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

Regular Meeting – January 27, 2025 @ 7:00 p.m. **Juvenile Courtroom**

1. Call to Order
2. Roll Call
3. Invocation
4. Pledge to the Flag
5. Minutes of Previous Meeting
6. Communications from the County Mayor
7. Public Comments
8. Reports
9. Elections and Appointments
   - Planning
   - Board of Zoning Appeals
   - Agriculture
   - Workhouse Board
   - E-911 Board
10. Public Hearing
    A) Agricultural/Residential (AG-2) to Low Density Residential (R-40)
    1. Kevin D. Nash — Voting District 3
    B) Agricultural/Residential (AG-2) to Rural Preservation District (RP-80)
    2. Brandon Frank on behalf of Michael & Diane Selfridge/Brian Linderman — Voting District 3
    3. Geoffrey & Ashley Sanders — Voting District 4
    C) Rural Preservation District (RP-80) to General Commercial District (C-1)
    4. Eddie Smith — Voting District 2
    D) Agricultural/Residential (AG-2) to Highway Service Commercial District (C-4)
    5. Clint Head on behalf of CWHFP, LLC — Voting District 7
11. Resolutions
12. Old Business
13. New Business
14. Notaries
15. Adjournment

Robertson County Commission
Monday, December 16, 2024 7:00 pm

Be it remembered that the Board of Commissioners of Robertson County, Tennessee, met in open public session, at the Robertson County Juvenile Courtroom in Springfield, Tennessee on the Monday, December 16, 2024, at 7:00 pm

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

Roll Call
Quorum Present (23 Present, 2 Absent)
Present: MAYOR VOGLE, JACKSON, COUTS, BRINKLEY, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, HALEY, HEAD-HIEBER, SUMMERS, WOODARD
Absent: SUTTLE, BILLY R DORRIS

Invocation and Pledge to the Flag – Commissioner, Darryl Woodard

Minutes of Previous Meeting - Minutes from November 18, 2024 Meeting
Motion by ROBERTS - Second by COUTS -RESULT: Passed by Voice Vote

Communications from the Mayor – Mayor Vogle updated everyone on the Courthouse roof, Growth Study, and the accomplishments of the county football teams. He recognized Ms. Paula Carr for receiving the Distinguished Leadership Award from Farm Bureau. He asked everyone to remember the victims of the school shooting in Wisconsin and Commissioner Billy Ray Dorris while he is battling some health issues. Mayor Vogle presented the Audit Committee Report and praised everyone for the audit with no findings.

Public Comments – There were none at this time.

Reports – (Reports are on file in the Clerk's office and included in the outline minutes.) Highway Commission 7.1, Animal Control 7.2, Trustee 7.3, Planning Commission 7.4, Veterans Service 7.5, Solid Waste 7.6, Emergency Management Agency 7.7, Emergency Medical Services 7.8, and Finance 7.9.
Motion by HALEY - Second by COUTS - RESULT: Passed by Voice Vote

Elections & Appointments - January Appointments (List Attached)
Motion by STUBBLEFIELD -Second by JACKSON - RESULT: Passed by Voice Vote

Public Hearing - Planning & Zoning
Planning & Zoning Director, Pam Groves and Chief Deputy, Hunter Mantooth

Resolution #121624097 Rezone Mark Cox

Rezone 1.0 acres, AG-2 to R-40, Agricultural/Residential to Low-Density Residential, 6255 Crawford Store Road, 8th Voting District

Motion by M. DORRIS - Second by MOORE - RESULT: Passed With 13 Yes Votes Needed

Resolution #121624098 Rezone Keith Griswold

Rezone 2.00 acres, AG-2 to R-40, Agricultural/Residential to Low-Density Residential, 6757 Lovel Cook Road, 8th Voting District

Motion by M. DORRIS - Second by MOORE - RESULT: Passed With 13 Yes Votes Needed

Resolution #121624099 Rezone Jason Krisle

Rezone 3.00 acres, AG-2 to R-40, Agricultural/Residential to Low-Density Residential, 4216 Roy Cole Road, 8th Voting District

Motion by STUBBLEFIELD - Second by MOORE - RESULT: Passed With 13 Yes Votes Needed

Resolution #121624100

Amend Budget - General Fund - Building & Grounds Employee Payout

Motion by COUTS - Second by ROBERTS - RESULT: Passed With 13 Yes Votes Needed

Resolution #121624101

Amend Budget - General Fund - Opioid Settlement Funds - Grace Baptist Church Local Assistance for a Half-Way House

Motion by COUTS - Second by HOGAN - RESULT: Passed With 13 Yes Votes Needed

Resolution #121624102

Amend Budget - General Fund - TN Highway Safety Officer Grant and State Training Grant

Motion by COUTS - Second by JACKSON - RESULT: Passed With 13 Yes Votes Needed

Resolution #121624103

Amend Budget - General Fund - Additional Radio Equipment Needed
Reference: Original Motorola Emergency Radio Contract

Motion by COUTS - Second by SUMMERS - RESULT: Passed With 13 Yes Votes Needed

Resolution #121624104

Amend Budget - Solid Waste Fund - Front End Loader 40% County - 60% State Grant

Motion by COUTS - Second by ROBERTS - RESULT: Passed With 13 Yes Votes Needed

Resolution #121624105

Amend Budget - General Fund - Additional Pay Request for Administrator of Elections T.C.A. 2-12-208 & T.C.A. 2-12-209 Commissioner Rummel made the motion to make Administrator of Elections, Cathy Hamsley, a member of the court**.** Commissioner Haley seconded the motion. Motion passed by voice vote. Mrs. Hamsley answered questions from the Commissioners.

Motion by COUTS -Second by MARTIN - RESULT: Passed With 13 Yes Votes Needed

Resolution #121624106
Highway Department Resolution No. 24-285-12 Making Changes to the Official Maintenance Road List & Map
Motion by PIERCE - Second by STUBBLEFIELD - RESULT: Passed With 13 Yes Votes Needed

Resolution #121624107
Highway Department Resolution No. 24-286-12 Adopting the Official Maintenance Road List for Robertson County (Complete list is on file in Clerk's Office & included in online minutes.)
Motion by PIERCE - Second by MARTIN - RESULT: Passed With 13 Yes Votes Needed

Resolution #121624108
Highway Department Resolution No. 24-287-12 Adopting Official 2025 Road Map for Robertson County
Motion by PIERCE - Second by JACKSON - RESULT: Passed With 13 Yes Votes Needed

Resolution #121624109
Declare Surplus Property - EMS Department - 2014 Chevrolet 3500 Type 1 Ambulance VIN: 1GB3K0C86EF143178
Motion by MARTIN - Second by STUBBLEFIELD - RESULT: Passed With 13 Yes Votes Needed

Old Business – Commissioner Roberts wished School Superintendent, Mr. Danny Weeks a Happy Birthday.

New Business – There was none at this time.

Election of Notaries
Jannet A. Beasley, Timothy Wayne Chowning, Annie R. Eidson, David S. Fauth, II., Michael T. Gaines, Dewey R. Hayes, Jr., Joshua A. Hinerman, Cathy T. Hulan, Hannah Jones, Lori Ann Jones, Deborah B. Keyt, Jane Pappas, Kelly M. Rider, Demetrus L. Ringer, Margaret Roberts, Jeff Smith, Jacqualine D. Summers, April Sumruld, Ciara Terry, Michele W. Vaughn, Harmony Veteto, and Michael B. Woodis
Motion by HOGAN - Second by BRINKLEY - RESULT: Passed by Voice Vote

Adjourn – 7:48 p.m.
Motion by M. DORRIS - Second by HEAD-HIEBER - RESULT: Passed by Voice Vote

Mayor William A. Vogle

Angie H. Groves, County Clerk

ROBERTSON COUNTY HIGHWAY DEPARTMENT

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

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

STEVE ARMSTRONG
CHARLIE J. COOK
WILLIAM (WILLIE) PEACH

MINUTES OF MEETING
ROBERTSON COUNTY HIGHWAY COMMISSION

1. The Robertson County Highway Commission met in regular session at 10:00 A.M., Tuesday, November 26, 2024.

2. The following commissioners were present:

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

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

4. Supervisor's Report:

Commission	Tons Hauled to Date	End Balance
Armstrong	29.53	1,056.35 tons
Peach	38.40	341.77 tons
Head	0.00	620.95 tons
Hand	0.00	705.94 tons
Cook	137.12	1,845.78 tons
Martin	121.91	2,474.16 tons

Date	Road Name	Work Performed	Loads & Tons of Rock

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

5. Rock allocation for the month of December was set at 3,432.99 tons. This is the carryover from November. (A copy of this report is on file at the highway office.)

6. A report showing the revenue and expenditures for 131 - Highway Fund for the period ending October 31, 2024 was reviewed by the commission. On a motion by Mr. Hand, seconded by Mr. Cook and approved by voice vote, the commission received and ordered this filed. (A copy of this report is on file at the highway office.)

7. The December meeting date is set for Thursday, December 19, 2024 at 10:00 A.M. This is due to the fourth Thursday in December the office will be closed.

8. Delegation - None

9. State Aid Roads -

   2024/2025 – Kinneys Road (section)

   Supt. Adkins informed the commission we will bid Kinneys Road next Spring.

10. State Aid Road Bridge –

    2023/2024 – Kinneys School Road Bridge

    Supt. Adkins informed the commission about the update from our bridge engineer, Mr. Tom Sommers. The field work for the geotechnical exploration is complete. He is awaiting the final geotechnical report of the subsurface conditions. at site. Minor changes to bridge geometry are ongoing.

11. Driveway Permit Check List:

    A report showing "Driveway Permit List" for the month of November 2024 was reviewed by the commission. It showed 20 permits fully processed for a total of $2,200.00. On a motion by Mr. Head, seconded by Mr. Peach and approved by voice vote, this report was received and ordered filed. (A copy of this report is on file at the highway office.)

12. Supervisor/Commission Remarks:

    1. Included in their packets was a new price list from Vulcan Materials Company that goes in effect on January 01, 2025. Our new rock average increased $2.00 per ton. Our 2024 average is $23.78 and going to $25.78 per ton. On a motion by Mr. Hand, seconded by Mr. Head and approved by voice vote, this letter was received and ordered filed. (A copy of this new price list is on file at the highway office.)

    2. Supt. Adkins informed the commission the county's handbook only has twelve paid holidays. This year the county commission changed and gave Juneteenth and not the Friday after Thanksgiving as a holiday. In June, the county commission passed a resolution to close Robertson County Offices on the Friday after Thanksgiving. This will not be a paid holiday but for employees to use their vacation, sick time or be unpaid if they choose. With this being passed, Supt. Adkins would like our highway employees to get to do the same for tomorrow, Wednesday, November 27th. On a motion by Mr. Head, seconded by Mr. Peach and approved by voice vote, the commission approved for the Highway Department to be closed and the employees to use their sick or vacation time for Wednesday, November 27th.

3. Supt. Adkins also informed the commission back in January when we had snow, the County Mayor closed the county offices on January 16th and 19th. They closed early on the 18th and came in late on the 31st. During this time the Highway Department was open our normal hours and employees worked their regular week. Supt. Adkins asked in order to make up the days other employees had off while our department worked, he was asking the commission if they would agree to give Monday, December 23rd and Thursday, December 26th off. This would follow with our holidays off on Tuesday, December 24th and Wednesday, December 25th. The office will reopen on Monday, December 30th. As always, we have two employees on call 24/7 if anything was to happen during this week. On a motion by Mr. Head, seconded by Mr. Peach and approved by voice vote, the commissioners agreed to give the employees off on December 23rd and 26th. Supt. Adkins thanked the commissioners.

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

Lynette L. Crain

Lynette L. Crain, Secretary

Donnie Martin, Chairman

Robertson County Fire Reprts				Nov-24		
	AFD	**CPFD**	**GFD**	**NRFD**	**OFD**	**PVFD**
Structure Firs	1	0	0	0	0	0
Brush Fires	0	1	0	0	1	0
Vehicle Fires	0	0	0	0	3	1
Mutal Aid Calls	1	4	0		1	4
Haz-Mat	0	3	0	0	0	1
MVA	2	6	0	0	10	5
Extrications	0	0	0	0	0	0
Medical Calls	12	30	0	0	34	9
Misc /Investigations	4	3	0	0	3	12
False Calls	2	3	0	0	0	3
Rescues non MVA	0		0		0	0
Total Calls	22	49	0	0	56	35
Average response time	9	8.1	0	0	9	16.18

Respectfully Submitted By: **Rodney Hoover Fire Coordinator**

RFD	WHCVFD	TOTAL CALLS
1	0	2
0	2	4
0	1	5
0	8	18
0	2	6
0	14	26
0	1	1
15	44	144
4	4	30
0	7	15
1	0	1
21	83	252
6	10.37	0

Robertson County Tennessee
Kendra Shelton
Trustee for Robertson County
515 South Brown Street, Springfield, TN 37172
(615) 384-4238 Fax (615) 382-2316

Robertson County Trustee Statement of Funds
December 31, 2024

BANK	DESCRIPTION	Prior Year Balance: 12/31/2023	CURRENT BALANCE: 12/31/2024
Farmers Checking #1	Trustee's Checking	$ 134,711.36	$ 50,023.48
Farmers Checking #2	Vendor Clearing	$ 300,000.00	$ 300,000.00
Farmers Payroll	Payroll Clearing	$ 1,000.00	$ 1,000.00
Farmers Tax	Checking Acct	$ 137,438.04	$ 30,465.18
Farmers Money Mkt	Money Market	$ 43,736,445.38	$ 27,927,792.92
Farmers Med Insurance	County Funded Medical	$ 2,028,317.15	$ 2,720,269.76
Farmers SW	Solid Waste Acct	$ 55,611.07	$ 1,000.00
Farmers Development	Development Acct	$ 100.00	$ 1,000.00
Farmers Drug Fund	Drug Fund Acct	$ -	$ 1,000.00
United Community Bank	Fire Hydrant	$ 122,331.52	$ 123,819.79
United Community Bank Tax	Money Market	$ 27,872.51	$ 10,510.96
United Community Bank ICS	Cash Sweep	$ 56,268,110.38	$ 35,643,513.42
United Community Bank Opiod	Opiod Account	$ -	$ 620,171.44
U S Bank	Checking Acct	$ 150,000.00	$ -
Local Govt Investment Pool	LGIP Investment	$ 11,045,219.67	$ 44,456,901.60
TOTAL COUNTY DEPOSITS:		**$ 114,007,157.08**	**$ 111,887,468.55**
Industrial Development Board - Farmers MMkt		$ 1,176,699.21	$ 1,804,725.59
GRAND TOTAL TRUSTEE FUNDS:		**$ 115,183,856.29**	**$ 113,692,194.14**

Kendra Shelton, Trustee

Kendra Shelton, Trustee

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

Robertson County Trustee
2024 Tax Aggregate

	PROPERTY TAX	-	TOTAL
Beginning Tax:	$ 57,998,262.00	$ 2,231,489.00	$ 60,229,751.00
Additions:	124,575.00	-	124,575.00
Increases:	116,661.00	-	116,661.00
Deletions:	(22,185.00)	-	(22,185.00)
Decreases:	(432,754.00)	-	(432,754.00)
Total Tax To Collect:	$ 57,784,559.00	$ 2,231,489.00	$ 60,016,048.00
As of 12/31/2024:			
Total Tax Collected:	$ 31,388,482.88	$ 12,445.00	$ 31,400,927.88
Unpaid Balance:	$ 26,396,076.12	$ 2,219,044.00	$ 28,615,120.12

Kendra Shelton, Trustee

Kendra Shelton, Trustee

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

Robertson County Trustee

2023 Tax Aggregate

	PROPERTY TAX	PUBLIC UTILITIES	TOTAL
Beginning Tax:	$ 56,120,310.00	$ 2,075,091.00	$ 58,195,401.00
Additions:	196,634.00	-	196,634.00
Increases:	16,791.00	-	16,791.00
Deletions:	(30,121.00)	-	(30,121.00)
Decreases:	(24,975.00)	-	(24,975.00)
Total Tax To Collect:	$ 56,278,639.00	$ 2,075,091.00	$ 58,353,730.00
As of 12/31/2024:			
Total Tax Collected:	$ 55,556,780.58	$ 2,072,153.00	$ 57,628,933.58
Unpaid Balance:	$ 721,858.42	$ 2,938.00	$ 724,796.42

Kendra Shelton, Trustee

Kendra Shelton, Trustee



Billy Vogle
Mayor

Randy Peach
Director

Intake Summary Report

Period: from **1-Dec-2024** 12:00 AM to **1-Jan-2024** 12:00 AM

Total Intake	104	
Outcome Summary Report		
Adoption	28	
Euthanasia	19	
Transfer	41	
Return to Owner	8	
Died in Kennel	3	
Public Euthanasia	0	
Total Outcome	99	
In Foster	0	
Animal Inventory	55	

Donations for this month	$1,023.00
Donations Year to Date	$3,298.00
Revenue for this month	$700.00
Revenue Year to Date	$4,255.00
Spay/Neuter Deposits for this month	$1,390.00
Spay/Neuter Deposits Year to Date	$7,960.00
Spay/Neuter Refunds for this month	$1,156.75
Spay/Neuter Refunds Year to Date	$8,850.45
Spay/Neuter Fund Balance	$20,582.41

Calls Received	383
Calls Completed	379

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

Robertson County Veterans Service Office
Scott Erwin, Director / Veterans Service Officer

Activity Report 2024 -- 2025

Total County Population (2024) *Estimated	78,154 (+ 1.79%)	**FY2023**	76,776 (+ 1.83%)	**FY2022**	74,759 (+ .88%)									
Veteran Population (Annual VA GDX Report FY 2023) **Estimated	4,109	**FY2022**	4,175	**FY2021**	4,159									
Annual VA Benefits Compensation & Pension (VA GDX Annual Report FY 2023)	$52,197,000.00	**FY2022**	49,276,000.00	**FY2021**	$ 40,835,000.00									
Estimated Veteran Poverty Rate / Veteran Disability Rate ** Source: NVHS.org 2023	6.60%		***Estimated Veteran Disability Rate** **Source US Census 2021*	26.51%										
***Estimated* Veterans by War** Source: *US Census 2021*	**WWII** - 15	**Korea** - 191	**Vietnam** - 1,139	**1st Gulf War** - 1,078	**2nd Gulf War** - 905		**Veteran Age Groups**	**18-34** / 288	**35-54** / 1,118	**55-64** / 774	**65-74** / 941	**75+** / 675		

