: COUTS, BRINKLEY, SUTTLE, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, B. DORRIS, S. MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, HALEY, HIEBER, SUMMERS, WOODARD

NO:

ABSTAIN:

ABSENT: JACKSON

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:19:43 PM

Resolution No. 091922092

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

WHEREAS, MBS Investments requests to rezone **10.14 acres** of land located on Lakeview 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 10.14 **acres** of land owned by MSB investments is hereby rezoned from **AG-2** (Agricultural/Residential) District **to RP-80 (Rural Preservation) District** and the Robertson County Zoning Atlas shall be so designated, said property described as follows:

Beginning at an iron pin (old), in the southerly margin of Lakeview Road, (St. Rte. #25), the northeast corner of Lot 1, Esquire Estates, being plat of record in Plat Book 6, Page 31, RORCT, the northwest corner of this tract and continuing, as follows: S 67°52'17" E, 250.96 feet to an iron pin (old), in the southerly margin of Lakeview Road, the northwest corner of a tract of land which belongs to Olivia Annie P. Gallant, having a deed reference in Record Book 2049, Page 752, RORCT. thence, S 05°10'29" W, 1742.98 feet to an iron pin (old), the southwest corner of said tract of land which belongs to Olivia Annie P. Gallant; thence with a new line, S 86°02'46" W, 260.10 feet to a point, in the easterly boundary of a tract of land which belongs to R.B. Widick, having a deed reference in Deed Book 73, Page 154, RORCT. thence, N 06°05'30" E, 902.52 feet to an iron pin (old), a common corner of said tract of land which belongs to R.B. Widick and Lot 9 of Esquire Estates. thence, N 05°18'47" E, passing a common corner of Lot 9 and Lot 8, and continuing on passing a common corner of said Lot 8 and Lot 7, and continuing on passing a common corner of said Lot 7 and Lot 6, and continuing on passing a common corner of said Lot 6 and said Lot 1, and continuing on in all, 955.02 feet, to the point of beginning, containing **10.14 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.