Office Activity	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**	**April**	**May**	**June**		
				TDVS ANNUAL Re-Accreditation Training										
Number of Veterans Files Maintained	2,562	2,665	2,680	2,690	2,708	2,720							16,025	
Claims in Pipeline -- Backlog	*105*	*123*	*120*	*100*	*95*	*115*							*658*	
Office Visits (Walk-ins/Appts.) **Office Mainly Appt. Only	104	75	70	73	69	48							439	
Communications														
VA Communications	1	4	3	3	5	8							24	
CVSO Communications	3	3	2	2	4	3							17	
Phone (includes received/returned)	116	140	125	174	126	94							775	
Incoming Mail	2	2	3	0	0	3							10	
Emails	125	108	116	152	155	143							799	
Outgoing Mail	4	11	10	2	3	2							32	
Fax	3	3	5	3	5	5							24	
Other	25	35	24	29	16	28							157	
General Contact Log	23	11	21	36	26	31							148	
Burial Pre-Registration	1	1	2	0	2	1							7	
Request for DD-214	8	3	4	1	3	2							21	
Virtual Hearings (BVA / Local)	0	0	0	0	0	0							0	
Claims Electronically Submitted	35	34	16	17	19	16							137	
Claims Submitted via Fax	0	0	0	0	0	0							0	
100% P & T & Chapter 35	2	1	2	5	3	2							15	
Out Reach														
Veteran/Surviving Spouse Home Visits / Outreach	0	4	2	9	0	71							86	
**Transportation--Requests (Includes Bus Passes)													0	
Veteran Assistance/Food, Fuel, Utilities, Housing	2	1	0	3	2	35							43	
***Financial Amounts at End of Report*														
Springfield (Including Funeral Homes)														
Greenbrier (Including Funeral Homes)														
White House (Including Funeral Homes)														
All Veterans Tuesday, Greenbrier														
American Legion Post 45 Greenbrier														
American Legion Post 48 Springfield														
American Legion Post 206 White House														
VFW Post 2120 Robertson Co.														
DAV Chapter 21 Robertson Co.														
VA TN Valley Health Care System														
Nashville Vet Center														
Other Veteran Organizations / Community Groups														
Total Count for all Organizations / Facilities Listed Above	1	1	2	3	4	7							18	
Nursing Home Visits														
Morningside, Springfield													0	
The Waters of Springfield, Springfield													0	

Robertson County Veterans Service Office
Scott Erwin, Director / Veterans Service Officer

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
62	Springfield Heights, Springfield														0		
63	NHC, Springfield														0		
64	Oak Pointe Assisted Living Home, Cedar Hill														0		
65	Ridgetop Haven Inc, Greenbrier														0		
66	White House Healthcare, White House														0		
67	Other Nuring Homes/Assisted Living														0		
68	**Total Count Nursing Home Visits**	6	1	0	6	1	1								20		
69																	
70	**Other Activity**																
71	WDBL 1590 Lavern Show																
72	Newspaper/Browser/Connection																
73	Senior Center, Springfield																
74	Dept. of Labor Career Center, Springfield																
75	War Records Nashville																
76	DAV (NSO) Nashville Office																
77	**Total Count for all Sources Listed Above**	1	1	1	3	3	0								9		
78																	
79	**Monthly/Annual Required Training**																
80	Training / Webinars	1	1	1	0	1	1								5		
81	Conferences	0	0	0	1	0	0								1		
82															0		
83	**Claim Prep (Not including research/development)**																
84	Forms/Docs Uploaded	123	137	100	148	106	100								714		
85																	
86	**Total Monthly Activity**	123	260	380	508	614	714								2599		
87																	
88	**Monthly Average Activity**	123	192	254	318	377	433								433.1666667		
89																	
90																	
91	**Financial Assistance Provided**																
92	*Financial Assistance*																
93	***Food Boxes / Misc / $25 Kroger Card Assistance*	*$943.34*	*$775.00*	*$0.00*	*$135.00*	*$480.00*	*$3,300.00*										
94																	
95																	
96	**Additional Info**	**Accreditations**	**TDVS**	**Am. Legion**	**VFW**	**Marine Corps League**	**DAV**										
97																	
98	Matthew "Scott" Erwin, Senior VSO	Current	X	X	X												
99	Abigale Ware -- Asst. VSO	Current	X	X	X												
100	Gwen Harder -- Asst. VSO	Current	X	X	X												
101																	
102																	
103																	
104																	

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

PLANNING AND ZONING

12-01-2024 – 12-31-2024

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

Re: Growth Data

Single-Family Dwelling Permit	20
Other Permits Issued	13
Plumbing Permits Issued	20
Mechanical Permits Issued	14
Total Permits Issued	67
Commercial / Industrial AFT Collected	$94,386.50

Permits	Rezonings	Site Plans	Subdivisions	Appeals Board	Adequate Facilities Tax
$ 52,967.10	$ 305.00	$510.00	$ 0.00	$530.00	$ 132,346.00

ADEQUATE FACILITIES TAX

	2023-2024	Previous YTD	2024-2025	Year to Date
July	$ 132,099.00	$ 132,099.00	$ 110,952.50	$ 110,952.50
August	$ 88,618.10	$ 220,717.10	$ 223,539.00	$ 334,491.50
September	$ 157,673.00	$ 378,390.10	$ 148,609.10	$ 483,100.60
October	$ 142,309.50	$ 520,699.60	$ 163,118.60	$ 646,219.20
November	$ 86,238.00	$ 606,937.60	$ 111,467.55	$ 757,686.75
December	$ 127,993.50	$ 734,931.10	$ 132,346.00	$ 890,032.75
January	$ 191,188.50	$ 926,119.60	$	$
February	$ 307,628.10	$ 1,233,747.70	$	$
March	$ 121,617.66	$ 1,355,365.36	$	$
April	$ 248,607.10	$ 1,603,972.46	$	$
May	$ 291,731.00	$ 1,895,703.46	$	$
June	$ 147,754.50	$ 2,043,457.96	$	$

Group: CDH

12/6/2024	CDH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,966.50
			$1,966.50

Group: CT

12/26/2024	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	3,330.00
12/18/2024	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	3,634.50
12/6/2024	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	4,524.00
			$11,488.50

Group: SPF

12/12/2024	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	1,545.00
12/12/2024	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	1,545.00
12/12/2024	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	1,545.00
			$4,635.00

Group: WTH

12/18/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,299.50
12/26/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,958.00

12/26/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,958.00
12/13/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,103.00
12/13/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,188.50
12/13/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,325.00
12/13/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,508.00
12/13/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,824.50
12/13/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,325.00
12/13/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,508.00
12/13/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,508.00
12/12/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,883.50
12/12/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,883.50
12/12/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,883.50

12/11/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,982.50
12/11/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,142.00
12/11/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,958.00
12/11/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,541.00
12/6/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,007.00
12/6/2024	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,007.00
			$54,793.50

TOTAL DECEMBER 2024 $72,883.50

ROBERTSON COUNTY
SOLID WASTE DEPARTMENT
MONTHLY REPORT

December 2024

Tipping Fees & Sales Revenue:

	Month	Year to Date	Dec.Last Yr.
Transfer Station Income	$371,799.66	$2,325,124.28	$351,046.07
Accts.Rec. Billed this month	$467,667.81	$2,654,974.20	$388,382.51
Credit Card Fees	$2,221.62	$16,925.58	$1,981.83
Payout for Disposal Waste & Tires	$307,490.37	$1,976,700.20	$252,721.29
Solid Waste Received (tons)	7,390.20	46,487.72	5,879.50
Solid Waste Shipped (tons)	7,388.59	46,974.29	6,013.93

	Month	Year to Date	Dec. Last Yr.
Recycling Center Income:	$4,722.54	$27,580.89	$0.00
Recyclables Shipped (tons)			
Aluminum/Copper	0.00	0.00	0.00
Cardboard	0.00	0.00	0.00
Mixed Steel	35.89	210.48	18.19
Newsprint	0.00	0.00	0.00
Electronics	0.00	0.00	0.00
Waste Oil (gallons)	309	2058	465
Recyclables Collected			
Refrigeration units	38	195	29

ROBERTSON COUNTY
EMERGENCY MANAGEMENT AGENCY

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

BILLY VOGLE
COUNTY MAYOR

CHANCE HOLMES
DIRECTOR

BLAKE PIERCE
DEPUTY DIRECTOR

MONTHLY REPORT

****

INCIDENTS----------JANUARY 1ST JANUARY 21ST

****

MVA----------19
COMMERCIAL VEHICLE CRASH---------00
STRUCTURE FIRE----------02
PD MATTER ----------00
HAZMAT ----------02
EXPLOSIVES----------00
VECHICLE FIRE----------02
SMOKE INVESTIGATION----------00
SEVERE WEATHER ----------02
MEDICAL ----------00
SEARCH AND RESCUE----------00
GRASS FIRE ----------00
ILLEGAL BURN----------00
STRUCTURAL DAMAGE----------01
SUSPICOUS PACKAGE----------01

****

TRAINING AND ACITVITY:
911 MEETING
WEATHER BRIEFINGS

****

Robertson County EMS
EMERGENCY MEDICAL SERVICES

January 21, 2025

To: Mayor Vogle and County Commissioners

From: Brent Dyer, EMS Director

Re: EMS Report for January 2025

Mayor and Commissioners,

This is the report for the EMS Department for the month of January 2025. We have been especially busy. I would like to thank those who were able to attend our Christmas Dinner and Awards Banquet last month. It was wonderful to have you all be there and meant a lot to the EMS employees and their families. I would also like to thank those of you who reached out over the last week or so with your support, prayers for the community, and concern for those who responded to the tragic accident on Hwy 161 involving the two children. In 25 years of doing this work, that was one of the most difficult incidents I have responded to. I was very proud of the professionalism and dignity shown by all responders on the scene. The EMA personnel and North Robertson Fire personnel, along with our Sheriff's Office Colleagues and State Troopers were all very helpful and all worked together very well on a very challenging situation.

This past weekend was exceptionally busy with multiple high acuity cases involving young people. With flu season and so many people out there with sickness, along with the frigid temperatures, we are having a lot of respiratory emergencies. This past Friday alone, we had 7 emergency interfacility transfers of patients going from our local hospital to Nashville hospitals, one of which involved the newly developed specialized "ECMO" (Extracorporeal Membrane Oxygenation) response team from Centennial Medical Center. This is a specialized team of expert nurses and doctors trained in artificial perfusion of the heart. Together with EMS, the team transported a very critically ill 19-year-old lady using one of the brand new transport ventilators recently purchased by our County. I received a report from the hospital team and our paramedics who cared for the patient saying that the new equipment worked very well and made things easier than what we had. I want to thank you all for your support in obtaining vital equipment like this, as it has already been put to good use. Many people may not realize just how busy our County is and the notable advancements in emergency medical care that is available nowadays. It is good that we can bring this to our citizens, even though we hope none of them will need it, we are better prepared for those times.

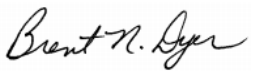
Earlier today, we met with a perspective new EMS billing company. Commissioner Stubblefield, our EMS Committee Chair, was also present in the meeting. The meeting went very well and we do feel that this company has some good service to offer our County. We plan to

present these details in summary to the rest of the EMS Committee in our meeting on January 27th at 5PM. We welcome everyone to attend, as this discusses a notable change pertaining to our County's 3rd largest source of revenue.

After a long wait, our new radio systems are installed and, showing how valuable it is, things are going well with this. Thank you to Chad Gregory for all he does and for his work on this project. We have also taken delivery of not only the 2 new ventilators, but also 4 new defibrillators that will be serving our citizens. The last components of our rescue gear orders that includes protective coats, pants, boots, and helmets for our personnel were delivered last week also. Our personnel are now equipped with the necessary PPE to keep them safer while working on vehicle crash victims, rescue operations, and can be used to keep warm in extreme winter temperatures. Thank You to all for the support given to take care of our employees and the people we serve in Robertson County.

Please reach out if I can do anything for any of you or answer any questions.

Stay Safe,



Brent Dyer, EMS Director

ROBERTSON COUNTY, TENNESSEE

FINANCIAL REPORT

NOVEMBER 30, 2024

UNAUDITED

PREPARED BY
FINANCE DEPARTMENT

JODY STEWART
FINANCE DIRECTOR

ROBERTSON COUNTY, TENNESSEE

UNAUDITED FINANCIAL REPORT

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December 31, 2024

Board of County Commissioners
Robertson County Courthouse
Springfield, Tennessee 37172

Dear Commissioners:

The unaudited financial report for the period ended November 30, 2024 is submitted herewith. This report was prepared by the Finance Department, and I believe the data is accurate in all material aspects, and that it is presented in a manner designed to set forth the financial position and results of operations of the various funds.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Should you have any questions, please advise.

Respectfully,

Jody Stewart

Jody Stewart

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
GENERAL FUND
NOVEMBER 30, 2024

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH ON HAND		700.00	
CASH WITH TRUSTEE		14,655,380.41	
COUNTY SELF FUNDED INSURANCE - FUND 263 CASH		2,636,854.66	
AMERICAN RESCUE PLAN ACT OF 2021-FUND 127 CASH		2,599,125.09	
ACCOUNTS RECEIVABLE		0.00	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			19,892,060.16
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE / ACCRUED PAYROLL		0.00	
AMERICAN RESCUE PLAN ACT OF 2021-FUND 127		2,599,125.09	
ESCROW PAYABLE - RENT DEPOSIT - BLDG. SOLD - SEPT 2022		0.00	
COUNTY SELF FUNDED INSURANCE - FUND 263		2,636,854.66	
TOTAL CURRENT LIABILITIES			5,235,979.75
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		1,119,936.46	
BEGINNING FUND BALANCE	21,738,364.35		
PLUS CURRENT REVENUES	11,789,239.99		
LESS CURRENT EXPENSES	22,671,798.36		
UNRESERVED FUND BALANCE		10,855,805.98	
PLUS RESERVED FUND BALANCE		2,680,337.97	
TOTAL FUND EQUITY			14,656,080.41
TOTAL LIABILITIES AND FUND EQUITY			19,892,060.16

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
GENERAL FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	31,040,000.00	3,104,180.01	(27,935,819.99)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	288,330.00	247,067.20	(41,262.80)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	107,629.00	36,793.35	(70,835.65)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	130,300.00	44,188.53	(86,111.47)
PAYMENTS IN LIEU OF PROPERTY TAX	447,290.00	70,575.34	(376,714.66)
LOCAL OPTION SALES TAX	1,140,000.00	380,000.00	(760,000.00)
HOTEL / MOTEL TAX	1,300,000.00	331,890.78	(968,109.22)
LITIGATION TAXES - GENERAL	346,722.00	110,353.17	(236,368.83)
BANK EXCISE TAX	500,000.00	0.00	(500,000.00)
WHOLESALE BEER TAX	121,960.00	49,604.63	(72,355.37)
CABLE TV FRANCHISE	88,983.00	10,337.86	(78,645.14)
BUILDING PERMITS	564,900.00	289,912.08	(274,987.92)
CIRCUIT COURT FINES	37,068.00	12,538.85	(24,529.15)
GENERAL SESSION COURT FINES	426,118.00	182,222.31	(243,895.69)
JUVENILE COURT FINES	2,304.00	770.15	(1,533.85)
CHANCERY COURT OFFICERS COST	7,827.00	2,213.50	(5,613.50)
DRUG COURT FEES & VETERANS TREATMENT COURT FEES	66,878.00	24,902.32	(41,975.68)
AMBULANCE PATIENT CHARGES	2,600,000.00	922,296.66	(1,677,703.34)
SCHOOL PATROL OFFICERS	525,000.00	525,000.00	0.00
DRIVERS SCHOOL FEES / OTHER GEN SERVICES	208,637.00	3,359.00	(205,278.00)
COPYING, COMPUTER, PHONE VENDING & FEES	345,199.00	124,193.81	(221,005.19)
OTHER LOCAL REVENUES	139,470.00	275,545.11	136,075.11
COUNTY CLERK FEES	1,365,591.00	438,355.84	(927,235.16)
CIRCUIT COURT CLERK FEES	236,096.00	80,640.93	(155,455.07)
GENERAL SESSIONS COURT FEES	600,000.00	189,853.56	(410,146.44)
CHANCERY COURT FEES	167,124.00	46,675.40	(120,448.60)
JUVENILE COURT FEES	29,920.00	9,704.80	(20,215.20)
REGISTER OF DEEDS FEES	460,250.00	181,549.19	(278,700.81)
SHERIFF FEES	33,977.00	16,837.80	(17,139.20)
TRUSTEE FEES	2,077,452.00	520,433.04	(1,557,018.96)
SCHOOL RESOURCE OFFICER GRANTS	1,650,000.00	1,650,000.00	0.00
JUVENILE SERVICES PROGRAM	9,000.00	4,500.00	(4,500.00)
OTHER GENERAL GOVERNMENT GRANTS-SAFE BABY COURT	100,000.00	64,877.10	(35,122.90)
LAW ENFORCEMENT TRAINING PROGRAM	211,800.00	57,600.00	(154,200.00)
DRUG CONTROL GRANT - DRUG COURT	219,000.00	95,557.49	(123,442.51)
HEALTH DEPARTMENT PROGRAM	1,015,000.00	268,496.28	(746,503.72)
LITTER PROGRAM	56,400.00	29,649.65	(26,750.35)
STATE BEER TAX	18,498.00	9,684.51	(8,813.49)
VEHICLE CERTIFICATE OF TITLE FEES	12,288.00	4,222.55	(8,065.45)
STATE ALCOHOLIC BEVERAGE TAX	159,226.00	78,099.02	(81,126.98)
STATE SHARED SPORTS GAMING-OPIOID SETTLEMENT FUNDS	55,149.00	28,689.98	(26,459.02)
CONTRACTED PRISONER BOARDING	3,100,000.00	1,049,044.80	(2,050,955.20)
REGISTRAR OF VOTERS SALARY GRANT	15,164.00	3,791.00	(11,373.00)
OTHER STATE GRANTS & REVENUES	73,580.00	43,248.84	(30,331.16)
LAW ENFORCEMENT GRANT	5,000.00	24,722.88	19,722.88
OTHER GOVERNMENTS-OPIOID SETTLEMENT FUNDS-PAST	73,562.00	116,847.17	43,285.17
OTHER GOVERNMENTS - CONTRIBUTIONS	12,000.00	2,705.50	(9,294.50)
INSURANCE RECOVERY	58,683.00	25,508.00	(33,175.00)
TOTAL REVENUES	52,249,375.00	11,789,239.99	(40,460,135.01)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
GENERAL FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
COUNTY COMMISSION	522,022.00	183,116.59	338,905.41
COUNTY MAYOR	540,589.00	163,855.65	376,733.35
ELECTION COMMISSION	496,037.00	243,979.52	252,057.48
REGISTER OF DEEDS	395,496.00	158,796.86	236,699.14
PLANNING	575,821.00	177,026.81	398,794.19
ENGINEERING	243,046.00	83,937.59	159,108.41
COUNTY BUILDINGS	1,455,200.00	493,747.42	961,452.58
ARCHIVES	190,051.00	68,546.13	121,504.87
FINANCE DEPARTMENT	758,999.00	294,338.89	464,660.11
PROPERTY ASSESSOR	618,824.00	202,672.89	416,151.11
COUNTY TRUSTEE	425,508.00	173,796.08	251,711.92
COUNTY CLERK	910,635.00	312,212.62	598,422.38
CIRCUIT COURT	1,242,998.00	489,105.10	753,892.90
GENERAL SESSIONS COURT	619,488.00	221,474.33	398,013.67
DRUG COURT	558,984.00	164,138.81	394,845.19
CHANCERY COURT	400,451.00	164,194.32	236,256.68
JUVENILE COURT	677,591.00	228,192.62	449,398.38
COUNTY SHERIFF	21,266,430.00	8,731,016.01	12,535,413.99
FIRE PREVENTION	1,534,239.00	639,266.45	894,972.55
EMERGENCY MANAGEMENT	277,872.00	101,764.00	176,108.00
HEALTH DEPARTMENT	1,206,701.00	292,566.17	914,134.83
ANIMAL CONTROL	417,931.00	148,614.68	269,316.32
AMBULANCE SERVICE	7,901,816.00	3,331,213.63	4,570,602.37
LITTER GRANT PROGRAM	102,820.00	44,170.11	58,649.89
AGRICULTURE EXTENSION SERVICE	208,453.00	47,114.24	161,338.76
OTHER CHARGES	8,568,587.00	3,573,714.84	4,994,872.16
CONTRIBUTIONS TO OTHER AGENCIES	661,983.00	339,226.00	322,757.00
OPERATING TRF TO GEN CAP PROJECTS - CRTHSE ROOF	1,600,000.00	1,600,000.00	0.00
TOTAL EXPENSES	54,378,572.00	22,671,798.36	31,706,773.64

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	52,249,375.00	11,789,239.99	(40,460,135.01)
TOTAL EXPENSES	54,378,572.00	22,671,798.36	31,706,773.64
EXCESS REVENUES (EXPENSES)	(2,129,197.00)	(10,882,558.37)	(8,753,361.37)
BEGINNING UNRESERVED FUND BALANCE	21,738,364.35	21,738,364.35	0.00
ENDING UNRESERVED FUND BALANCE	19,609,167.35	10,855,805.98	(8,753,361.37)

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SOLID WASTE/SANITATION FUND
NOVEMBER 30, 2024

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH ON HAND		700.00	
CASH WITH TRUSTEE		3,267,635.57	
ACCOUNTS RECEIVABLE		0.00	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			3,268,335.57
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE / ACCRUED PAYROLL		0.00	
OTHER LOANS PAYABLE - CURRENT (DEBT SERVICE FUND 151)		0.00	
TOTAL CURRENT LIABILITIES		0.00	
TOTAL CURRENT AND LONG - TERM LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		0.00	
BEGINNING FUND BALANCE	3,122,943.69		
PLUS CURRENT REVENUES	2,085,884.65		
LESS CURRENT EXPENSES	2,240,492.77		
UNRESERVED FUND BALANCE		2,968,335.57	
PLUS RESERVED FUND BALANCE		300,000.00	
TOTAL FUND EQUITY			3,268,335.57
TOTAL LIABILITIES AND FUND EQUITY			3,268,335.57

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SOLID WASTE/SANITATION FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	640,000.00	64,003.99	(575,996.01)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	12,762.00	10,418.25	(2,343.75)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	4,762.00	1,388.42	(3,373.58)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	5,698.00	1,802.47	(3,895.53)
DISPOSAL FEE	4,200,000.00	1,953,324.62	(2,246,675.38)
RECYCLED MATERIALS	20,000.00	22,858.35	2,858.35
OTHER LOCAL REVENUES / MISC. REFUNDS	0.00	5,464.04	5,464.04
SALE OF EQUIPMENT	0.00	0.00	0.00
SOLID WASTE GRANTS - OTHER STATE REVENUES	41,778.00	26,624.51	(15,153.49)
INSURANCE RECOVERY	0.00	0.00	0.00
TOTAL REVENUES	4,925,000.00	2,085,884.65	(2,839,115.35)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SOLID WASTE/SANITATION FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
CONVENIENCE CENTERS	362,745.00	145,859.68	216,885.32
TRANSFER STATIONS	4,509,648.00	1,867,091.04	2,642,556.96
RECYCLING CENTER	80,768.00	10,474.70	70,293.30
POSTCLOSURE CARE COSTS	243,223.00	132,749.09	110,473.91
OTHER CHARGES	243,392.00	84,318.26	159,073.74
OPERATING TRANSFER	0.00	0.00	0.00
TOTAL EXPENSES	5,439,776.00	2,240,492.77	3,199,283.23

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SOLID WASTE/SANITATION FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	4,925,000.00	2,085,884.65	(2,839,115.35)
TOTAL EXPENSES	5,439,776.00	2,240,492.77	3,199,283.23
EXCESS REVENUES (EXPENSES)	(514,776.00)	(154,608.12)	360,167.88
BEGINNING UNRESERVED FUND BALANCE	3,122,943.69	3,122,943.69	0.00
ENDING UNRESERVED FUND BALANCE	2,608,167.69	2,968,335.57	360,167.88

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
HIGHWAY FUND
NOVEMBER 30, 2024

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		1,670,279.56	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			1,670,279.56
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE / ACCRUED PAYROLL		0.00	
NOTES PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		0.00	
BEGINNING FUND BALANCE	1,761,605.25		
PLUS CURRENT REVENUES	2,142,053.12		
LESS CURRENT EXPENSES	3,033,378.81		
UNRESERVED FUND BALANCE		870,279.56	
PLUS RESERVED FUND BALANCE		800,000.00	
TOTAL FUND EQUITY			1,670,279.56
TOTAL LIABILITIES AND FUND EQUITY			1,670,279.56

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
HIGHWAY FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
WHEEL TAX	1,097,000.00	423,280.87	(673,719.13)
MINERAL SEVERANCE TAX	219,000.00	71,673.30	(147,326.70)
PERMITS	11,000.00	6,950.00	(4,050.00)
GENERAL SERVICE CHARGES	31,000.00	18,400.00	(12,600.00)
OTHER LOCAL REVENUES	8,250.00	30,114.00	21,864.00
SALE OF EQUIPMENT	0.00	0.00	0.00
STATE OF TENNESSEE-LOCAL GOV DIRECT APP GRANT-LGDAG	0.00	0.00	0.00
BRIDGE PROGRAM	0.00	0.00	0.00
STATE AID PROGRAM	556,101.00	505,514.88	(50,586.12)
GASOLINE & MOTOR FUEL TAX	2,970,000.00	1,058,151.41	(1,911,848.59)
HYBRID / ELECTRIC VEHICLE REGISTRATION	12,512.00	11,889.30	(622.70)
PETROLEUM SPECIAL TAX	48,238.00	16,079.36	(32,158.64)
STATE OF TENNESSEE-OTHER STATE REVENUE	0.00	0.00	0.00
INSURANCE RECOVERY	0.00	0.00	0.00
TOTAL REVENUES	4,953,101.00	2,142,053.12	(2,811,047.88)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
HIGHWAY FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
ADMINISTRATION	451,158.00	180,939.39	270,218.61
HIGHWAY MAINTENANCE	3,383,854.00	1,888,417.32	1,495,436.68
EQUIPMENT OPERATION	608,811.00	188,312.15	420,498.85
OTHER CHARGES	491,177.00	229,128.07	262,048.93
CAPITAL OUTLAY	975,538.00	546,581.88	428,956.12
TOTAL EXPENSES	5,910,538.00	3,033,378.81	2,877,159.19

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
HIGHWAY FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	4,953,101.00	2,142,053.12	(2,811,047.88)
TOTAL EXPENSES	5,910,538.00	3,033,378.81	2,877,159.19
EXCESS REVENUES (EXPENSES)	(957,437.00)	(891,325.69)	66,111.31
BEGINNING UNRESERVED FUND BALANCE	1,761,605.25	1,761,605.25	0.00
ENDING UNRESERVED FUND BALANCE	804,168.25	870,279.56	66,111.31

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SCHOOL FUND
NOVEMBER 30, 2024

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		24,557,250.48	
ACCOUNTS RECEIVABLE		1,212.80	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			24,558,463.28
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		1,801,976.55	
RETAINAGE PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			1,801,976.55
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		2,138,604.57	
BEGINNING FUND BALANCE	26,868,015.69		
PLUS CURRENT REVENUES	46,392,166.78		
LESS CURRENT EXPENSES	53,166,940.11		
UNRESERVED FUND BALANCE		20,093,242.36	
PLUS RESERVED FUND BALANCE (AFTER CARE & TECHNOLOGY)		524,639.80	
TOTAL FUND EQUITY			22,756,486.73
TOTAL LIABILITIES AND FUND EQUITY			24,558,463.28

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SCHOOL FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	18,880,000.00	1,888,109.84	(16,991,890.16)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	350,000.00	154,294.71	(195,705.29)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	205,000.00	22,909.06	(182,090.94)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	150,000.00	27,895.74	(122,104.26)
PAYMENTS IN LIEU OF PROPERTY TAX	1,100,000.00	264,206.82	(835,793.18)
SALES TAX	17,000,000.00	6,707,768.93	(10,292,231.07)
BUSINESS TAX	1,200,000.00	104,289.00	(1,095,711.00)
MIXED DRINK TAX	90,000.00	27,013.87	(62,986.13)
INTERSTATE TELECOMMUNICATIONS TAX	0.00	0.00	0.00
MARRIAGE LICENSES	5,000.00	2,137.50	(2,862.50)
CHARGES FOR CURRENT SERVICES	20,000.00	1,874.50	(18,125.50)
EDUCATION CHARGES	1,385,642.00	435,560.67	(950,081.33)
OTHER LOCAL REVENUES	384,242.00	2,054.20	(382,187.80)
STATE OF TENNESSEE	91,767,203.00	35,114,118.40	(56,653,084.60)
FEDERAL GOVERNMENT	5,935,000.00	1,589,210.96	(4,345,789.04)
CONTRACTED SERVICES	140,000.00	31,336.08	(108,663.92)
INSURANCE RECOVERY	50,000.00	19,386.50	(30,613.50)
OPERATING TRANSFERS IN FROM FEDERAL PROJECTS	0.00	0.00	0.00
TOTAL REVENUES	138,662,087.00	46,392,166.78	(92,269,920.22)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SCHOOL FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
REGULAR EDUCATION PROGRAM	67,021,930.00	24,510,356.76	42,511,573.24
ALTERNATIVE EDUCATION PROGRAM	1,369,700.00	428,581.23	941,118.77
SPECIAL EDUCATION PROGRAM	9,610,651.00	3,145,993.02	6,464,657.98
VOCATIONAL EDUCATION PROGRAM	6,362,603.00	2,074,116.83	4,288,486.17
STUDENT BODY EDUCATION PROGRAM	440,900.00	274,579.77	166,320.23
ADULT EDUCATION PROGRAM	0.00	0.00	0.00
ATTENDANCE SERVICES SUPPORT	822,700.00	279,042.94	543,657.06
HEALTH SERVICES SUPPORT	2,578,800.00	812,964.01	1,765,835.99
OTHER STUDENT SUPPORT	3,661,500.00	1,494,468.23	2,167,031.77
REGULAR EDUCATION SUPPORT	3,049,100.00	1,194,649.07	1,854,450.93
ALTERNATIVE EDUCATION SUPPORT	0.00	0.00	0.00
SPECIAL EDUCATION SUPPORT	1,228,417.00	371,954.90	856,462.10
VOCATIONAL EDUCATION SUPPORT	435,000.00	132,790.23	302,209.77
TECHNOLOGY	2,107,000.00	802,561.96	1,304,438.04
BOARD OF EDUCATION	1,995,050.00	916,088.97	1,078,961.03
DIRECTOR'S OFFICE	876,400.00	339,338.32	537,061.68
PRINCIPALS' OFFICES	9,127,900.00	3,458,682.49	5,669,217.51
FISCAL SERVICES	308,450.00	129,181.07	179,268.93
HUMAN RESOURCES	455,800.00	199,877.75	255,922.25
PLANT OPERATION	6,828,760.00	3,473,364.79	3,355,395.21
PLANT MAINTENANCE	3,807,800.00	1,701,193.35	2,106,606.65
TRANSPORTATION	8,821,104.00	3,202,610.70	5,618,493.30
FOOD SERVICES	5,814,889.00	1,487,367.64	4,327,521.36
COMMUNITY SERVICES	1,209,642.00	564,573.78	645,068.22
PRE - K PROGRAM	1,467,100.00	461,169.93	1,005,930.07
CAPITAL OUTLAY	3,048,750.00	965,151.37	2,083,598.63
OPERATING TRANSFER	746,282.00	746,281.00	1.00
TOTAL EXPENSES	143,196,228.00	53,166,940.11	90,029,287.89

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SCHOOL FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	138,662,087.00	46,392,166.78	(92,269,920.22)
TOTAL EXPENSES	143,196,228.00	53,166,940.11	90,029,287.89
EXCESS REVENUES (EXPENSES)	(4,534,141.00)	(6,774,773.33)	(2,240,632.33)
BEGINNING UNRESERVED FUND BALANCE	26,868,015.69	26,868,015.69	0.00
ENDING UNRESERVED FUND BALANCE	22,333,874.69	20,093,242.36	(2,240,632.33)

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
DEBT SERVICE FUND
NOVEMBER 30, 2024

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		19,330,961.73	
ACCOUNTS RECEIVABLE		0.00	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			
TOTAL CURRENT ASSETS			19,330,961.73
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		0.00	
BEGINNING FUND BALANCE	14,410,328.21		
PLUS CURRENT REVENUES	6,052,658.15		
LESS CURRENT EXPENSES	1,132,024.63		
UNRESERVED FUND BALANCE		19,330,961.73	
PLUS RESERVED FUND BALANCE		0.00	
PLUS RESERVED FUND BALANCE		0.00	
TOTAL FUND EQUITY			19,330,961.73
TOTAL LIABILITIES AND FUND EQUITY			19,330,961.73

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
DEBT SERVICE FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	7,040,000.00	704,038.83	(6,335,961.17)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	94,000.00	58,273.45	(35,726.55)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	35,000.00	8,330.57	(26,669.43)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	36,999.00	10,704.39	(26,294.61)
WHEEL TAX	5,020,000.00	1,938,105.73	(3,081,894.27)
LITIGATION TAX - JAIL	415,970.00	131,026.92	(284,943.08)
ADEQUATE FACILITIES TAX	2,001,000.00	775,789.95	(1,225,210.05)
INTEREST EARNED - Other Investments	3,252,000.00	1,657,285.31	(1,594,714.69)
SALE OF EQUIPMENT	0.00	22,822.00	22,822.00
SALE OF PROPERTY	0.00	0.00	0.00
OTHER LOCAL REVENUES - RENT ON DMV BUILDING	0.00	0.00	0.00
BONDS ISSUED	0.00	0.00	0.00
REFUNDING DEBT ISSUED	0.00	0.00	0.00
PREMIUMS ON DEBT ISSUED	0.00	0.00	0.00
OPERATING TRANSFERS	746,281.00	746,281.00	0.00
TOTAL REVENUES	18,641,250.00	6,052,658.15	(12,588,591.85)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
DEBT SERVICE FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
GENERAL DEBT SERVICE:			
PRINCIPAL ON BONDS	3,170,788.00	0.00	3,170,788.00
PRINCIPAL ON NOTES	0.00	0.00	0.00
INTEREST ON BONDS	347,267.00	173,633.39	173,633.61
INTEREST ON NOTES	0.00	0.00	0.00
TOTAL GENERAL DEBT SERVICE	3,518,055.00	173,633.39	3,344,421.61
HIGHWAY DEBT SERVICE:			
PRINCIPAL ON BONDS	0.00	0.00	0.00
PRINCIPAL ON NOTES	0.00	0.00	0.00
INTEREST ON BONDS	0.00	0.00	0.00
INTEREST ON NOTES	0.00	0.00	0.00
TOTAL HIGHWAY DEBT SERVICE	0.00	0.00	0.00
SCHOOL DEBT SERVICE:			
PRINCIPAL ON BONDS	9,504,212.00	0.00	9,504,212.00
PRINCIPAL ON NOTES	0.00	0.00	0.00
INTEREST ON BONDS	1,816,198.00	908,098.74	908,099.26
INTEREST ON NOTES	0.00	0.00	0.00
TOTAL SCHOOL DEBT SERVICE	11,320,410.00	908,098.74	10,412,311.26
OTHER DEBT SERVICE EXPENSES:			
TRUSTEE'S COMMISSION	257,535.00	49,492.50	208,042.50
OTHER DEBT SERVICE COSTS	12,000.00	800.00	11,200.00
TOTAL OTHER DEBT SERVICE EXPENSES	269,535.00	50,292.50	219,242.50
OTHER DEBT SERVICE EXPENSES:			
OPERATING TRANSFER/GENERAL CAPITAL PROJECTS FUND 171	0.00	0.00	0.00
OPERATING TRANSFER/SCHOOL CAPITAL PROJECTS FUND 177	0.00	0.00	0.00
UNDERWRITER'S DISCOUNT	0.00	0.00	0.00
OTHER DEBT ISSUANCE COSTS	0.00	0.00	0.00
OTHER DEBT SERVICE COSTS	0.00	0.00	0.00
TOTAL OTHER DEBT SERVICE EXPENSES	0.00	0.00	0.00
TOTAL DEBT SERVICE FUND EXPENSES	15,108,000.00	1,132,024.63	13,975,975.37

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
DEBT SERVICE FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	18,641,250.00	6,052,658.15	(12,588,591.85)
TOTAL EXPENSES	15,108,000.00	1,132,024.63	13,975,975.37
EXCESS REVENUES (EXPENSES)	3,533,250.00	4,920,633.52	1,387,383.52
BEGINNING UNRESERVED FUND BALANCE	14,410,328.21	14,410,328.21	0.00
ENDING UNRESERVED FUND BALANCE	17,943,578.21	19,330,961.73	1,387,383.52

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
GENERAL CAPITAL PROJECTS FUND
NOVEMBER 30, 2024

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		3,113,759.42	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			3,113,759.42
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
RETAINAGE PAYABLE / AGRICULTURE EXTENSION BUILDING ROOF		0.00	
RETAINAGE PAYABLE / HUGHES CONSTRUCTION-JAIL PLUMBING PROJECT		0.00	
RETAINAGE PAYABLE / MC CLOSKEY MECHANICAL - DENTAL CLINIC HVAC		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		1,680,497.81	
BEGINNING FUND BALANCE	1,855,596.99		
PLUS CURRENT REVENUES	2,233,063.03		
LESS CURRENT EXPENSES	2,655,398.41		
UNRESERVED FUND BALANCE		1,433,261.61	
ADJUSTMENT REQUIRED-IDB-RED RIVER PRESERVE-NOW 172		0.00	
TOTAL FUND EQUITY			3,113,759.42
TOTAL LIABILITIES AND FUND EQUITY			3,113,759.42