September 19, 2022
Date

William A Goodall
Robertson County Mayor

Angie H. Groves
Robertson County Clerk

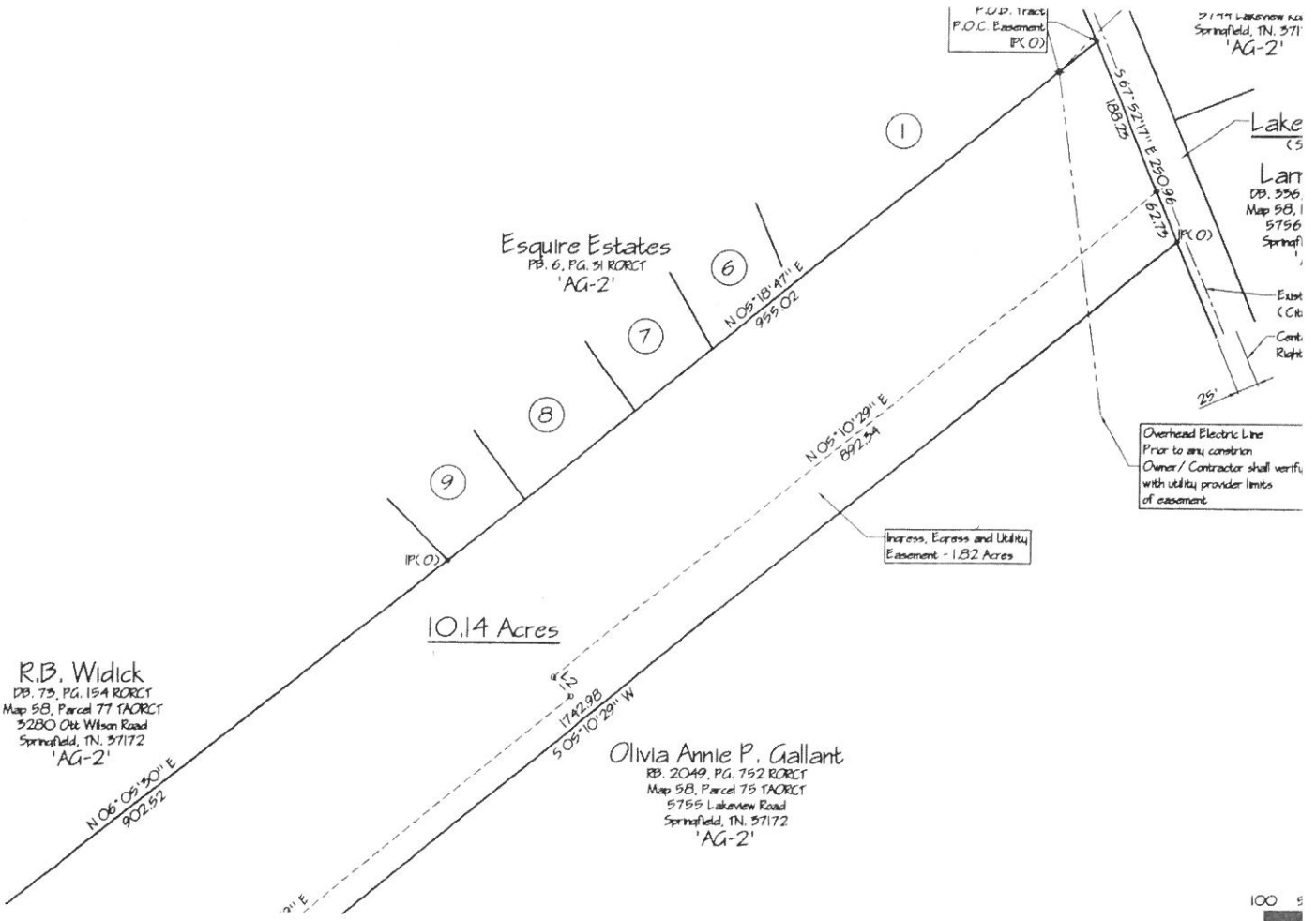
ANGIE H. GROVES, COUNTY CLERK
XVI
AGRICULTURE
COMMERCE
ROBERTSON COUNTY, TN

Planning & Zoning

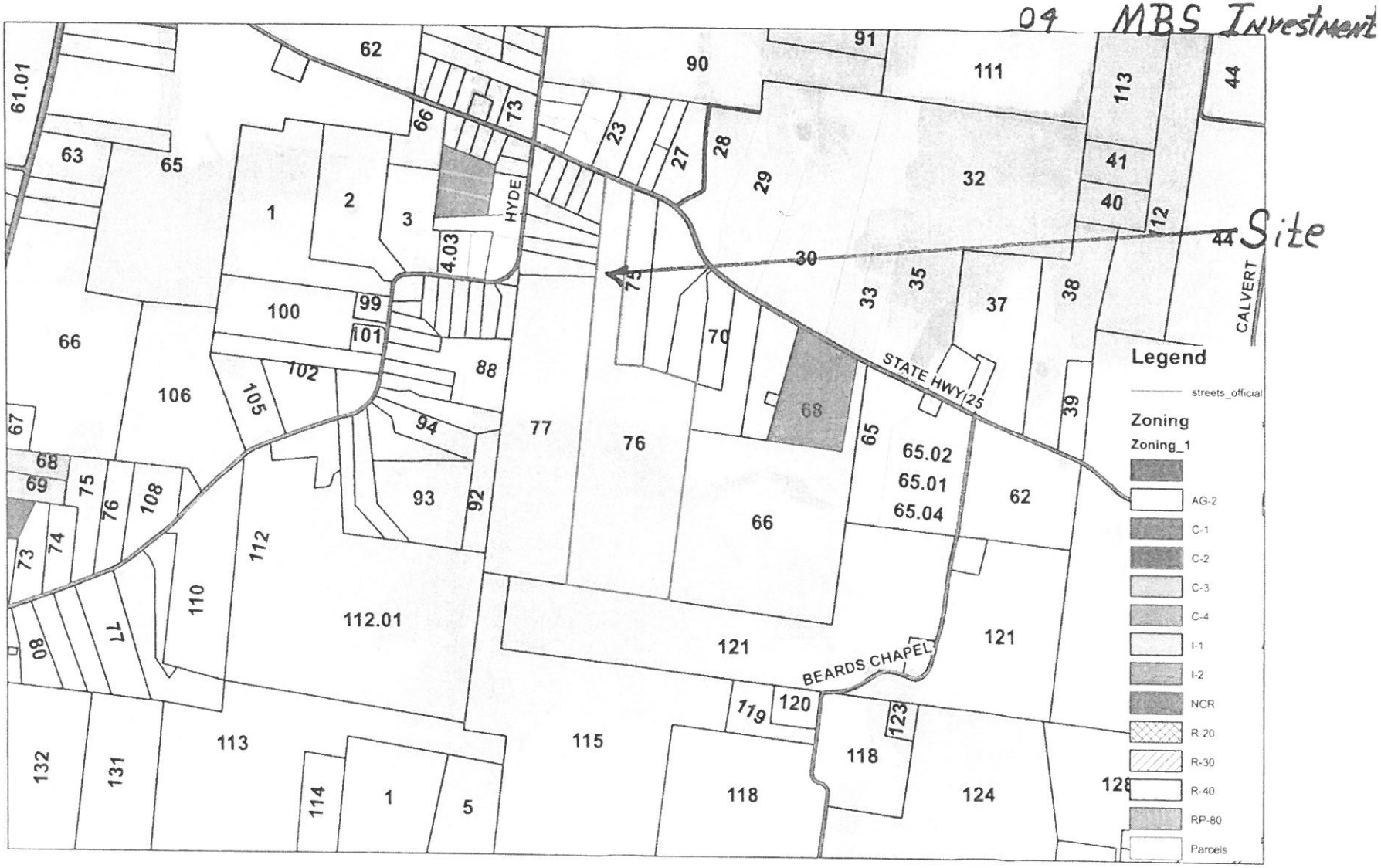
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Ben the Builder


04 MBS Investment
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AG-2
C-1
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C-3
C-4
I-1
I-2
NCR
R-20
R-30
R-40
RP-80
Parcels

August 9, 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 10.14 acre tract of land. The subject property may be found on Tax Map 58, part of Parcel 76, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Lakeview Road (St. Rte. #25), in the 18th Civil District, 8th Voting District.

The property is currently zoned, "AG-2". We are wishing rezone the property to "RP80". Due to the existing width at the building site, we are requesting the zoning change. We possibly will tract the property into two (2) and possibly three (3) tracts in the future, but wish to correct the width issue at this time. Tracts will be five (5) plus acres each.