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
GENERAL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	ACTUAL FY 2024-2025
LOCAL OPTION SALES TAX	400,000.00
OTHER STATE GRANTS-TDEC STORM WATER-PASS THRU TO VARIOUS ENTITIES	233,063.03
OTHER STATE GRANTS-TNECD BROADBAND-PASS THRU T0 CITY OF SPRINGFIELD	0.00
BOND PROCEEDS	0.00
PREMIUMS ON DEBT ISSUED	0.00
NOTE PROCEEDS	0.00
TRANSFER IN FOR ADDITIONAL FUNDS	0.00
TRANSFER IN FOR HISTORIC COURTHOUSE ROOF REPAIR	1,600,000.00
TRANSFER IN FOR ELECTION MACHINES ROOM - 3rd Floor	0.00
TRANSFER IN FOR SOLID WASTE FUND 116 SAFETY PROJECT	0.00
TRANSFER IN FOR PLUMBING PROJECT FOR SHERIFF DEPT.	0.00
TOTAL REVENUES	2,233,063.03

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
GENERAL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	ACTUAL FY 2024-2025
ARCHITECTS AND ENGINEERING FEES	0.00
CONSULTANTS	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / SHERIFF'S PLUMBING PROJECT	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / DENTAL CLINIC ROOF / HVAC	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / ADA	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / AGEXT ROOF	276,200.00
MAINTENANCE & REPAIR SERV-BUILDINGS / COURTHOUSE	4,365.56
MAINTENANCE & REPAIR SERV-BUILDINGS / DENTAL / PREVIOUS FUNDS	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / COURTHOUSE RELOCATION	191,458.19
TRUSTEE'S COMMISSION	7,330.63
UNDERWRITERS DISCOUNT	0.00
OTHER DEBT ISSUANCE CHARGES	0.00
BUILDING CONSTRUCTION / COURTHOUSE	3,285.00
BUILDING CONSTRUCTION / COURTHOUSE / RENOVATIONS	568,155.00
BUILDING IMPROVEMENTS / COURTHOUSE / ROOF REPAIRS	1,357,385.00
OTHER CAPITAL OUTLAY / TN DEVELOPMT ECONOMIC CONSERVATION-TDEC- (STORM WATER IMPROVE)	247,219.03
OTHER CAPITAL OUTLAY PROJECT / BROADBAND COMMUNITY DEVELOPMENT / TNECD	0.00
TOTAL EXPENSES	2,655,398.41

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
GENERAL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	ACTUAL FY 2024-2025
TOTAL REVENUES	2,233,063.03
TOTAL EXPENSES	2,655,398.41
EXCESS REVENUES (EXPENSES)	(422,335.38)
BEGINNING UNRESERVED FUND BALANCE	1,855,596.99
ENDING UNRESERVED FUND BALANCE	1,433,261.61

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
NOVEMBER 30, 2024

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		1,292,853.64	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			1,292,853.64
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		0.00	
BEGINNING FUND BALANCE	1,115,911.56		
PLUS CURRENT REVENUES	176,942.08		
LESS CURRENT EXPENSES	0.00		
UNRESERVED FUND BALANCE		0.00	
PLUS RESERVED FUND BALANCE FOR RED RIVER PRESERVE		1,292,853.64	
TOTAL FUND EQUITY			1,292,853.64
TOTAL LIABILITIES AND FUND EQUITY			1,292,853.64

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	ACTUAL FY 2024-2025
PAYMENT IN LIEU OF TAXES (PILOT)	165,433.00
INTEREST EARNED	11,509.08
NOTE PROCEEDS	0.00
OTHER LOANS ISSUED	0.00
TOTAL REVENUES	176,942.08

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	ACTUAL FY 2024-2025
PROPERTY PURCHASE / WHITE HOUSE BUSINESS PARK / LAND	0.00
ARCHITECTS	0.00
BUILDING CONSTRUCTION / AIRPORT IMPROVEMENT	0.00
OTHER CONSTRUCTION / OTHER CONSTRUCTION / LIGHT	0.00
OTHER CONSTRUCTION / PORTLAND	0.00
LAND	0.00
SITE DEVELOPMENT	0.00
OTHER CAPITAL OUTLAY	0.00
TRANSFER TO DEBT SERVICE FUND	0.00
TOTAL EXPENSES	0.00

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	ACTUAL FY 2024-2025
TOTAL REVENUES	176,942.08
TOTAL EXPENSES	0.00
EXCESS REVENUES (EXPENSES)	176,942.08
BEGINNING UNRESERVED FUND BALANCE	1,115,911.56
ENDING UNRESERVED FUND BALANCE	1,292,853.64

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SCHOOL CAPITAL PROJECTS FUND
NOVEMBER 30, 2024

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		15,176,479.24	
TOTAL CURRENT ASSETS			15,176,479.24
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
RETAINAGE PAYABLE / MOBILE FIXTURE & EQUIPMENT		0.00	
RETAINAGE PAYABLE / TENN-KY AUTOMATIC SPRINKLER		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		14,268,973.93	
BEGINNING FUND BALANCE	5,929,835.03		
PLUS CURRENT REVENUES	0.00		
LESS CURRENT EXPENSES	5,022,329.72		
UNRESERVED FUND BALANCE		907,505.31	
PLUS RESERVED FUND BALANCE		0.00	
TOTAL FUND EQUITY			15,176,479.24
TOTAL LIABILITIES AND FUND EQUITY			15,176,479.24

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SCHOOL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	ACTUAL FY 2024-2025
BOND PROCEEDS	0.00
PREMIUM ON DEBT ISSUED	0.00
NOTE PROCEEDS	0.00
OTHER SOURCES -TRANSFERS IN FROM DEBT SERVICE FUND 151	0.00
OTHER SOURCES -TRANSFERS IN FROM SCHOOL FUND 141	0.00
TOTAL REVENUES	0.00

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SCHOOL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	ACTUAL FY 2024-2025
INSTRUCTIONAL SUPPLIES	0.00
ARCHITECTS	0.00
CONSTRUCTION MANAGER SERVICES	0.00
OTHER CHARGES	0.00
UNDERWRITER'S DISCOUNT	0.00
OTHER DEBT ISSUANCE CHARGES	0.00
LAND	0.00
BUILDING IMPROVEMENTS - INNOVATION ACADEMY (IA) RENOVATION	0.00
BUILDING IMPROVEMENTS - INNOVATION ACADEMY (IA) RENOVATION	5,022,329.72
FOOD SERVICE EQUIPMENT	0.00
OTHER CAPITAL OUTLAY	0.00
TRANSFER TO DEBT SERVICE FUND	0.00
TOTAL EXPENSES	5,022,329.72

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SCHOOL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	ACTUAL FY 2024-2025
TOTAL REVENUES	0.00
TOTAL EXPENSES	5,022,329.72
EXCESS REVENUES (EXPENSES)	(5,022,329.72)
BEGINNING UNRESERVED FUND BALANCE	5,929,835.03
ENDING UNRESERVED FUND BALANCE	907,505.31

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
COUNTY MEDICAL SELF INSURANCE FUND
NOVEMBER 30, 2024

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		2,636,854.66	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			2,636,854.66
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
CLAIMS AND JUDGEMENTS PAYABLE		1,581,249.11	
TOTAL CURRENT LIABILITIES			1,581,249.11
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES			
BEGINNING FUND BALANCE	572,949.25		
PLUS CURRENT REVENUES	2,270,951.64		
LESS CURRENT EXPENSES	2,088,295.34		
UNRESERVED FUND BALANCE		755,605.55	
PLUS RESERVED FUND BALANCE		300,000.00	
TOTAL FUND EQUITY			1,055,605.55
TOTAL LIABILITIES AND FUND EQUITY			2,636,854.66

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
COUNTY MEDICAL SELF INSURANCE FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
PREMIUMS/CONTRIBUTIONS	0.00	2,157,241.14	2,157,241.14
INTEREST EARNED	0.00	29,806.95	29,806.95
MISCELLANEOUS REFUNDS - REBATES	0.00	83,903.55	83,903.55
TRANSFERS IN	0.00	0.00	0.00
TOTAL REVENUES	0.00	2,270,951.64	2,270,951.64

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
COUNTY MEDICAL SELF INSURANCE FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
ADMINISTRATIVE COSTS & HANDLING COSTS	0.00	269,693.42	(269,693.42)
MEDICAL CLAIMS	0.00	1,343,922.49	(1,343,922.49)
MEDICAL - CLINIC	0.00	38,836.33	(38,836.33)
MEDICAL - RX / PRESCRIPTION CLAIMS	0.00	435,843.10	(435,843.10)
TOTAL EXPENSES	0.00	2,088,295.34	(2,088,295.34)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
COUNTY MEDICAL SELF INSURANCE FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	0.00	2,270,951.64	2,270,951.64
TOTAL EXPENSES	0.00	2,088,295.34	(2,088,295.34)
EXCESS REVENUES (EXPENSES)	0.00	182,656.30	182,656.30
BEGINNING UNRESERVED FUND BALANCE	0.00	572,949.25	572,949.25
ENDING UNRESERVED FUND BALANCE	0.00	755,605.55	755,605.55

ROBERTSON COUNTY, TENNESSEE
SCHEDULE OF BOND PAYMENTS
FROM DEBT SERVICE FUND
REMAINING AFTER JUNE 30, 2024

DESCRIPTION	SCHOOL PRINCIPAL PAYMENTS	OTHER PRINCIPAL PAYMENTS	TOTAL PRINCIPAL PAYMENTS	TOTAL INTEREST PAYMENTS	TOTAL PRI. & INT. PAYMENTS
FISCAL YEAR ENDING 6/30/2025	9,504,212.00	3,170,788.00	12,675,000.00	2,163,464.26	14,838,464.26
FISCAL YEAR ENDING 6/30/2026	8,619,196.00	2,895,804.00	11,515,000.00	1,680,196.26	13,195,196.26
FISCAL YEAR ENDING 6/30/2027	8,639,887.00	2,980,113.00	11,620,000.00	1,351,244.76	12,971,244.76
FISCAL YEAR ENDING 6/30/2028	7,303,600.00	686,400.00	7,990,000.00	1,008,961.76	8,998,961.76
FISCAL YEAR ENDING 6/30/2029	5,588,700.00	561,300.00	6,150,000.00	777,305.76	6,927,305.76
FISCAL YEAR ENDING 6/30/2030	3,265,000.00	25,000.00	3,290,000.00	597,891.76	3,887,891.76
FISCAL YEAR ENDING 6/30/2031	3,350,000.00	25,000.00	3,375,000.00	509,620.76	3,884,620.76
FISCAL YEAR ENDING 6/30/2032	3,445,000.00	25,000.00	3,470,000.00	423,288.26	3,893,288.26
FISCAL YEAR ENDING 6/30/2033	3,525,000.00	25,000.00	3,550,000.00	340,083.50	3,890,083.50
FISCAL YEAR ENDING 6/30/2034	3,620,000.00	25,000.00	3,645,000.00	252,387.00	3,897,387.00
FISCAL YEAR ENDING 6/30/2035	2,030,000.00	25,000.00	2,055,000.00	160,830.00	2,215,830.00
FISCAL YEAR ENDING 6/30/2036	1,345,000.00	30,000.00	1,375,000.00	100,400.00	1,475,400.00
FISCAL YEAR ENDING 6/30/2037	860,000.00	30,000.00	890,000.00	68,375.00	958,375.00
FISCAL YEAR ENDING 6/30/2038	880,000.00	30,000.00	910,000.00	46,125.00	956,125.00
FISCAL YEAR ENDING 6/30/2039	905,000.00	30,000.00	935,000.00	23,375.00	958,375.00
TOTAL REMAINING PAYMENTS	62,880,595.00	10,564,405.00	73,445,000.00	9,503,549.08	82,948,549.08

ROBERTSON COUNTY, TENNESSEE
SCHEDULE OF NOTE PAYMENTS
FROM DEBT SERVICE FUND
REMAINING AFTER JUNE 30, 2024

DESCRIPTION	SCHOOL PRINCIPAL PAYMENTS	OTHER PRINCIPAL PAYMENTS	TOTAL PRINCIPAL PAYMENTS	TOTAL INTEREST PAYMENTS	TOTAL PRI. & INT. PAYMENTS
FISCAL YEAR ENDING 06/30/2025	0.00	0.00	0.00	0.00	0.00
TOTAL REMAINING PAYMENTS	0.00	0.00	0.00	0.00	0.00

ROBERTSON COUNTY, TENNESSEE

SCHOOL FEDERAL PROJECTS
FINANCIAL REPORT

NOVEMBER 30, 2024

UNAUDITED

PREPARED BY
FINANCE DEPARTMENT

JODY STEWART
FINANCE DIRECTOR

ROBERTSON COUNTY, TENNESSEE

SCHOOL FEDERAL PROJECTS
UNAUDITED FINANCIAL REPORT

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ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SCHOOL FEDERAL PROJECTS FUND
November 30, 2024

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH ON HAND			
CASH WITH TRUSTEE		450,511.07	
ACCOUNTS RECEIVABLE		0.00	
DUE FROM OTHER GOVERNMENTS		0.00	
			450,511.07
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		0.00	
RETAINAGE PAYABLE		0.00	
ACCRUED PAYROLL		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		80,486.85	
BEGINNING FUND BALANCE	0.00		
PLUS CURRENT REVENUES	2,760,452.10		
LESS CURRENT EXPENSES	2,890,427.88		
UNRESERVED FUND BALANCE		(129,975.78)	
PLUS RESERVED FUND BALANCE		500,000.00	
TOTAL FUND EQUITY			450,511.07
TOTAL LIABILITIES AND FUND EQUITY			450,511.07

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SCHOOL FEDERAL PROJECTS FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
VOCATIONAL PROGRAM IMPROVEMENT	181,858.40	55,422.01	(126,436.39)
TITLE I - IMPROVING BASIC PROGRAMS	2,269,970.86	701,982.02	(1,567,988.84)
IDEA PART B - SPECIAL EDUCATION	4,205,086.04	1,278,673.22	(2,926,412.82)
IDEA PRESCHOOL SPECIAL EDUCATION	112,668.22	17,782.73	(94,885.49)
TITLE III - ENGLISH LANGUAGE ACQUISITION	233,264.83	58,082.63	(175,182.20)
TITLE X - HOMELESS EDUCATION	132,381.66	31,753.30	(100,628.36)
TITLE II - PROFESSIONAL DEVELOPMENT	668,103.32	152,353.32	(515,750.00)
COVID-19 GRANT #1	0.00	0.00	0.00
COVID-19 GRANT #3	0.00	0.00	0.00
COVID-19 GRANT A	0.00	0.00	0.00
COVID-19 GRANT B	0.00	0.00	0.00
COVID-19 GRANT D	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #1	312,670.68	312,670.68	0.00
AMERICAN RESCUE PLAN ACT GRANT #2	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #3	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #4	7,941.94	7,941.94	0.00
OTHER FEDERAL THROUGH STATE	772,679.49	143,790.25	(628,889.24)
TRANSFERS IN	0.00	0.00	0.00
TOTAL REVENUES	8,896,625.44	2,760,452.10	(6,136,173.34)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SCHOOL FEDERAL PROJECTS FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
REGULAR INSTRUCTION PROGRAM	1,644,771.15	610,395.13	1,034,376.02
SPECIAL EDUCATION PROGRAM	2,945,634.64	968,706.59	1,976,928.05
VOCATIONAL EDUCATION PROGRAM	120,186.72	46,729.71	73,457.01
HEALTH SERVICES	786,508.98	217,965.71	568,543.27
OTHER STUDENT SUPPORT	102,247.16	43,461.58	58,785.58
REGULAR INSTRUCTION PROGRAM SUPPORT	1,909,194.47	604,298.76	1,304,895.71
SPECIAL EDUCATION PROGRAM SUPPORT	1,372,119.62	397,244.91	974,874.71
VOCATIONAL EDUCATION PROGRAM SUPPORT	3,300.00	1,338.73	1,961.27
BOARD OF EDUCATION	0.00	0.00	0.00
TECHNOLOGY	0.00	0.00	0.00
OPERATION OF PLANT	0.00	0.00	0.00
TRANSPORTATION	12,662.70	286.76	12,375.94
REGULAR CAPITAL OUTLAY	0.00	0.00	0.00
FOOD SERVICE	0.00	0.00	0.00
OPERATING TRANSFER	0.00	0.00	0.00
TOTAL EXPENSES	8,896,625.44	2,890,427.88	6,006,197.56

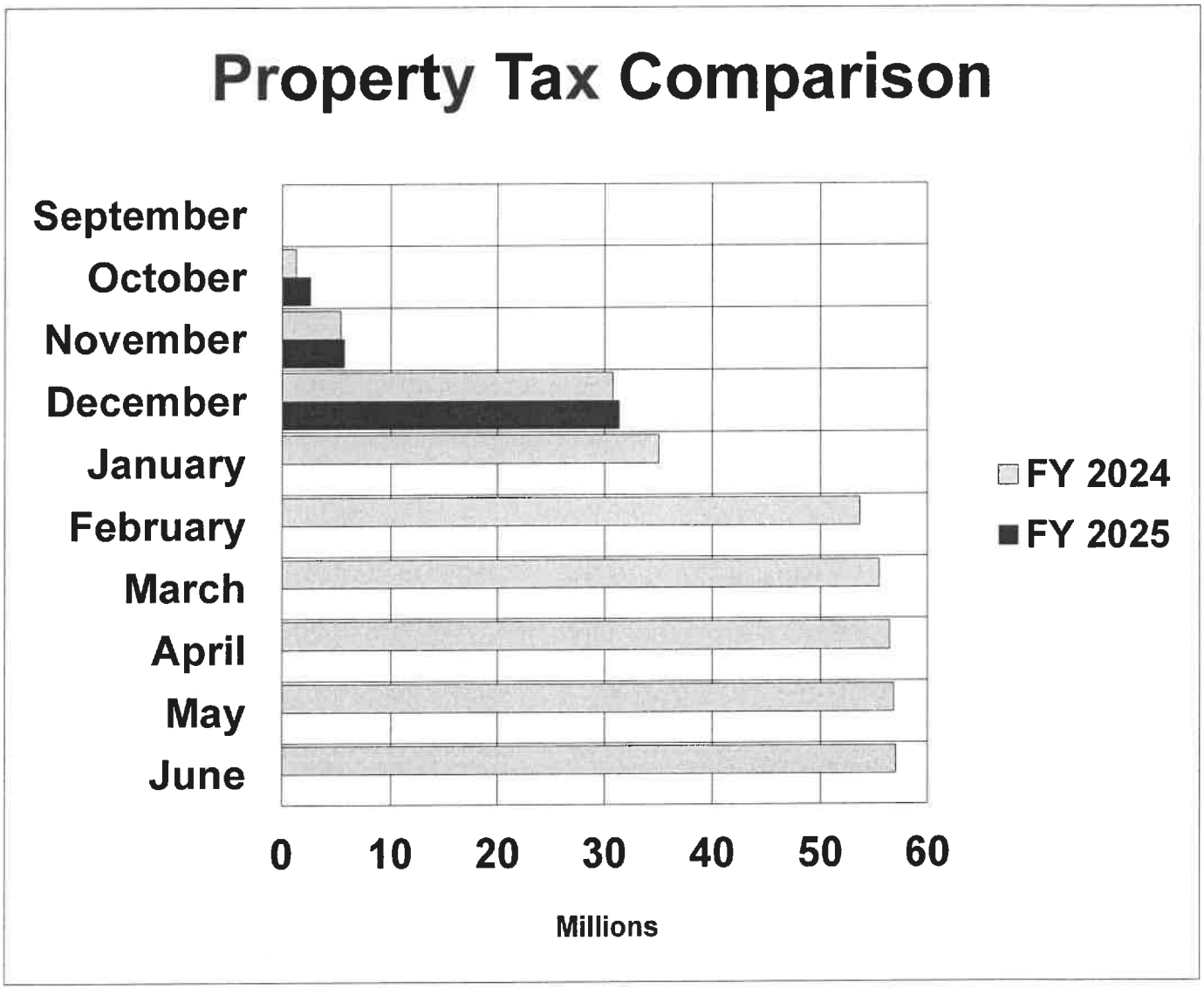
ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SCHOOL FEDERAL PROJECTS FUND
FOR THE PERIOD ENDED 11/30/2024

DESCRIPTION	BUDGET FY 2024-2025	ACTUAL FY 2024-2025	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	8,896,625.44	2,760,452.10	(6,136,173.34)
TOTAL EXPENSES	8,896,625.44	2,890,427.88	6,006,197.56
EXCESS REVENUES (EXPENSES)	0.00	(129,975.78)	(129,975.78)
BEGINNING UNRESERVED FUND BALANCE	0.00	0.00	0.00
ENDING UNRESERVED FUND BALANCE	0.00	(129,975.78)	(129,975.78)

ROBERTSON COUNTY, TENNESSEE
FOR FISCAL YEAR 2024-2025

FOR PERIOD ENDING DECEMBER 31, 2024
PROPERY TAX COLLECTION - COMPARISONS

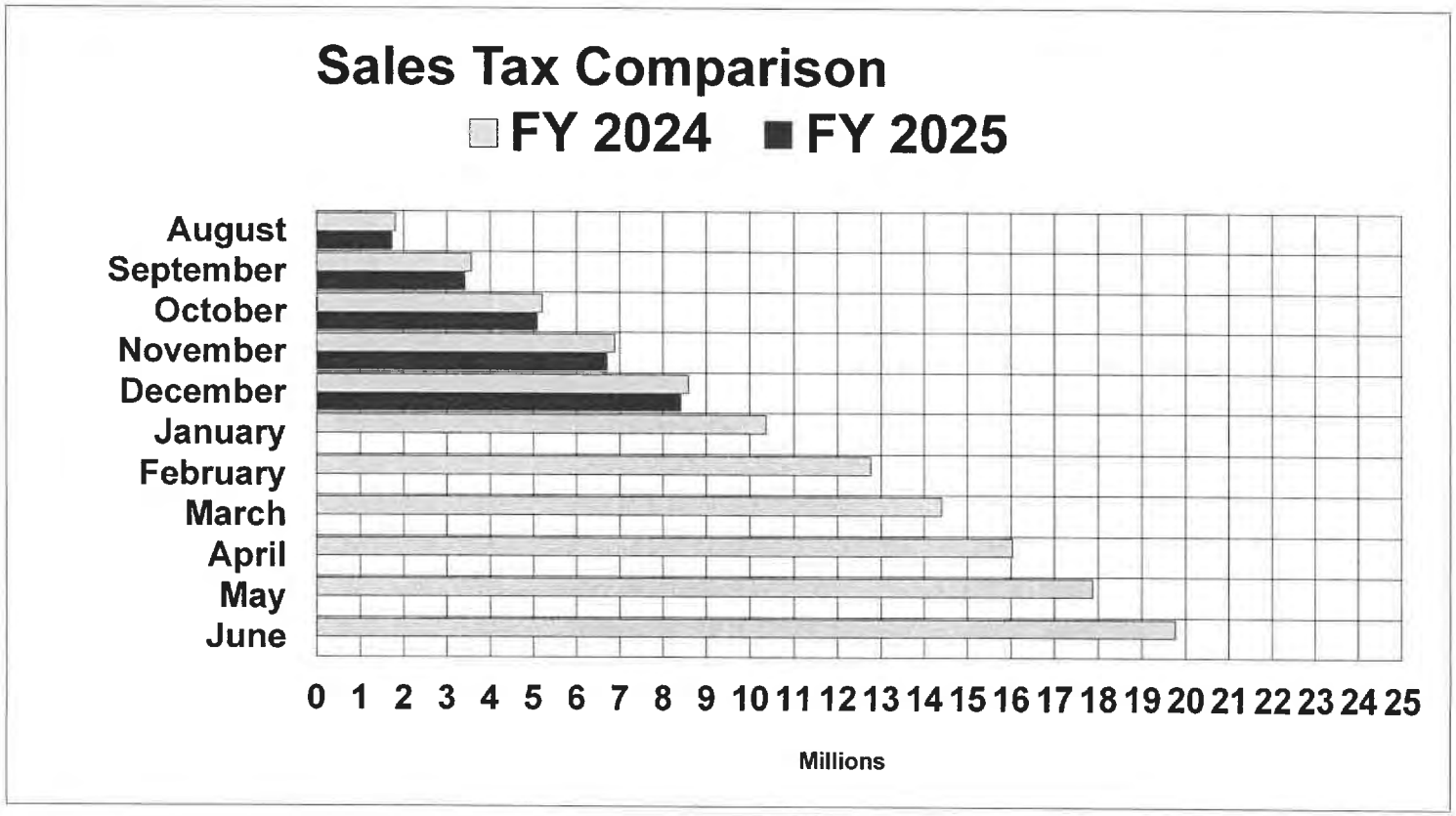
	DECEMBER ACTUAL FY 23-24	DECEMBER ACTUAL FY 24-25	POSITIVE (NEGATIVE) VARIANCE	TOTAL BUDGET FY 24-25	DECEMBER ACTUAL FY 24-25	POSITIVE (NEGATIVE) VARIANCE
GENERAL FUND	16,251,752	16,921,608	669,856	31,040,000	16,921,608	(14,118,392)
SANITATION FUND	684,280	348,903	(335,377)	640,000	348,903	(291,097)
SCHOOL FUND	10,093,195	10,292,531	199,336	18,880,000	10,292,531	(8,587,469)
DEBT SERVICE	3,763,559	3,837,886	74,327	7,040,000	3,837,886	(3,202,114)
TOTAL	30,792,786	31,400,928	608,142	57,600,000	31,400,928	(26,199,072)



ROBERTSON COUNTY, TENNESSEE
FOR FISCAL YEAR 2024-2025

FOR PERIOD ENDING DECEMBER 31, 2024
SALES TAX COLLECTION - COMPARISONS

	ACTUAL FY 23-24	ACTUAL FY 24-25	POSITIVE (NEGATIVE) VARIANCE	BUDGET FY 24-25	ACTUAL FY 24-25	POSITIVE (NEGATIVE) VARIANCE
See Below for Special Note:	8,591,063	8,425,279	(165,785)	17,000,000	8,425,279	(8,574,721)
				41.67%	49.56%	
				BUDGET PERCENTAGE	ACTUAL PERCENTAGE	



Special Note: Total Sales Tax Growth for first five (5) months of FY2025 compared to last year, is approximately 3.6%.
New This Year - General Fund 101 Receives $95,000 per month times five (5) months = $475,000.

ELECTIONS AND APPOINTMENTS

Planning 4-year terms
Jeremiah Pierce, 2029
Robert Buck, 2029
Matt Crabtree to fill the unexpired term of Danny Borthick, term expires 2028

Board of Zoning Appeals 5-year terms
Tom Wilks, 2030
David Goodman, 2030

Agriculture 2-year terms
Corey Blick, 2027
Randy Wilson, 2027
Julie Russell, 2027
Jeff Ayres, 2027
Gina Head-Hieber, 2027

Workhouse Board 2-year terms
Jonathan Rummel, 2027
Michael Dorris, 2027

E911 4-year term
Nancy Johnson, 2029

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

MEMORANDUM

TO: The Robertson County Commission Members
FROM: Pam Groves, Planning and Zoning Director
DATE: January 21, 2025

The Robertson County Commission will hold its monthly meeting on Monday, January 27, 2025, at 7:00 P. M., in the Judicial Complex, 2nd Floor, Robertson County Office Building, Springfield, Tennessee. The following items have been placed on the agenda for your review.

Zoning Map Amendment Requests

Rezoning Request AG-2 to R-40

Resolution No. 012725001 – Kevin D Nash: Request to rezone 1.526 acres of the 15.70 acres from AG-2 to R-40 located at 7679 Webster Rd. Tax Map 117, Part of Parcel 007.00 (3rd Voting District).
The Planning Commission recommends by a vote of 7 – 0.

Rezoning Request AG-2 to RP-80

Resolution No. 012725002 – Brandon Frank on behalf of Michael & Diane Selfridge and Brian Linderman: Request to rezone 20.22 acres from AG-2 to RP-80 located on Gideon Rd. Tax Map 104, Parcel 068.02 (3rd Voting District).
The Planning Commission recommends by a vote of 7 – 0.

Resolution No. 012725003 – Geoffrey & Ashley Sanders: Request to rezone 3.00 acres of the 10.74 acres from AG-2 to RP-80 located on Gideon Rd. Tax Map 116, Part of Parcels 261.00 and 261.01 (4th Voting District).
The Planning Commission recommends by a vote of 7 – 0.

Rezoning Request from RP-80 to C-1

Resolution No. 012725004 – Eddie Smith: Request to rezone 2.51 acres from RP-80 to C-1 located on Hwy. 31 W. Tax Map 096, Parcel 074.06 (2nd Voting District).
The Planning Commission recommends by a vote of 5 – 2.

Rezoning Request from AG-2 to C-4

Resolution No. 012725005 – Clint Head on behalf of CWHFP, LLC: Request to rezone 20.20 acres of the 26.82 acres from AG-2 to C-4 located on Maxey Rd. Tax Map 097, Part of Parcel 058.00 (7th Voting District).
The Planning Commission recommends by a vote of 7 – 0.

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

PG:hbm
Enclosures

Robertson County Commission Resolution No. 012725001

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 1.526 ACRES OF THE 15.70 ACRES OF PROPERTY LOCATED AT 7679 WEBSTER ROAD, WHITE HOUSE, MORE PARTICULARLY IDENTIFIED AS TAX MAP 117, PART OF PARCEL 007.00. FROM AG-2 TO R-40, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Kevin D Nash requests to rezone 1.526 acres of the 15.70 acres of Tax Map 117, Part of Parcel 007.00, located at 7679 Webster Road, from AG-2 to R-40; and

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

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their December 19, 2024, regular meeting, finding the size of the subject parcel dimensionally appropriate for the R-40 zoning designation, and water availability present.

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

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 117, Part of Parcel 007.00, located at 7679 Webster Road, from AG-2 to R-40; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

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

Approved and adopted the _____day of _____, 2025.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

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

Application for Rezoning

Applicant Information:

Name: Kevin D Nash
Mailing Address: 7550 George Nash Rd White House TN 37188
Email: kevin@nasherectionandwelding.com
Telephone Number: 615-202-0887 KN

Applicant's Representative Information:

Name: Todd Bollinger
Name of Firm: Todd Bollinger & Assoc.
Mailing Address: 119 Fisher Dr Greenbrier, TN 37073
Email: ToJRLS@BellSouth.net
Telephone Number: 615-218-0169

Property Information:

Owner (if not applicant provide letter giving applicate permission): _____
Physical Address: 7679 Webster RD
Tax Map and Parcel Number: Map 117 PCL 7.00 Part of Parcel KN
Current Zoning Designation: AG 2
Requested Zoning Designation: ~~RP 80~~ R-4D

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

Purpose of rezoning request:

will be Subdivided From PCL 7.00
to sell house to renter KN

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

11/4/24

Owner of Record Signature & DATE

Applicant's Signature & DATE

PLAT CONTAINS 1.526 ACRES

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

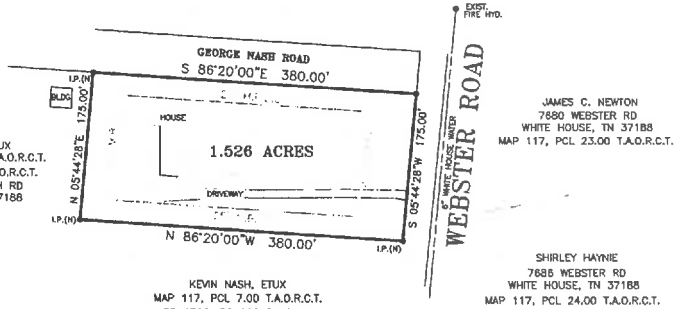
NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE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

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

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



KEVIN NASH, ETUX
7550 GEORGE NASH RD
WHITE HOUSE, TN 37188
MAP 106, PCL 155.00 T.A.O.R.C.T.



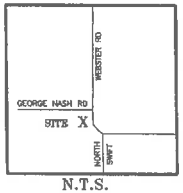
KEVIN NASH, ETUX
MAP 117, PCL 7.00 T.A.O.R.C.T.
RB 1792, PG 698 R.O.R.C.T.
7550 GEORGE NASH RD
WHITE HOUSE, TN 37188

JAMES C. NEWTON
7680 WEBSTER RD
WHITE HOUSE, TN 37188
MAP 117, PCL 23.00 T.A.O.R.C.T.

KEVIN NASH, ETUX
MAP 117, PCL 7.00 T.A.O.R.C.T.
RB 1792, PG 698 R.O.R.C.T.
7550 GEORGE NASH RD
WHITE HOUSE, TN 37188

SHIRLEY HAYNIE
7686 WEBSTER RD
WHITE HOUSE, TN 37188
MAP 117, PCL 24.00 T.A.O.R.C.T.

VICINITY MAP



N.T.S.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY __II__ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: __7500__ AS SHOWN HEREON.

ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2085

ZONED AG2
REQUESTING R-40

PROPERTY REFERENCE

KEVIN NASH, ETUX
MAP 117, PCL 7.00 T.A.O.R.C.T.
RB 1792, PG 698 R.O.R.C.T.

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

0 100 200 300

REZONING PLAT FOR
KEVIN NASH LOT
7679 WEBSTER ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" =100'	A.T.B.	A.T.B.	10/1/24

11TH CIVIL DISTRICT

ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
7679WEB

Robertson County - Parcel: 117 007.00



Date: November 4, 2024

County: Robertson
Owner: NASH KEVIN ETUX
Address: WEBSTER RD 7679
Parcel Number: 117 007.00
Deeded Acreage: 0
Calculated Acreage: 15.7
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

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

Property Description

1.526 Acres

Being a tract of land in the 11th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Kevin Nash in RB 1792, PG 698 R.O.R.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 10/01/24 as follows:

Beginning at a point at the intersection of the southerly margin of George Nash Road and the westerly margin of Webster Road, said point being the most northeast corner of herein described tract; Thence with the westerly margin of Webster Road S 05°44'28" W, 175.00' to a set iron pin; Thence now leaving said margin with a new line N 86°20'00" W, 380.00' to a set iron pin; Thence with a new line N 05°44'28" E, 175.00' to a set iron pin in the southerly margin of said George Nash Road; Thence with said margin S 86°20'00" E, 380.00' to the point of beginning containing 1.526 acres.

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
December 19, 2024
Amanda Harrington, Planning Advisor

Applicant: Kevin D Nash
Representative: Todd Bollinger

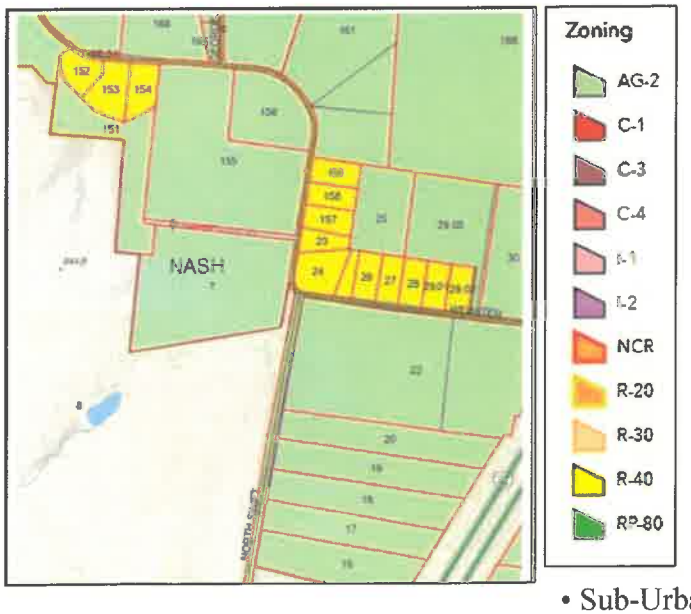
Request: Rezone 1.526 acres of 15.70 acres
Property: Tax Map 117, Part of Parcel 007.00
Zoning: From AG-2 to R-40



Property Information:

- 7679 Webster Rd., White House
- Total lot acreage: 15.70 acres (683,892 sq. ft.)
- Rezone Request: 1.526 acres (66,473 sq. ft.)

Discussion & Observations:
The applicant wishes to rezone 1.526 acres of the 15.70 acres. The subject property has AG-2 and R-40 zones in the immediate vicinity with varying lot sizes.



The future land use plan calls for this area to be Sub-Urban, which is described as areas consist of low density residential, and support uses in progressive degrees of urban intensity with higher density/intensity in areas generally adjacent to the General Urban areas and lower density/intensity in areas adjacent to the Rural category.

• Location of Sub-Urban Areas. The Sub-Urban area serves as a transition between the rural areas and the more intense urban areas.

• Sub-Urban Uses. Predominantly low density/estate residential with low key support uses combined with some agriculture and equestrian activities.



The applicant's request to rezone R-40 appears to be dimensionally appropriate.

R-40 Minimum Requirements
Minimum Lot Size: 40,000 sq. ft.
Front: 50'
Side: 20'
Rear: 30'
Min. Lot Width @ Front Bldg. Setback Line: 150'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 40%

Staff recommends that the Planning Commission approve the rezoning request and forward it to the Robertson County Board of Commissioners, with the condition that the applicant submits a subdivision plat to finalize the subdivision process before the zoning change takes effect

** END COMMENTS **

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.