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,

MBS Investments LLC
P.O. Box 693
Greenbrier, TN. 37073
Contact: Ben Suggs
(615) 863-0759

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

Applicant Ben the Builder, LLC

Date of Application 8-11-22

Location of Property Lakeview Rd

Current Zoning AG-2

Requested Zoning RP-8D

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.

Resolution # 091922092

Brief Summary: Rezone MBS Investments

10.14 acres, AG-2 to RP-80 Agricultural/Residential

to Rural Preservation, Lakeview Road, 8th Voting District

Summary:

Discussion began at: 07:19:52 PM (Elapsed time: 00:19:04)

Motion by M. DORRIS 7:20:01 PM

Second by S. MOORE 7:20:02 PM

Voting began at: 07:20:10 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:20:20 PM

Result: Passed With 13 Yes Votes Needed (YES: 22, NO: 1, ABSTAIN: 0, DID NOT VOTE: 1, ABSENT: 1)

YES: COUTS, BRINKLEY, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, B. DORRIS, S. MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, HALEY, HIEBER, SUMMERS, WOODARD

NO: SUTTLE

ABSTAIN:

ABSENT: JACKSON

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:20:20 PM

Resolution No. 091922093

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

WHEREAS, **John Johnston** requests to rezone **5.47 acres** of land located on Clarity Road, (**9thVoting 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 **5.47 acres** of land owned by **John Johnston** is hereby rezoned from **AG-2 (Agricultural/ Residential) District to RP-80 (Rural Preservation) District** and the Robertson County Zoning Atlas shall be so designated, said property described as follows:

BEGINNING AT A 1/2" IRON PIN FOUND IN THE EAST RIGHT OF WAY LINE OF CLARITY ROAD, SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE DARROW PROPERTY, RECORDED IN BOOK 984, PAGE 127 AND THE NORTHWEST CORNER OF THE HEREIN TRACT; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE SAID DARROW PROPERTY S 84°35'47" E A DISTANCE OF 340.67 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH THE MORRIS PROPERTY, RECORDED IN BOOK 1642, PAGE 494 S 82°19'34" E A DISTANCE OF 134.14 FEET TO A 1/2" IRON PIN FOUND; THENCE ACROSS THE PARENT TRACT S 07°40'59" W A DISTANCE OF 485.92 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH THE NORTH LINE OF OAKLAND BAPTIST CHURCH PROPERTY, RECORDED IN BOOK 149, PAGE 608 AND BOOK 350, PAGE 700 N 82°17'32" W A DISTANCE OF 519.78 FEET TO A 1/2" IRON PIN FOUND IN THE EAST RIGHT OF WAY LINE OF SAID CLARITY ROAD; THENCE WITH SAID RIGHT OF WAY LINE, AS FOLLOWS: N 11°47'23" E A DISTANCE OF 161.14 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 47.32 FEET WITH A RADIUS OF 480.00 FEET WITH A CHORD BEARING OF N 14°36'50" E, WITH A CHORD LENGTH OF 47.30 FEET; THENCE N 17°26'17" E A DISTANCE OF 180.03 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 80.54 FEET WITH A RADIUS OF 220.00 FEET WITH A CHORD BEARING OF N 06°57'01" E, WITH A CHORD LENGTH OF 80.09 FEET; THENCE N 04°22'37" W A DISTANCE OF 7.08 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 237933.28 SQUARE FEET, 5.462 ACRES, MORE OR LESS.

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

Approved and adopted by the Board of County Commissioners.