6-5.2 AG-2 Agricultural/Residential District

A. District Description

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

6-5.3 RP-80 Rural Preservation District

A. District Description

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

6-5.4 R-40 Low Density Residential District

A. District Description

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

Robertson County Commission Resolution No. 012725002

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 20.22 ACRES OF PROPERTY LOCATED ON GIDEON ROAD, GREENBRIER, MORE PARTICULARLY IDENTIFIED AS TAX MAP 104, PARCEL 068.02. FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Brandon Frank, on behalf of Michael & Diane Selfridge and Brian Linderman request to rezone 20.22 acres of Tax Map 104, Parcel 068.02, located on Gideon Road, from AG-2 to RP-80; and

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

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their December 19, 2024, regular meeting, finding the size of the subject parcel dimensionally appropriate for the RP-80 zoning designation, and water availability present.

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

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 104, Parcel 068.02, located on Gideon Road, from AG-2 to RP-80; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

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

Approved and adopted the _____day of _____, 2025.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

Authentisign ID: 85915398-B990-EF11-8473-002248299057

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

Application for Rezoning

Applicant Information:

Name: Brandon Frank
Mailing Address: 2550 Highway 41 S, Greenbrier, TN 37073
Email: brandon@bfrankconstruction.com
Telephone Number: (615) 335-1341

Applicant's Representative Information:

Name: Brandon Frank
Name of Firm: Brandon Frank Construction LLC
Mailing Address: 2550 Highway 41 S, Greenbrier, TN 37073
Email: brandon@bfrankconstruction.com
Telephone Number: (615) 557-8861 (Mobile) / (615) 335-1341 (Office)

Property Information:

Owner (if not applicant provide letter giving applicate permission): Michael and Diane Selfridge, Brian Linderman
Physical Address: 0 Gideon Road, Greenbrier, TN 37073
Tax Map and Parcel Number: 104 068.02
Current Zoning Designation: Agricultural
Requested Zoning Designation: RP-80

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

Purpose of rezoning request:

20.22 Acres to be subdivided into 8-11 Tracts at approximately 2. +/- Acres each, pending Soil Testing

Authentisign ID: 85915398-B990-EF11-8473-002248299057

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

Authentisign Diane L. Selfridge 10/22/24 Authentisign Michael L. Selfridge 10/22/24

Owner of Record Signature & DATE



Applicant's Signature & DATE

Authentisign Brian K. Linderman 10/22/24

Authentisign ID: 85915398-B990-EF11-8473-002248299057

To Whom it May Concern:

Brandon Frank is under contract with Michael Selfridge, Diane Selfridge, and Brian Linderman for the purchase of the property located at 0 Gideon Road, Greenbrier, TN 37073, Map/Parcel 104 068.02. This letter is to give Brandon Frank permission to represent this property located at 0 Gideon Road, Greenbrier, TN 37073 as needed through the rezoning process with local municipalities.

Sincerely,

Authentisign
Michael L. Selfridge 10/22/24

Michael Selfridge, Seller

Authentisign
Diane L. Selfridge 10/22/24

Diane Selfridge, Seller

Authentisign
Brian K. Linderman 10/22/24

Brian Linderman

Robertson County - Parcel: 104 068.02



Date: October 22, 2024

1:4,514

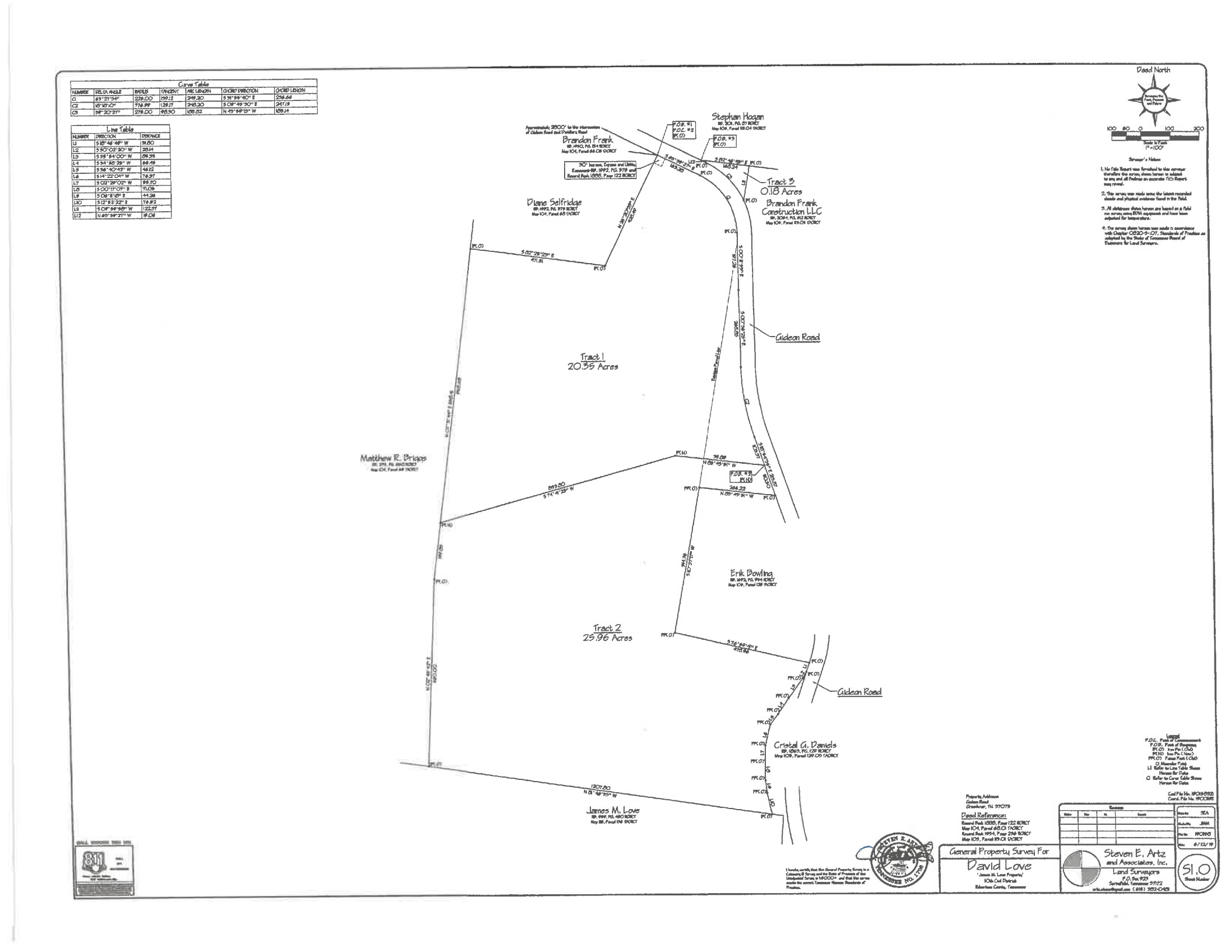
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

County: Robertson
Owner: SELFRIDGE MICHAEL ETUX, DIANE ETAL
Address: GIDEON RD
Parcel Number: 104 068.02
Deeded Acreage: 20.22
Calculated Acreage: 0

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The property lines are compiled from information maintained by your local


Curve Table
NUMBER | DELTA ANGLE | RADIUS | TANGENT | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH
C1 | 85°27'54" | 229.00 | 199.13 | 341.30 | S 36°56'40" E | 296.66
C2 | 65°10'10" | 736.88 | 139.17 | 245.30 | S 08°49'30" E | 241.18
C3 | 98°30'37" | 276.00 | 185.30 | 158.52 | N 49°59'59" W | 139.74
Line Table
NUMBER | DIRECTION | DISTANCE
L1 | S 18°46'49" W | 31.80
L2 | S 50°02'30" W | 28.14
L3 | S 58°54'00" W | 28.39
L4 | S 54°55'29" W | 88.48
L5 | S 36°40'49" W | 48.22
L6 | S 14°22'04" W | 78.37
L7 | S 02°29'02" W | 99.70
L8 | S 00°17'07" E | 71.09
L9 | S 08°8'18" E | 44.28
L10 | S 12°8'3.22" E | 74.83
L11 | S 08°58'58" W | 122.97
L12 | N 85°34'27" W | 18.08
Stephan Hogan
Inst. 3126, Pg. 67 (ROR)
Map 104, Parcel 88.04 (TADR)
Brandon Frank
Inst. 1990, Pg. 1314 (ROR)
Map 104, Parcel 88.08 (TADR)
Approximately 2500' to the intersection of Gideon Road and Dobbins Road
P.O.B. #1
P.O.C. #2
P.O.B. #3
30' Ingress, Egress and Utility Easement-Inst. 1992, Pg. 979 and Record Book 1888, Page 122 (ROR)
Tract 3
0.18 Acres
Brandon Frank Construction LLC
Inst. 3084, Pg. 812 (ROR)
Map 104, Parcel 89.09 (TADR)
Diane Selfridge
Inst. 1992, Pg. 979 (ROR)
Map 104, Parcel 89 (TADR)
S 02°28'29" E
471.91'
N 36°32'00" E
100.00'
Gideon Road
Tract 1
20.35 Acres
Matthew R. Briggs
Inst. 3711, Pg. 896 (ROR)
Map 104, Parcel 88 (TADR)
N 03°34'49" E
1005.15'
N 85°49'19" W
39.09'
P.O.B. #4
264.23'
N 85°49'19" W
693.50'
S 74°41'29" W
Erik Bowling
Inst. 1992, Pg. 996 (ROR)
Map 104, Parcel 139 (TADR)
S 07°37'09" W
941.76'
Tract 2
25.96 Acres
S 76°50'41" E
470.98'
Gideon Road
Cristal G. Daniels
Inst. 1869, Pg. 139 (ROR)
Map 103B, Parcel 139.05 (TADR)
N 02°48'42" E
1400.00'
N 81°48'30" W
1207.80'
James M. Love
Inst. 997, Pg. 480 (ROR)
Map 88, Parcel 104 (TADR)
Deed North
Bearings for 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 shows hereon is subject to any and all findings on accurate TICOR Report may reveal.
2. This survey was made using the latest recorded deeds and physical evidence found in the field.
3. All distances shown hereon are based on a field run survey using EDM equipment and have been adjusted for temperature.
4. The survey shown hereon was made in accordance with Chapter 0820-3-.07, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.
Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IPK.O Iron Pin (Old)
IPK.N Iron Pin (New)
PPK.O Poteet Park (Old)
O Monument Found
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
Property Address
Gideon Road
Greenbrier, TN. 37073
Deed References:
Record Book 1888, Page 122 (ROR)
Map 104, Parcel 88.01 (TADR)
Record Book 1954, Page 296 (ROR)
Map 103, Parcel 89.01 (TADR)
I hereby certify that this General Property Survey is a Category III Survey and that Ratio of Precision of the Unadjusted Survey is 1:10000+ and that this survey meets the current Tennessee Minimum Standards of Practice.
General Property Survey For
David Love
(James M. Love Property)
1014 Old Patrick
Robertson County, Tennessee
Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 923
Springfield, Tennessee 37172
artz.steven@gmail.com (615) 382-0481
Cad File No. 190188922
Coord. File No. WCO398
Revisions
Number | Date | By | Remarks
Drawn by SEA
Checked by JMM
Proj. No. 190890
Date 6/12/19
Sheet Number S1.0

Steven E. Artz and Associates, Inc.

Surveyor's Description
June 12, 2019
Revised July 23, 2021

The following paragraphs describe three (3) tracts of land in the 10th Civil District of Robertson County, Tennessee, each tract being a portion of that property which was conveyed to James N. Love, by Mary Kathryn Sprouse, et al, in a deed of record in Record Book 1888, Page 122, Register's Office for Robertson County, Tennessee, (RORCT), and a portions of Tract 1 and 2 being that property which was conveyed to James M. Love, by Brandon Frank, in a deed of record which is recorded in Record Book 1934, Page 236, RORCT.

Tract 1

Beginning at an iron pin (old), in the southerly margin of Gideon Road, a common corner of a tract of land which belongs to Brandon Frank, having a deed reference in Record Book 1930, Page 814, RORCT, and a tract of land which belongs to Diane Selfridge, having a deed reference in Record Book 1992, Page 375, RORCT, the most northerly northwest corner of this tract and continuing with the southerly margin of Gideon Road, as follows:
S 63°39'27" E, 163.28 feet to an iron pin (new);
thence with a curve to the right, having a radius of 225.00 feet, an arc distance of 249.20 feet, and a chord bearing and distance of S 31°55'40" E, 236.66 feet to an iron pin (new);
thence, S 00°11'53" E, 197.26 feet;
thence, S 00°36'25" E, 268.83 feet;
thence with a curve to the left, having a radius of 776.99 feet, an arc distance of 248.20 feet, and a chord bearing and distance of S 09°45'30" E, 247.15 feet;
thence, S 18°54'35" E, 103.37 feet to an iron pin (new0, in the westerly margin of Gideon Road;
thence with a new line, as follows:
N 83°43'51" W, 311.89 feet to an iron pin (new);
thence, S 76°50'26" W, 841.10 feet to an iron pin (new), in the easterly boundary of a tract of land which belongs to Matthew R. Biggs, having a deed reference in Deed Book 275, Page 860, RORCT;
thence, N 07°31'44" E, 924.33 feet to an iron pin (old), in the easterly boundary of a tract of land which belongs to Matthew R. Briggs, a corner of said tract of land which belongs to Diane Selfridge;
thence with the boundary of said tract of land which belongs to Diane Selfridge, as follows:
S 82°25'23" E, 471.51 feet to an iron pin (old);
thence, N 26°20'33" E, 428.49 feet, to the point of beginning, containing **20.04 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated June 12, 2019, revised July 23, 2021.

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

The above described tract of land is subject to a 30' Ingress, Egress and utility easement of record in Record Book 1992, Page 375, and Record Book 1888, Page 122, RORCT.

Tract 2

Beginning at an iron pin (new), in the westerly margin of Gideon Road, said iron pin being located from an iron pin (old), in the southerly margin of said road, a common corner of a tract of land which belongs to Brandon Frank, having a deed reference in Record Book 1930, Page 814, RORCT, and a tract of land which belongs to Diane Selfridge, having a deed reference in Record Book 1992, Page 375, RORCT,
S 63°39'27" E, 163.28 feet;
thence, S 31°55'40" E, 236.66 feet;
thence, S 00°11'53" E, 197.26 feet;
thence, S 00°36'25" E, 268.83 feet;
thence, S 09°45'30" E, 247.15 feet;
thence, S 18°54'35" E, 103.37 feet, **to the point of beginning,** the northeast corner of this tract and continuing, as follows:
S 18°54'35" E, 110.50 feet to an iron pin (old), in the westerly margin of Gideon Road, a corner of a tract of land which belongs to Erik Bowling, having a deed reference in Record Book 1692, Page 934, RORCT;
thence with the boundary of said tract of land which belongs to Erik Bowling, as follows:
N 83°43'51" W, 266.22 feet to a fence post (old);
thence, S 10°37'17" W, 514.76 feet to a fence post (old);
thence, S 76°59'41" E, 478.96 feet to an iron pin (old), in the westerly margin of Gideon Road, a corner of said tract of land which belongs to Erik Bowling;
thence, S 18°46'49" W, 31.80 feet to an iron pin (old), in the westerly margin of Gideon Road, a corner of a tract of land which belongs to Cristal G. Daniels, having a deed reference in Record Book 1863, Page 129, RORCT;
thence with the boundary of said tract of land which belongs to Cristal Daniels and generally with a fence, as follows:
S 30°02'20" W, 28.14 feet to a fence post (old);
thence, S 35°54'00" W, 85.33 feet to a fence post (old);
thence, S 34°58'25" W, 66.45 feet to a fence post (old);
thence, S 36°40'42" W, 46.12 feet to a fence post (old);
thence, S 14°22'04" W, 76.37 feet to a fence post (old);
thence, S 02°29'02" W, 53.70 feet to a fence post (old);
thence, S 00°17'07" E, 71.05 feet to a fence post (old);
thence, S 06°11'18" E, 44.26 feet to a fence post (old);
thence, S 12°52'22" E, 76.52 feet to an iron pin (old), a corner of said tract of land which belongs to Cristal G. Daniels, in the northerly boundary of a tract of land which belongs to James M. Love, having a deed reference in Record Book 959, Page 450, RORCT;
thence, N 81°46'33" W, 1207.80 feet to an iron pin (old), in the northerly boundary of said tract of land which belongs to James M. Love, a corner of a tract of land which

belongs to Matthew R. Briggs, having a deed reference in Deed Book 275, page 860, RORCT;
thence with the boundary of said tract of land which belongs to Matthew R. Briggs, as follows:
N 02°45'42" E, 660.00 feet to an iron pin (old);
thence, N 07°31'48" E, 234.08 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Matthew R. Briggs;
thence with a new line, as follows:
N 76°50'26" E, 841.10 feet to an iron pin (new);
thence, S 83°43'51" E, 311.89 feet, to the point of beginning, containing **26.27 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated June 12, 2019, revised July 23, 2021.

Tract 3

Beginning at an iron pin (old), in the northerly margin of Gideon Road, a corner of a tract of land which belongs to Stephan Hogan, having a deed reference in Record Book 2011, Page 87, RORCT, the northwest corner of this tract and continuing, as follows:
S 82°46'43" E, 168.24 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Stephan Hogan, a corner of a tract of land which belongs to Brandon Frank Construction, LLC, having a deed reference in Record Book 2054, Page 512, RORCT;
thence, S 09°59'58" W, 122.37 feet to an iron pin (new), in the northerly margin of Gideon Road, a corner of said tract of land which belongs to Brandon Frank Construction, LLC;
thence with the northerly margin of Gideon Road, as follows:
with a curve to the left, having a radius of 275.00 feet, an arc distance of 188.82 feet, and a chord bearing and distance of N 43°59'13" W, 185.14 feet to an iron pin (new);
thence, N 63°39'27" W, 19.06 feet, to the point of beginning, containing **0.18 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated June 12, 2019, revised July 22, 2021.

The above described tracts of land may be found on Tax Map 104, Parcel 68 and Tax Map 105, part of Parcel 113.01, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\190158L21

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

October 22, 2024

Brandon Frank Construction
Attn: Mr. Brandon Frank
2550 Highway 41S
Greenbrier, TN 37073

RE: Water Availability Brandon Frank- Gideon Road Residential Project
Robertson County Tax Map 104 Parcel 68.02
Greenbrier, TN

Dear Mr. Frank,

Based on the information submitted to WHUD on 10/10/2024 you are requesting water service for up to twelve new single-family homes that will be built on the parcel noted above. Requested flows for the project are included in the attached schedule.

Based on a preliminary analysis, White House Utility District (WHUD) can confirm domestic water service can be provided to the project. In order to provide this level of service to the project the developer will be required to pay fees as noted in the attached schedule.

After payment of fees, WHUD will install new water taps near the western right-of-way of Gideon Road. The developer will be required to ensure each lot has legal access to its respective new water tap along Gideon Road.