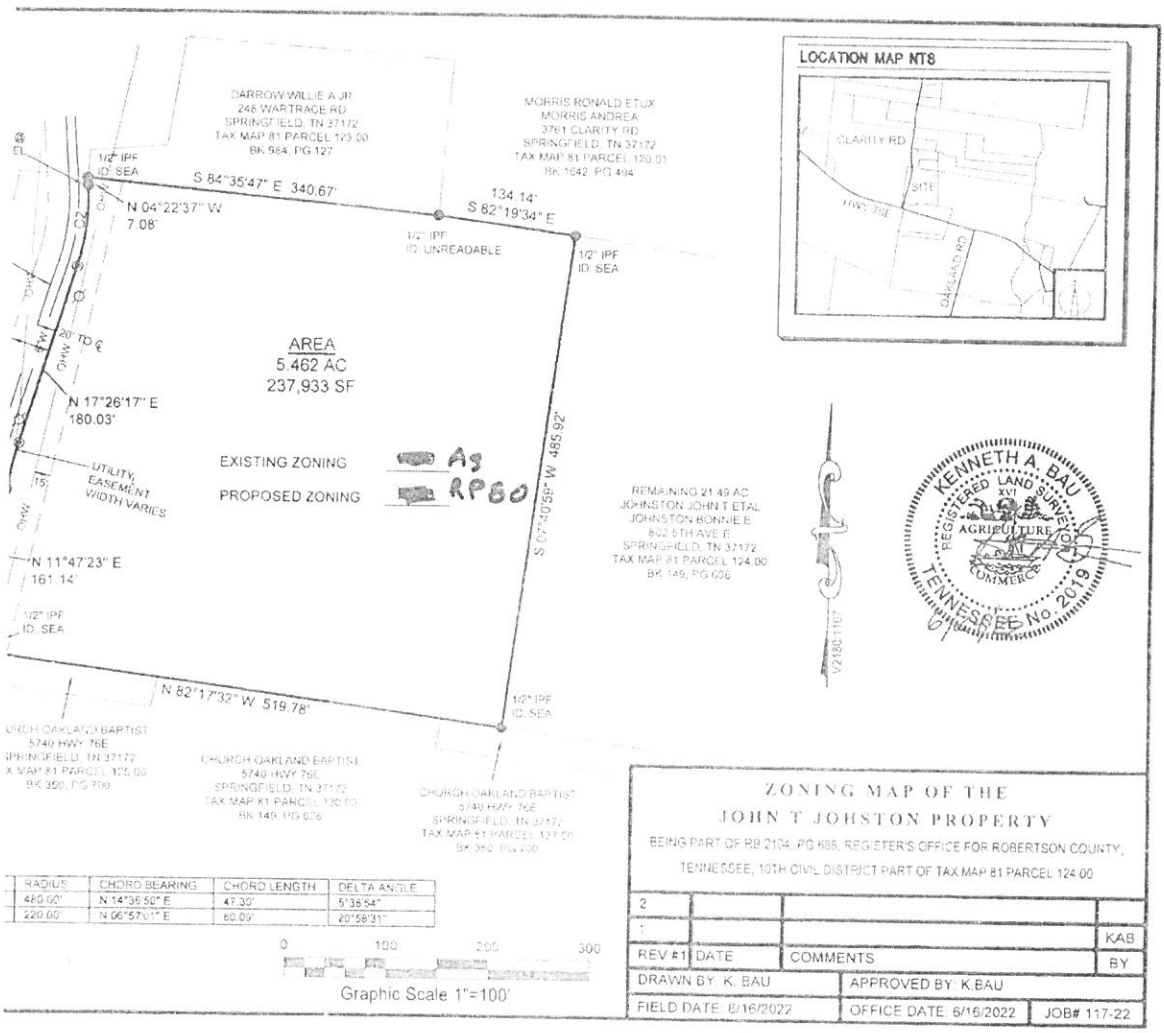
September 19, 2022
Date

William A Goad
Robertson County Mayor

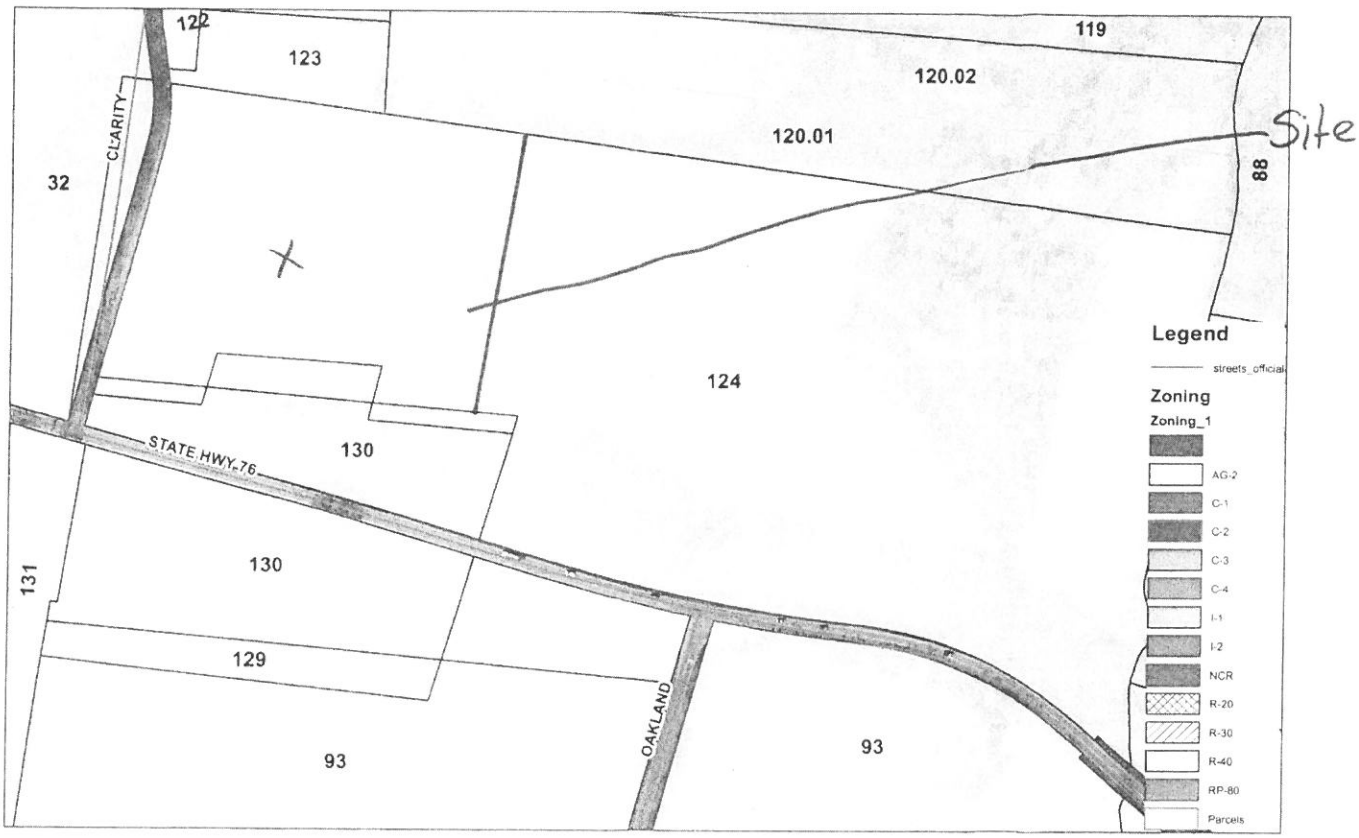
Angie H Groves
Robertson County Clerk

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

Planning & Zoning



John Johnston


122
123
119
120.02
120.01
Site
88
32
CLARITY
124
130
STATE HWY-76
131
130
129
93
OAKLAND
93
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

From: Kimberly Atlee
Sent: Monday, August 8, 2022 7:52 AM
To: Bob Hoge <bhoge@robcotn.org>
Subject: RE: Rezone on Clarity Rd (Map 081, parcel 124) - Warner/Johnston

Good morning Bob
The Springfield Planning Commission approved the rezone for Clarity Rd (Map 081, Parcel 124).
Have a great day, Kimberly

From: Kimberly Atlee
Sent: Thursday, July 21, 2022 12:24 PM
To: Bob Hoge <bhoge@robcotn.org>
Subject: Rezone on Clarity Rd (Map 081, parcel 124) - Warner/Johnston

Hello Bob
Per our conversation last week, John Warner representative of the owner John Johnston has requested to rezone 5.47 acres on Clarity Road (Map 081, Parcel 124.00) from AG to RP40.
This will be on the August 4th City of Springfield Planning Commission (PC) agenda for approval.
I email you on August 5th with confirmation of the PC decision.
Have a great day, Kimberly

Kimberly Atlee
Senior Planner
City of Springfield

Office Phone: 615-382-2200
Direct Phone: 615-380-8716
405 N. Main Street, Springfield, TN 37172
www.SpringfieldTN.Gov

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ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

Applicant John Johnston

Date of Application 6/16/2022

Location of Property Clarity Rd

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.

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.

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

Resolution # 091922093

Brief Summary: Rezone John Johnston

5.47 acres, AG-2 to RP-80 Agricultural/Residential

to Rural Preservation, Clarity Road, 9th Voting District

Summary:

Discussion began at: 07:20:33 PM (Elapsed time: 00:19:46)

Motion by WOODARD 7:20:44 PM

Second by S. MOORE 7:20:44 PM

Voting began at: 07:20:50 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:20:56 PM

Result: Passed With 13 Yes Votes Needed (YES: 22, NO: 0, ABSTAIN: 1, DID NOT VOTE: 1, ABSENT: 1)

YES: COUTS, BRINKLEY, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, B. DORRIS, S. MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, HALEY, HIEBER, SUMMERS, WOODARD

NO:

ABSTAIN: SUTTLE

ABSENT: JACKSON

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:20:56 PM

Resolution No. 091922094

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

WHEREAS, **Stephen L. Escue** requests to rezone **1.485 acres** of land located on TN Highway 76 East Road, (2nd 3rd **Voting District**), for residential development, and

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

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF ROBERTSON COUNTY, TENNESSEE that **1.485 acres** of land owned by **Stephen L. Escue** is hereby rezoned from **AG-2 (Agricultural/Residential)** District **to R-40 (Low Density Residential) District** and the Robertson County Zoning Atlas shall be so designated, said property described as follows:

Beginning at an existing iron pin in the in the westerly line of John Phillip Kelly RB 1375, PG 304 and being a common corner to Stephen Escue, Jr. in RB 1486, PG 561 R.O.R.C.T., said pin being the most northeast corner of herein described tract; Thence now with said Kelly S 09°55'19" W, 260.08' to an existing iron pin; Thence now leaving said Kelly with said Escue for the next 2 calls: N 81°39'17"W 249.96 feet to a set iron pin; Thence N 09°54'33"E 257.00 to an existing iron pin, said pin being a common corner to Stephen Escue Jr. RB 1486, PG 561 R.O.R.C.T.; Thence now leaving said Escue with Escue Jr. S 82°11'57"E 250.09' feet to the point of beginning containing 1.485 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.