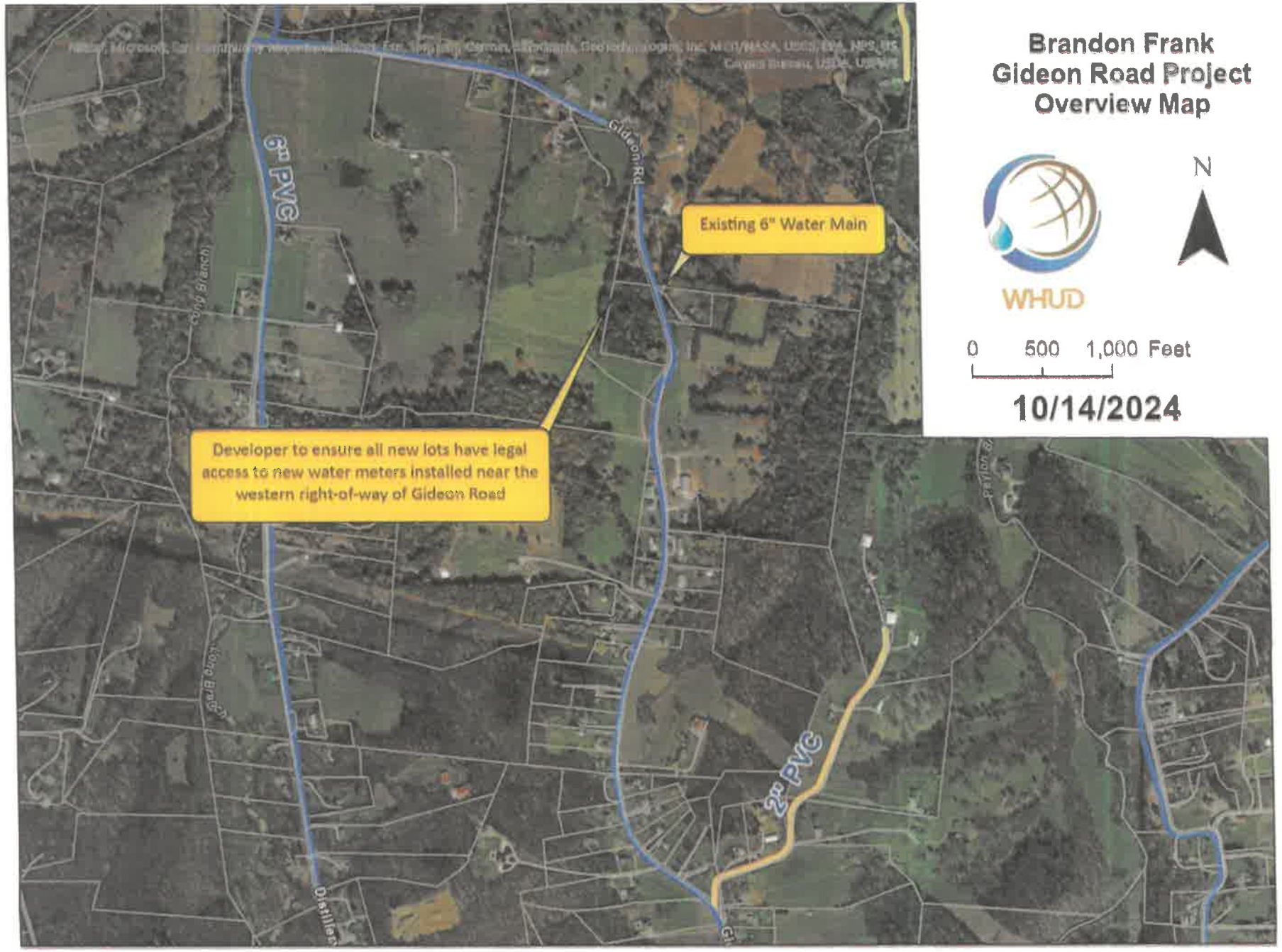
In conclusion, the information provided is to be considered due diligence in nature. This letter is neither a commitment nor a contract between the developer and WHUD nor is it to be relied upon for the purpose of design.

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

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

Sincerely,

Pat Harrell, P.E.
District Engineer


Brandon Frank
Gideon Road Project
Overview Map
WHUD
N
0 500 1,000 Feet
10/14/2024
6" PVC
Gideon Rd
Existing 6" Water Main
Developer to ensure all new lots have legal access to new water meters installed near the western right-of-way of Gideon Road
2" PVC

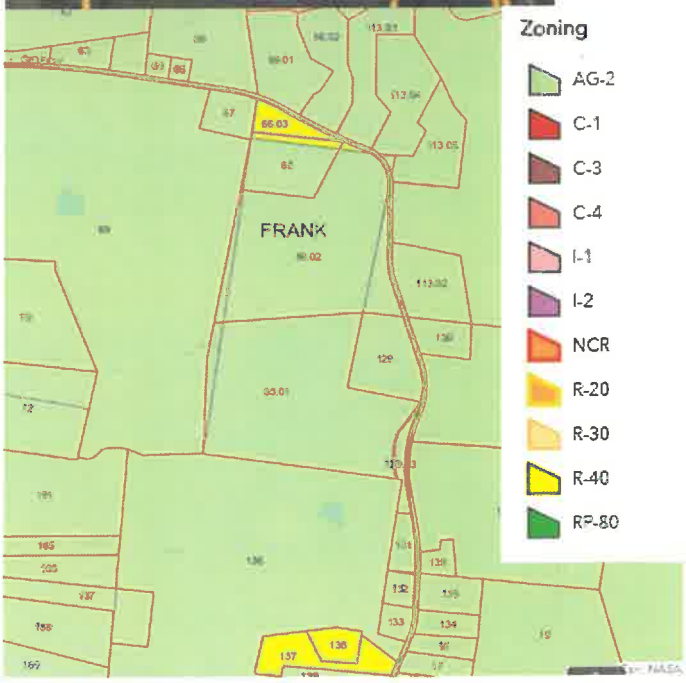
Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
December 19, 2024

Applicant: Brandon Frank on behalf of Michael and Diane Selfridge and Brian Linderman

Representative: Brandon Frank

Request: Rezone 20.22 acres (880,783 square feet) Tax Map 104, Parcel 068.02 from AG-2 to RP-80





Property Information:

- Tax Map 104, Parcel 068.02
- Gideon Road, Greenbrier
- Total lot acreage: 20.22 acres (880,783 sq. ft.)

RP-80 Minimum Requirements

Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 25'
Min. Lot Width @ Front Bldg. Setback Line: 175'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

Discussion:
The applicant wishes to rezone 20.22 acres. The subject property is mainly surrounded by AG-2 and a few R-40 zones in the immediate vicinity with varying lot sizes. Several of the surrounding AG-2 zoned lots are nonconforming that would be considered RP-80 and R-40 by today's zoning regulations. The applicant's request to rezone RP-80 appears to be dimensionally appropriate.

The County's Future Land Use Plan calls for this area to remain rural, described as: "The purpose of the Rural character area in the County shall be to ensure the continuation of agrarian and rural type uses. The closer the Rural areas are to cities and villages, the focus of the area changes from mostly agrarian to mostly rural residential.

• Location of Rural Preservation Areas. The majority of the County shall remain designated as Rural during the planning horizon of this land use plan.

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





** END COMMENTS **

Staff Recommendation: Approval.

**** END COMMENTS ****

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.

6-5.2 AG-2 Agricultural/Residential District

A. District Description

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

6-5.3 RP-80 Rural Preservation District

A. District Description

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

6-5.4 R-40 Low Density Residential District

A. District Description

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

Robertson County Commission Resolution No. 012725003

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 3.00 ACRES OF THE 10.74 ACRES OF PROPERTY LOCATED ON GIDEON ROAD, GREENBRIER, MORE PARTICULARLY IDENTIFIED AS TAX MAP 116, PART OF PARCELS 261.00 AND 261.04. FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Geoffrey and Ashley Sanders request to rezone 3.00 acres of the 10.74 acres of Tax Map 116, Part of Parcels 261.00 and 261.04, located on Gideon Road, from AG-2 to RP-80; and

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

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their December 19, 2024, regular meeting, finding the size of the subject parcel dimensionally appropriate for the RP-80 zoning designation, and water availability present.

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

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 116, Part of Parcels 261.00 and 261.04, located on Gideon Road, from AG-2 to RP-80; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

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

Approved and adopted the _____day of _____, 2025.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

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

Application for Rezoning

Applicant Information:

Name: Geoffrey + Ashley Sanders
Mailing Address: 2451 Gideon Rd Greenbrier TN 37073
Email: Ashley.Sanders1537@gmail.com
Telephone Number: (615) 300 7291

Applicant's Representative Information:

Name: Todd Ballinger
Name of Firm: Todd Ballinger & Assoc.
Mailing Address: 119 Fisher Dr Greenbrier, TN 37073
Email: ToddRLS@BellSouth.net
Telephone Number: 615-218-0169

Property Information:

Owner (if not applicant provide letter giving applicate permission):
Physical Address:
Tax Map and Parcel Number: Map 116 , PCLS 261 & 261.01
Current Zoning Designation: Ag 2
Requested Zoning Designation: RP-80

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

Purpose of rezoning request:

~~To Shrink Road Frontage~~ To be able to build and cannot meet the 250' lot width at the building site if we remain in AG-2 while changing prop. lines

A.S.

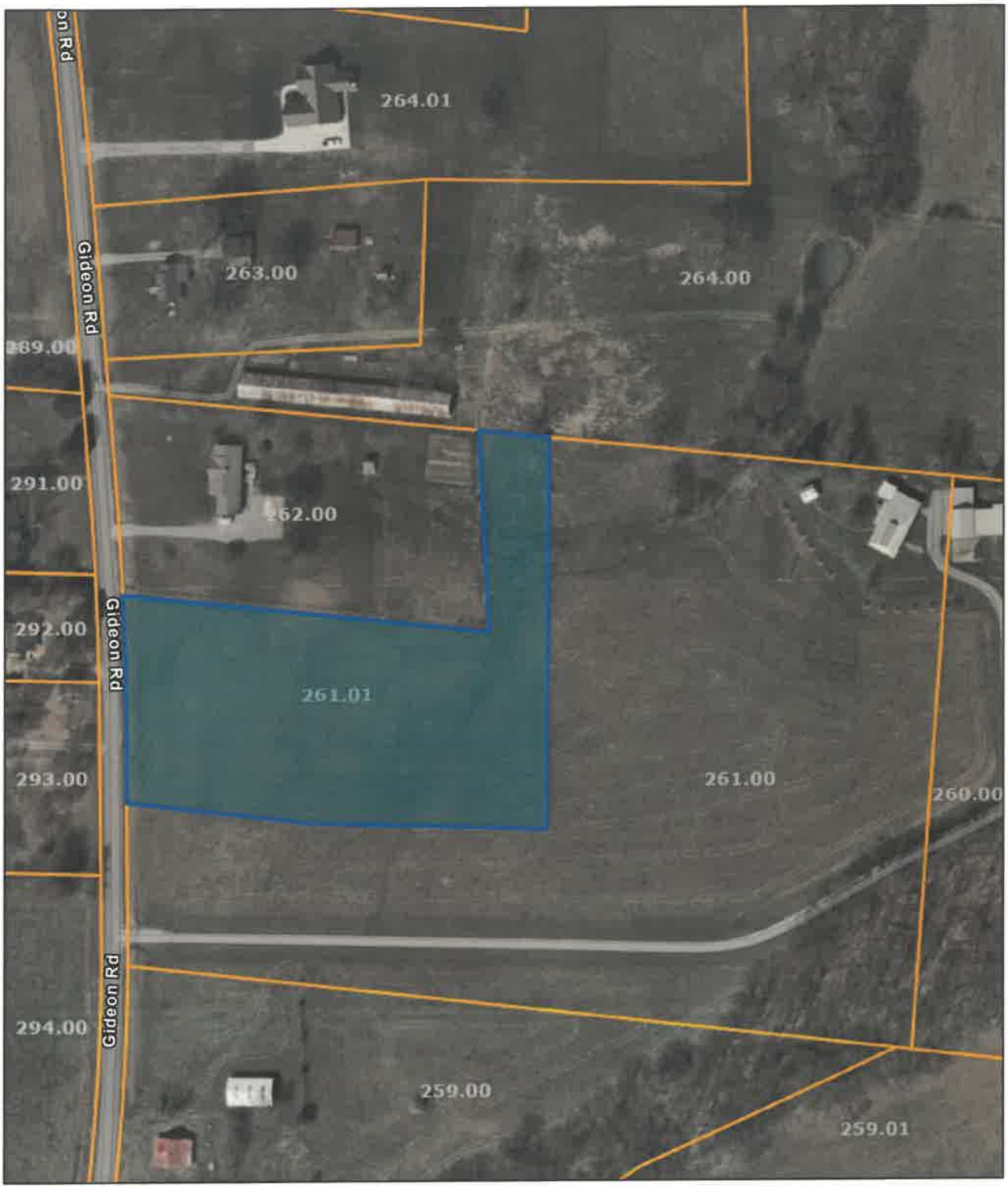
SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

Ashley Sanders 11/14/24
Owner of Record Signature & DATE

Ashley Sanders 11/14/24
Applicant's Signature & DATE

Robertson County - Parcel: 116 261.01



Date: December 10, 2024

County: ROBERTSON
Owner: SANDERS GEOFFREY M ETUX SANDERS ASHLEY W
Address: GIDEON RD
Parcel ID: 116 261.01
Deeded Acreage: 3
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:2,257

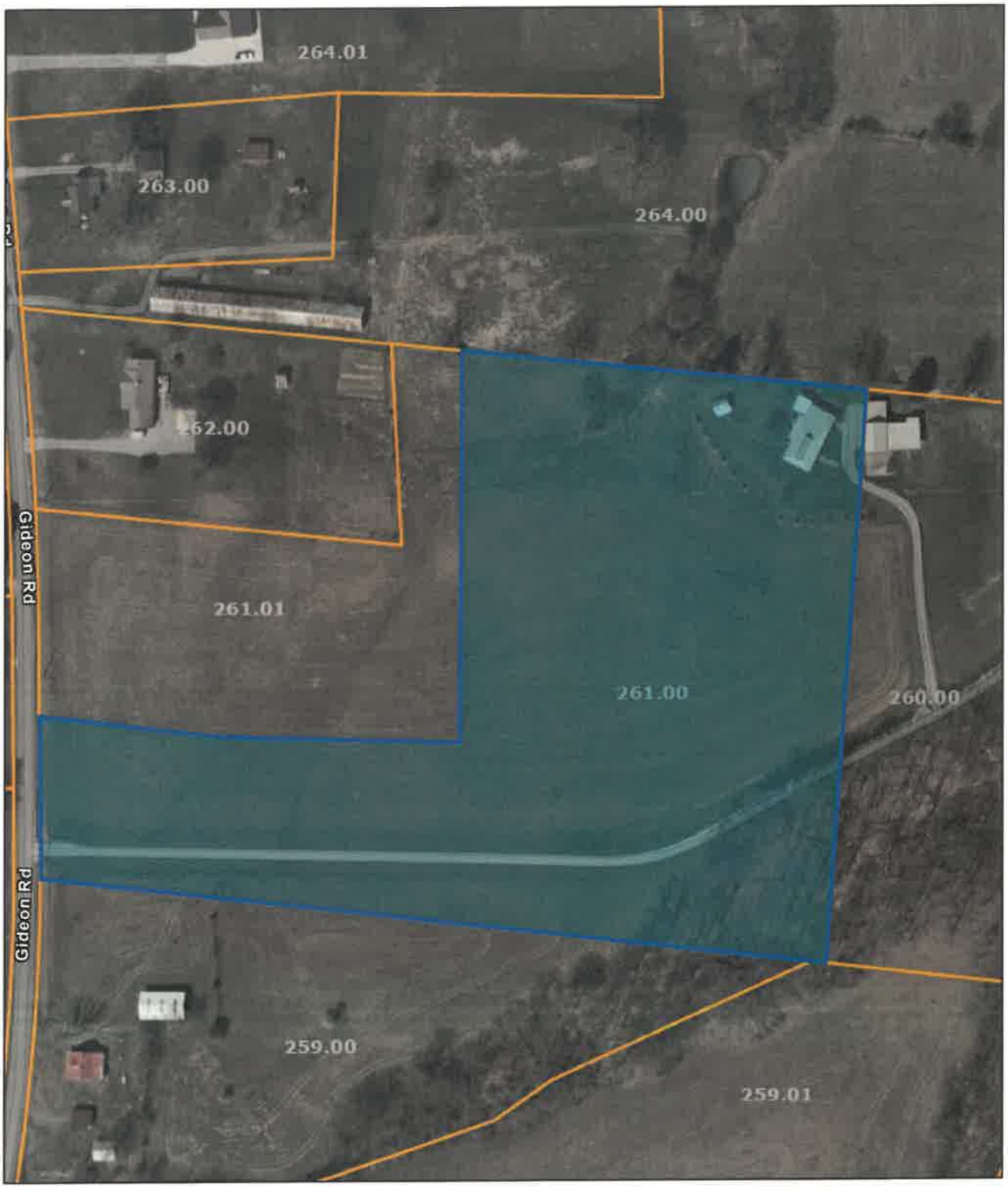
0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

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

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

Robertson County - Parcel: 116 261.00



Date: December 10, 2024

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

County: ROBERTSON
Owner: SANDERS MICHAEL W ETUX L/E SANDERS MICHAEL A ETUX SHELLIE M
Address: GIDEON RD
Parcel ID: 116 261.00
Deeded Acreage: 0
Calculated Acreage: 7.7
Vexcel Imagery Date: 2023

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

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

PLAT CONTAINS 3.00 ACRES

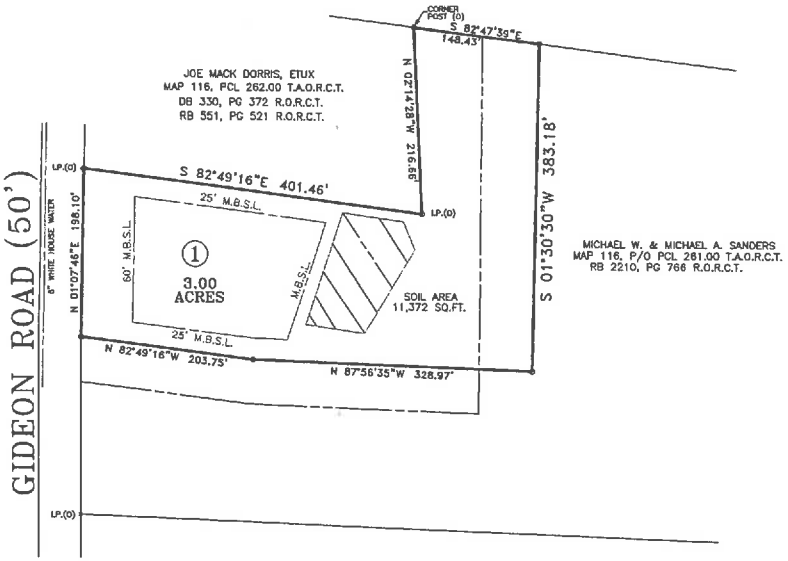
NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

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

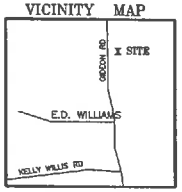
IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT.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

NOTE:
THE PROPERTY SHOWN HEREON IS NOT IN A CURRENT F.I.R.M. OR F.E.M.A. FLOOD HAZARD AREA, ACCORDING TO INFORMATION AVAILABLE TO ME AT THIS DATE. SEE PANEL NO. 47147C 0395D DATED 02/26/21 FOR DETAILED INFORMATION.