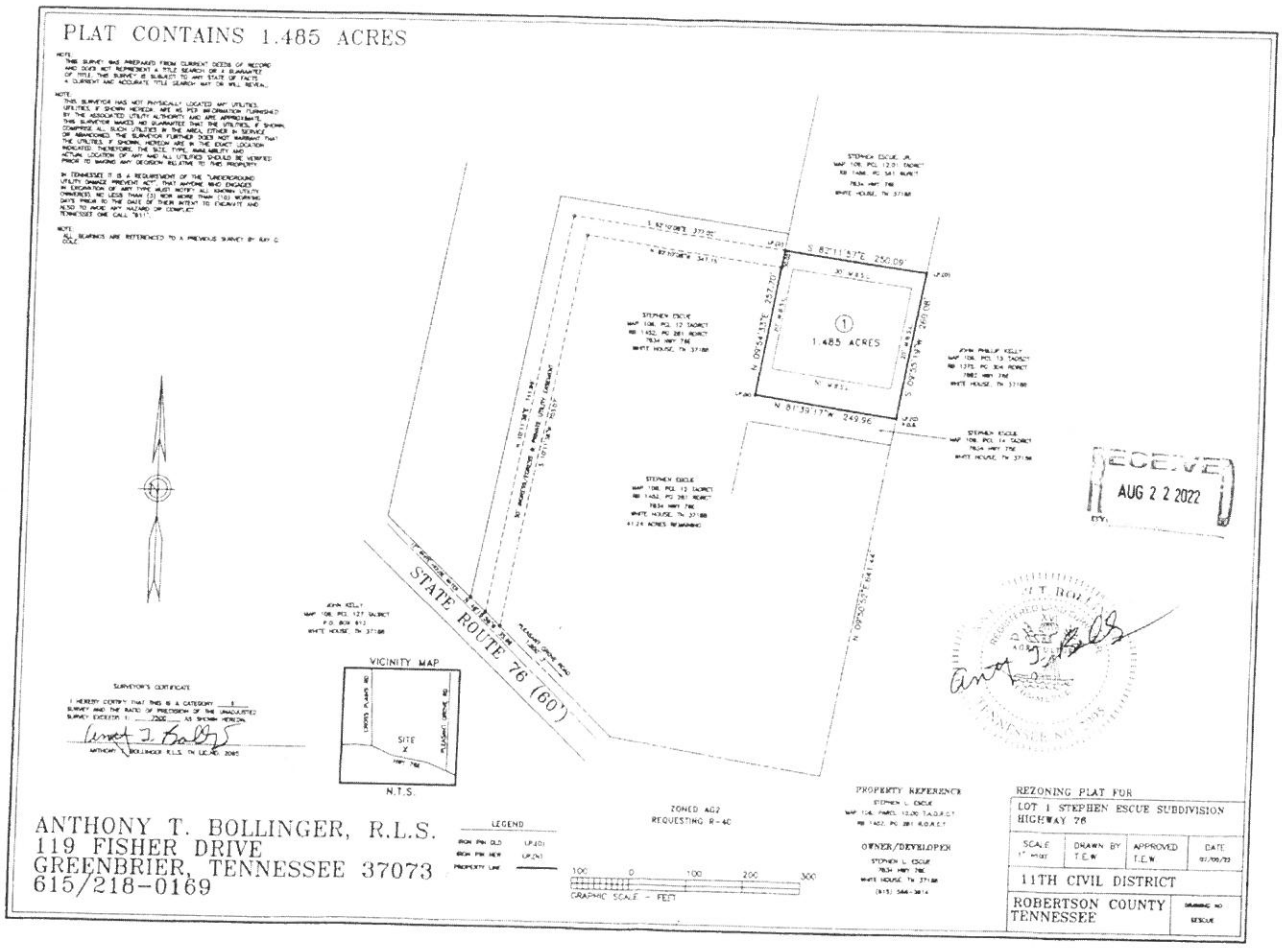
September 19, 2022
Date

William A Cole
Robertson County Mayor

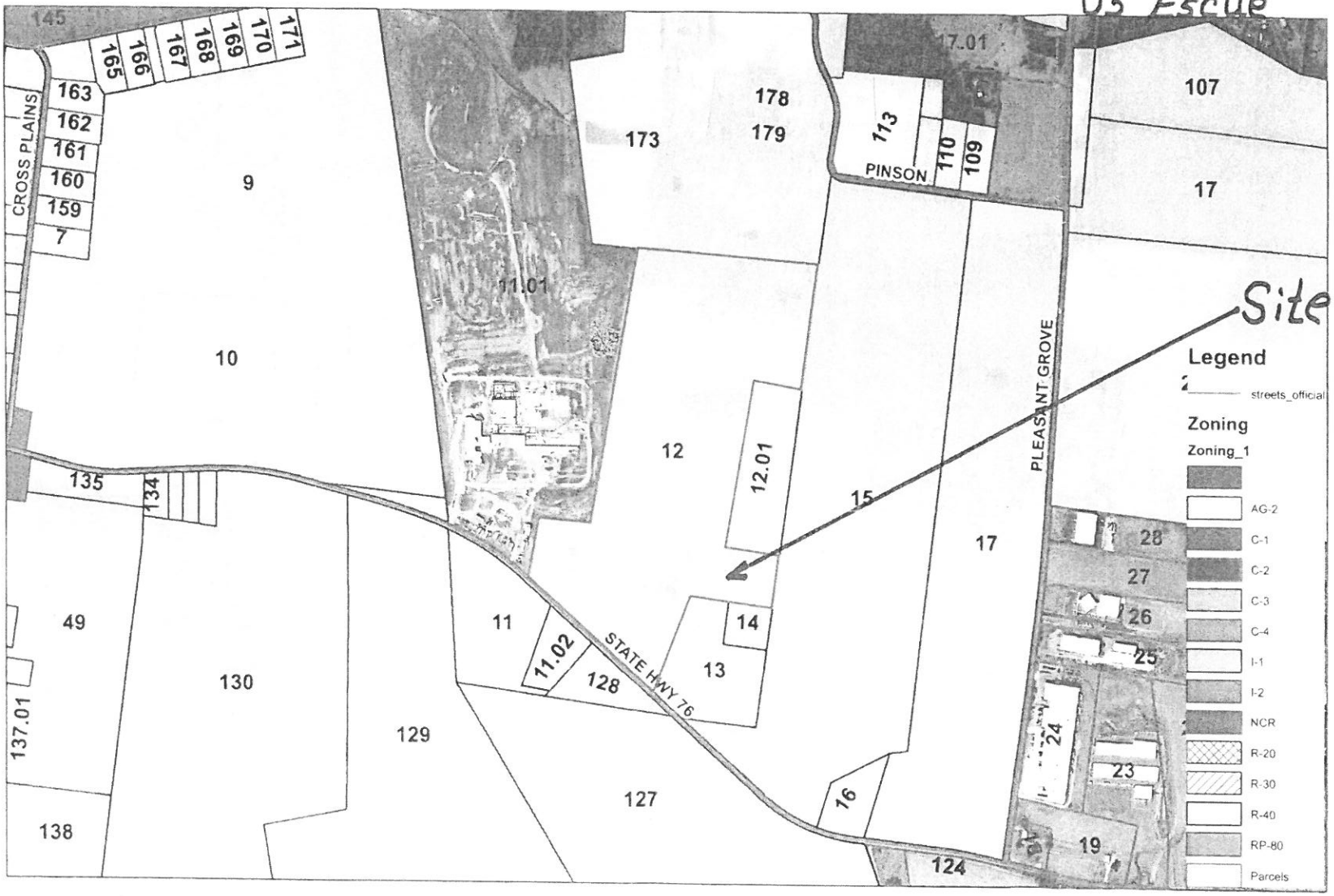
Angie H Groves
Robertson County Clerk

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

Planning & Zoning



Stephen Escue


05 Escue
Site
CROSS PLAINS
PINSON
PLEASANT GROVE
STATE HWY 76
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

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

Applicant Stephen L. Escue

Date of Application 7/20/22

Location of Property Hwy 76E

Current Zoning AG-2

Requested Zoning R-4D

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.

Resolution # 091922094

Brief Summary: Rezone Stephen L. Escue

1.485 acres, AG-2 to R-40 Agricultural/Residential to

Low Density Residential, Hwy 76 E, 3rd Voting District

Summary:

Discussion began at: 07:21:07 PM (Elapsed time: 00:20:19)

Motion by M. DORRIS 7:21:18 PM

Second by HALEY 7:21:19 PM

Voting began at: 07:21:25 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:21:43 PM

Result: Passed With 13 Yes Votes Needed (YES: 23, NO: 0, ABSTAIN: 0, DID NOT VOTE: 1, ABSENT: 1)

YES: COUTS, BRINKLEY, SUTTLE, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, B. DORRIS, S. MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, HALEY, HIEBER, SUMMERS, WOODARD

NO:

ABSTAIN:

ABSENT: JACKSON

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:21:43 PM

RESOLUTION NO. 091922095

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2023

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2023 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			
Juvenile Court	Other Capital Outlay - Computers	53500-799	5,990
Restricted Resrv-General Sess	Restricted Reserves for General Sessions	34520-GSESS	(5,990)
Total Expense Amendment	(This is a balanced budget amendment. Funds needed to purchase computers for the Juvenile Court Department will be from the Restricted Reserves for General Sessions. MOU agreed upon by Kristy Chowning.)		0
Total Fund Balance Amendment			0

Duly passed and approved this 19th day of September, 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 # 091922095

Brief Summary: Amend the Budget for the Fiscal Year Ending June 30, 2023

General Fund - General Sessions Computers

Summary:

Discussion began at: 07:22:11 PM (Elapsed time: 00:21:23)

Motion by COUTS 7:22:32 PM

Second by ROBERTS 7:22:33 PM

Voting began at: 07:22:55 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:23:08 PM

Result: Passed With 13 Yes Votes Needed (YES: 23, NO: 0, ABSTAIN: 0, DID NOT VOTE: 1, ABSENT: 1)

YES: COUTS, BRINKLEY, SUTTLE, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, B. DORRIS, S. MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, HALEY, HIEBER, SUMMERS, WOODARD

NO:

ABSTAIN:

ABSENT: JACKSON

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:23:08 PM

RESOLUTION NO. 091922096

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2023

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2023 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
Other Local Revenues	Miscellaneous Refunds	44170	24,222
Total Revenue Amendment			24,222
Expense Amendments			
Planning & Zoning	Administrative Officer	51720-101	5,000
Planning & Zoning	Clerical Personnel	51720-162	17,500
Planning & Zoning	Social Security Tax	51720-201	1,395
Planning & Zoning	Medicare Tax	51720-212	327
Total Expense Amendment	(Estimated Payout for P&Z Director and estimated Payout for former P&Z Employee.)		24,222
Total Fund Balance Amendment			0

Duly passed and approved this 19th day of September, 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 # 091922096

Brief Summary: Amend the Budget for the Fiscal Year Ending June 30, 2023

General Fund - Planning & Zoning

Summary:

Discussion began at: 07:23:15 PM (Elapsed time: 00:22:27)

Motion by COUTS 7:23:22 PM

Second by HOGAN 7:23:23 PM

Voting began at: 07:23:48 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:23:55 PM

Result: Passed With 13 Yes Votes Needed (YES: 23, NO: 0, ABSTAIN: 0, DID NOT VOTE: 1, ABSENT: 1)

YES: COUTS, BRINKLEY, SUTTLE, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, B. DORRIS, S. MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, HALEY, HIEBER, SUMMERS, WOODARD

NO:

ABSTAIN:

ABSENT: JACKSON

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:23:55 PM

RESOLUTION NO. 091922097

RESOLUTION TO DECLARE SURPLUS PROPERTY

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

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

NOW, THEREFORE, BE IT RESOLVED by the Robertson County Commission, meeting in regular session this the 19th day of September, 2022 that the vehicles 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 vehicles.

Passed this the 19th day of September, 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"

2016 Ford Explorer	1FM5K8ARXGGC67333	Unit 231
2014 Ford Explorer	1FM5K8AR6EGB38227	Unit 202
2013 Ford Explorer	1FM5K8AR9DGB90336	Unit 196

Resolution # 091922097

Brief Summary: Declare Surplus Property

Sheriff's Department - 3 Ford Explorers - Units: 231,202,196

Summary:

Discussion began at: 07:24:04 PM (Elapsed time: 00:23:16)

Motion by DELONG 7:24:24 PM

Second by STROUD 7:24:26 PM

Voting began at: 07:24:42 PM

Voting Criteria Used: 13 Yes Votes Needed

Results Tallied at: 07:25:04 PM

Result: Passed With 13 Yes Votes Needed (YES: 23, NO: 0, ABSTAIN: 0, DID NOT VOTE: 1, ABSENT: 1)

YES: COUTS, BRINKLEY, SUTTLE, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, B. DORRIS, S. MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, HALEY, HIEBER, SUMMERS, WOODARD

NO:

ABSTAIN:

ABSENT: JACKSON

EXCUSED:

LATE:

RECUSED:

Did Not Vote: MAYOR VOGLE

Votes Summarized at: 7:25:04 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 *September 19, 2022* MEETING OF THE GOVERNING BODY:

Name	Home Address & Phone	Business Address & Phone
Lisa Arms	4488 John Farmer Rd. Cedar Hill, TN 37032 615-336-8894	6312 Hwy. 41 A Ste. 102 Pleasant View, TN 37146 615-819-5431
Angel N. Baker	3448 Worsham Springs Rd. Greenbrier, TN 37073 615-519-4411	924 Central Ave. West Springfield, TN 37172 615-382-1600
Danielle F. Beaudu	4072 Jessica Dr. Cross Plains, TN 37049 347-804-8179	4072 Jessica Dr. Cross Plains, TN 37049 347-804-8179
John R. Bonema	4639 Glover Rd. Cedar Hill, TN 37032 352-398-6791	1201 Radio Rd. Redwood City, CA 94065 352-398-6791
J. Dawn Conn	305 Brandywine Ln. Springfield, TN 37172 615-804-3652	101 B Mooreland Dr. Springfield, TN 37172 615-384-3536
Caleb Delong	6679 Allen Rd. Springfield, TN 37172 615-389-8534	204 TN 76 White House, TN 37188 615-285-4400
Melody Diorio	3915 East Lake Rd. Springfield, TN 37172 615-604-0450	120 Village Dr. Portland, TN 37148 615-382-2595
David Lee Fuqua	4172 Dorris Rd. Greenbrier, TN 37073 615-580-9101	1480 Nashville Pk. Gallatin, TN 37066 615-580-9101

Margaret Hall	7474 Hwy. 41 North Adams, TN 37010 615-878-0717	500 Tennessee Waltz Pkwy. Ashland City, TN 37015 615-878-0717
Amy M. Harden	1181 Gunn Rd. Springfield, TN 37172 615-829-1276	1181 Gunn Rd. Springfield, TN 37172 615-829-1276
Neylee Harden	1181 Gunn Rd. Springfield, TN 37172 615-517-2563	1181 Gunn Rd. Springfield, TN 37172 615-517-2563
Robert P. Johnson, II	325 Cayce Dr. Springfield, TN 37172 615-403-7688	1288 4th Ave. S. Nashville, TN 37210 615-254-8941
Lazaro S. Kapella	862 Magnolia Blvd. White House, TN 37188 423-300-7867	862 Magnolia Blvd. White House, TN 37188 423-300-7867
Gillian B. Kummer	1875 Kummer Rd. Franklin, KY 42134 270-776-1341	3037 Hwy. 31 West White House, TN 37188 615-581-0804
Marla Lane	5250 Stark Rd. Cross Plains, TN 37049 615-719-3261	2500 South Main St. Springfield, TN 37172 615-384-9576
Lacie D. Melton	1006 Wood Glen Ct. Greenbrier, TN 37073 615-337-3612	8 City Blvd. South Nashville, TN 37204 615-337-3612
Jeremy Rogers	6487 Hwy. 161 Springfield, TN 37172 615-477-0880	6487 Hwy. 161 Springfield, TN 37172 615-477-0880
Amy Shonk	2083 Tate Farm Ln. White House, TN 37188 931-655-0001	4057 Rural Plain Cir. Franklin, TN 37064 931-655-0001

Jessica Speer	6481 Dogwood Dr. Greenbrier, TN 37073 615-516-4815	790 W. College St. Greenbrier, TN 37073 615-643-4467
Olivia Spencer	10039 Hwy. 49 East Orlinda, TN 37141 615-389-7935	2343 Hwy. 41 South Greenbrier, TN 37073 615-643-0410
Mia L. Williams	131 Star Place White House, TN 37188 615-457-0520	131 Belle Froest Cir. 210 Nashville, TN 37221 615-988-6825
Vernon Williams II	5369 Owens Lane White House, TN 37188 470-263-8161	5369 Owens Lane White House, TN 37188 470-263-8161

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

Angie H. Groves

CLERK OF THE COUNTY OF ROBERTSON, TN

09/19/2022

DATE