VICINITY MAP



N.T.S.

LEGEND

IRON PIN NEW	I.P.(N)
IRON PIN OLD	I.P.(O)
PROPERTY LINE	
M.B.S.L.	

SURVEYOR'S CERTIFICATE

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

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

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

ZONED AG2
REQUESTING RP-80

DEVELOPER
GEOFFREY & ASHLY SANDERS
2451 GIDEON ROAD
GREENBRIER, TN 37073

PROPERTY REFERENCES
GEOFFREY & ASHLY SANDERS
MAP 116, PCL 261.01 T.A.O.R.C.T.
RB 2355, PG 743 R.O.R.C.T.
MICHAEL SANDERS, ETUX
MAP 116, PCL 261.00 T.A.O.R.C.T.
RB 2210, PG 766 R.O.R.C.T.

0 100 200 300

FINAL PLAT OF
LOT 1
MICHEAL SANDERS SUBDIVISION

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	A.T.B.	A.T.B.	02/11/24

12TH CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
MSAND

Property description

3.00 Acres

Being a tract of land in the 12th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Michael A. Sanders in RB 2210, PG 766 R.O.R.C.T., and a portion of that property conveyed to Geoffrey Sanders in RB 2355, PG 743 R.O.R.C.T., More accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 02/11/24 as follows:

Beginning at an existing iron pin in the easterly margin of Gideon Road, said pin being a corner to Joe Mack Dorris in DB 330, PG 372 R.O.R.C.T., and the most northwest corner of herein described tract; Thence now leaving said margin with said Dorris for the next two calls: S 82°49'16" E, 401.46' to an existing iron pin; Thence N 02°14'28" W, 216.66' to an existing corner post in the line of Carl Dorris; Thence with said Dorris S 82°47'39" E 148.43' to a set iron pin; Thence now leaving said Dorris with three new lines; Thence S 01°30'30" W, 383.18' to a set iron pin; Thence N 87°56'35" W, 328.97' to a set iron pin; Thence N 82°49'16" W, 203.75' to a set iron pin in the easterly margin of said Gideon Road; Thence with said margin for the next two calls: Thence N 01°07'46" E, 198.10' to the point of beginning containing 3.00 acres.

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

November 19, 2024

Ms. Ashley Sanders
3733 Oakland Rd
Springfield, TN 37172

RE: Water Availability for 2455 Gideon Rd
Robertson County, Tax Map 116 Parcel 261.00
Greenbrier, TN
REVISED to extend availability letter dated January 12, 2024

Dear Ms. Sanders,

This letter will serve as an extension to the availability letter WHUD issued on this project dated January 12, 2024. All flow requirements remain unchanged from the initial request.

White House Utility District can provide two domestic water services for the property mentioned above as long as each tract fronts Gideon Rd or has an easement dedicated for the water service line to lie within. We understand you intend to alter an existing parcel such that two residential tracts will result. There are currently no existing water taps associated with the property.

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

A water facilities fee of $250 for the new lot created will need to be paid to WHUD before we will release a signed plat or before we will sell a water tap, whichever comes first. Standard water tap fees will be due at the time service is requested. WHUD's tap fee schedule is available on our web site at www.whud.org. The current tap fee for a ¾" residential tap is $2,000 or $2,800 for a 1" residential tap with a $50 account setup fee applied to the first bill, but that is subject to change over time.

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

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

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
December 19, 2024
Amanda Harrington, Planning Advisor

Applicant: Geoffrey and Ashley Sanders
Representative: Todd Bollinger



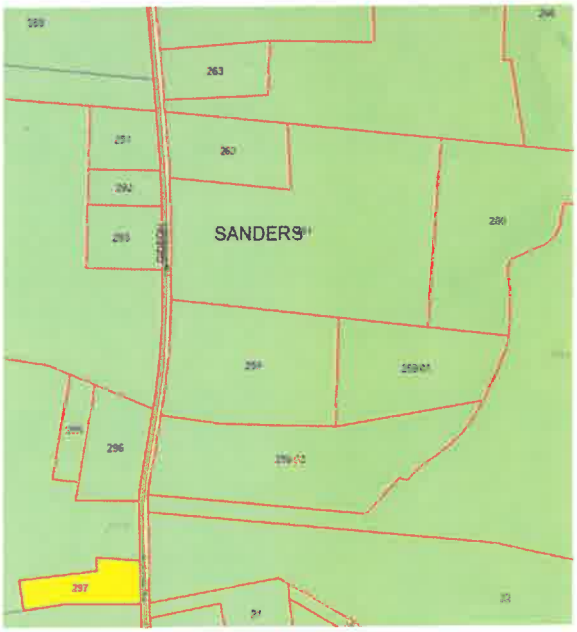
Request: Rezone 3.00 acres of the 10.74 acres
Property: Tax Map 116, Part of Parcels 261.00 & 261.01
Zoning: From AG-2 to RP-80

Property Information:
- Gideon Road, Greenbrier
- Total lot acreage: 10.74 acres (467,834 sq. ft.)
- Rezone Request: 3.00 acres. (130,680 sq. ft.)

Discussion:

The applicant wishes to rezone 3.00 acres of the 10.74 acres. The subject property is substantially surrounded by AG-2 zoned property in the immediate vicinity. The Sanders indicate a desire to rezone both of their parcels and do some minor subdivision action to parcel 261, which would allow them to bring their parcel to meet the minimum requirement of RP-80, thus allowing them to build what is presumed to be a single-family dwelling.





The RP-80 Minimum Requirements are:

Minimum Lot Size: 80,000 sq. ft.
Front: 60'
Side: 25'
Rear: 25'
Min. Lot Width @ Front Bldg. Setback Line: 175'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 30%.

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

The applicant's request to rezone to RP-80 is consistent with the Future Land Use Map, which describes this area as follows:

Rural: The purpose of the Rural character area in the County shall be to ensure the continuation of agrarian and rural type uses. The closer the Rural areas are to cities and villages, the focus of the area changes from mostly agrarian to mostly rural residential.

• Location of Rural Preservation Areas. The majority of the County shall remain designated as Rural during the planning horizon of this land use plan.

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



Staff recommends that the Planning Commission approve the rezoning request and forward it to the Robertson County Board of Commissioners, with the condition that the applicant submits a subdivision plat to finalize the subdivision process before the zoning change takes effect.

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.

6-5.2 AG-2 Agricultural/Residential District

A. District Description

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

6-5.3 RP-80 Rural Preservation District

A. District Description

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

6-5.4 R-40 Low Density Residential District

A. District Description

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

Robertson County Commission Resolution No. 012725004

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 2.51 ACRES OF PROPERTY LOCATED ON HWY 31W, COTTONTOWN, MORE PARTICULARLY IDENTIFIED AS TAX MAP 096, PARCEL 074.06. FROM RP-80 TO C-1, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Eddie Smith request to rezone 2.51 acres of Tax Map 096, Parcel 074.06, located on Hwy 31W, from RP-80 to C-1; and

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

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their December 19, 2024, regular meeting, finding the size of the subject parcel dimensionally appropriate for the C-1 zoning designation, and water availability present.

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

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 096, Parcel 074.06, located on Hwy 31W, from RP-80 to C-1; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

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

Approved and adopted the _____day of _____, 2025.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

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

Application for Rezoning

Applicant Information:

Name: Eddie Smith
Mailing Address: 1436 Latimer Ln., Hendersonville, TN 37075
Email: resinvest@yahoo.com
Telephone Number: (615) 504-2368

Applicant's Representative Information:

Name: Josh Lyon, P.E.
Name of Firm: Klober Engineering Services
Mailing Address: 3556 Tom Austin Hwy, Suite 1, Springfield, TN 37172
Email: josh@klobereng.com
Telephone Number: (615) 382-2000

Property Information:

Owner (if not applicant provide letter giving applicate permission):
Physical Address: ~~3339~~ Hwy 31W, Cottontown, TN 37048
Tax Map and Parcel Number: ~~Map 085, Parcel 074.00~~ (Lot 6) Map 096 Parcel 074.06
Current Zoning Designation: RP-80 2.51 ac
Requested Zoning Designation: C-1

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

Purpose of rezoning request:

Rezone to C-1 to develop self-storage facility at property.

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

11-12-24
Owner of Record Signature & DATE

11-12-24
Applicant's Signature & DATE

Robertson County - Parcel: 096 074.06



Date: November 12, 2024

County: Robertson
Owner: SMITH ROY EDWARD
Address: HWY 31W
Parcel Number: 096 074.06
Deeded Acreage: 2.51
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

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

Steven E. Artz
and Associates, Inc.
Land Surveyors
P.O. Box 923 Springfield, TN. 37172
email: artz.steve@gmail.com (615) 382-0481

Rezoning Request For
Roy Edward Smith

11th Civil District
Robertson County, Tennessee

No. Y2002125
Date 9/14/25
By SEA
CAD File No. Y2002125
Coord File No. Y2002125E

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

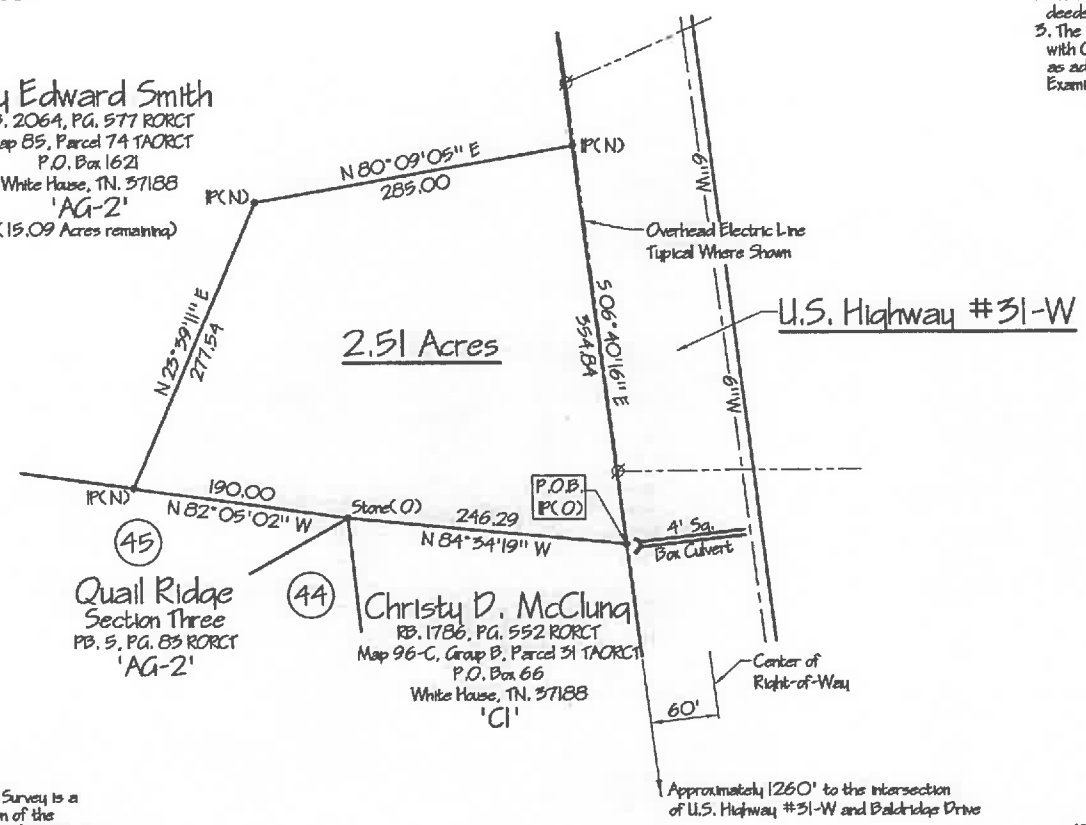
TSPCS Grid North

Surveying The Past, Present and Future

(NAD83)

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.

Legend
Legend
P.O.B. Point of Beginning
IP(N) Iron Pin (New)
IP(O) Iron Pin (Old)
ø Power Pole



STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 1708
COMMISSION
9-14-25

Property Address:
4035 Hwy. 31-W
Cottontown, TN. 37048

Deed Reference:

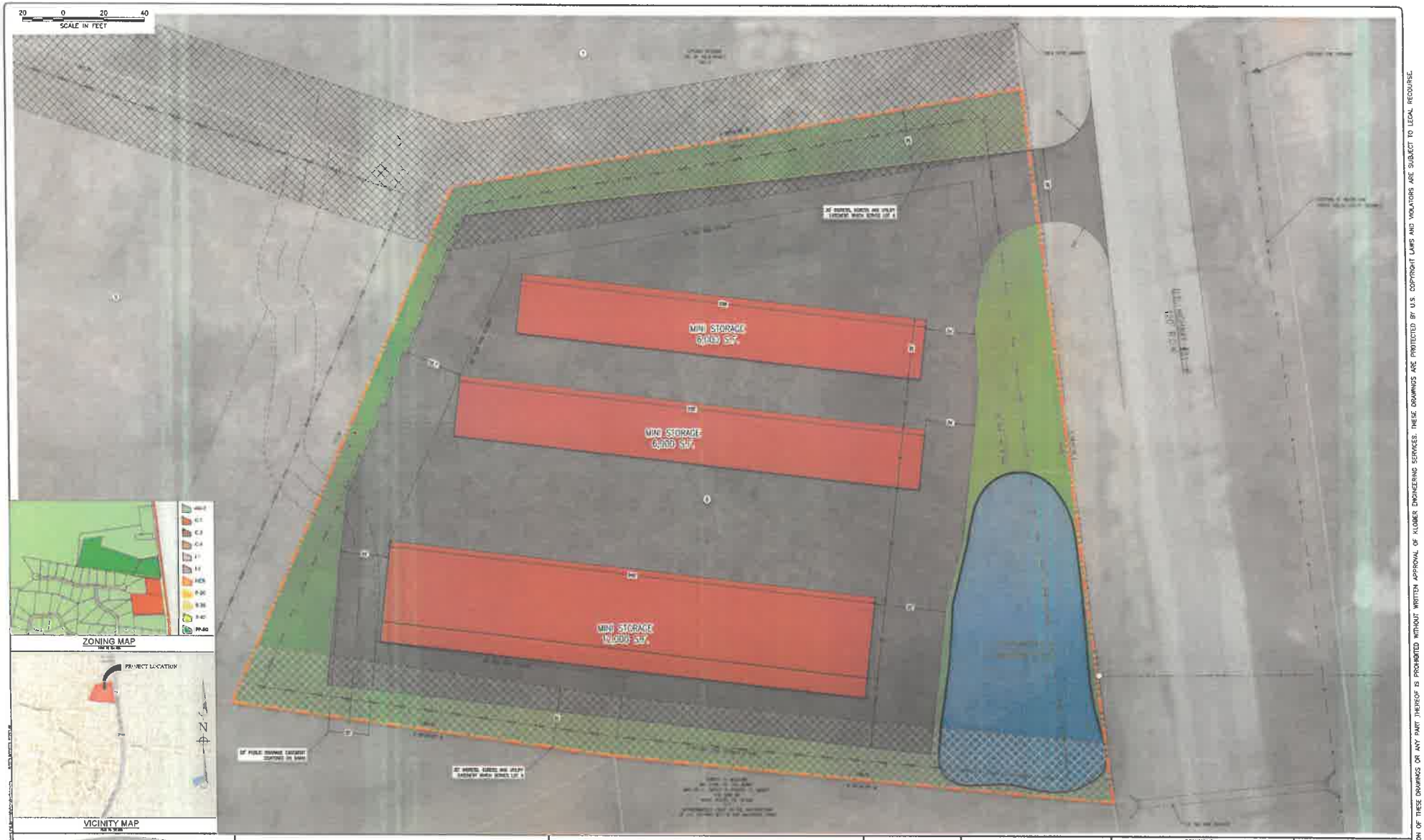
Record Book 2064, Page 577 RORCT
Map 85, part of Parcel 74 TAORCT

I hereby certify that this General Property Survey is a Category 1 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.

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. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE DISTRIBUTION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS INVALID.

Roy Edward Smith
Owner
P.O. Box 1621
White House, TN. 37188
(615) 504-2568

Present Zoning Classification-'RP80'
Proposed Zoning Classification-'CI'



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3688 TOM AUSTIN HWY. SUITE 1, BIRMINGHAM, TN 37122
PHONE: (615) 382-2000 FAX: (888) 373-4485
www.klobereng.com

HIGHWAY 31-W MINI STORAGE

HIGHWAY 31-W
WHITE HOUSE, TENNESSEE
ROBERTSON COUNTY

CONCEPTUAL LAYOUT

OWNER/DEVELOPER:
ROY EDWARD SMITH
P.O. BOX 1621
WHITE HOUSE, TN. 37188

PARCEL DATA:
MAP: 85 PARCEL: 74 LOT 6 TAORCT
BK. 2064 PG. 577 ROMCT

ZONING:
EXISTING ZONING - RPBO
PROPOSED ZONING - C-1

LOT COVERAGE:
TOTAL SITE AREA = 108,344 S.F., 2.51 ACRES
NEW BUILDING AREA = 24,500 S.F.
BUILDING COVERAGE = 22.6%
MAX BUILDING HEIGHT: 35'-0"
PROPOSED ASPHALT PAVING: 254,927 S.F.
IMPERVIOUS AREA: 279,827 S.F. = 73.0%

REVISIONS			
NO	BY	DATE	DESCRIPTION

N
W E
S

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Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
December 19, 2024
Amanda Harrington, Planning Advisor

Applicant: Eddie Smith
Surveyor: Josh Lyon



Request: Rezone **2.51** ***acres*** (109,335.60 sq. ft.) Tax Map 096, Parcel 074.06 from **RP-80 – C-1**

Property Information:

- Tax Map 096, Parcel 074.06
- Hwy 31W, Cottontown
- Total lot acreage: 2.51

Discussion:
The applicant wishes to rezone 2.51 acres. AG-2 surrounds the subject property but has a couple of C-1 zones in the immediate vicinity with varying lot sizes.



The applicant's request to rezone to C-1 appears dimensionally appropriate and follows the future land use map, which is designated as general urban. The purpose of the general urban land use category is to promote various types of non-residential land uses mixed with predominantly medium-density residential.

• Location of General Urban. The following criteria shall be used to create new areas or expand General Urban.

- The general urban area is expected to capture intensive non-residential uses and shall be served by major roadways.

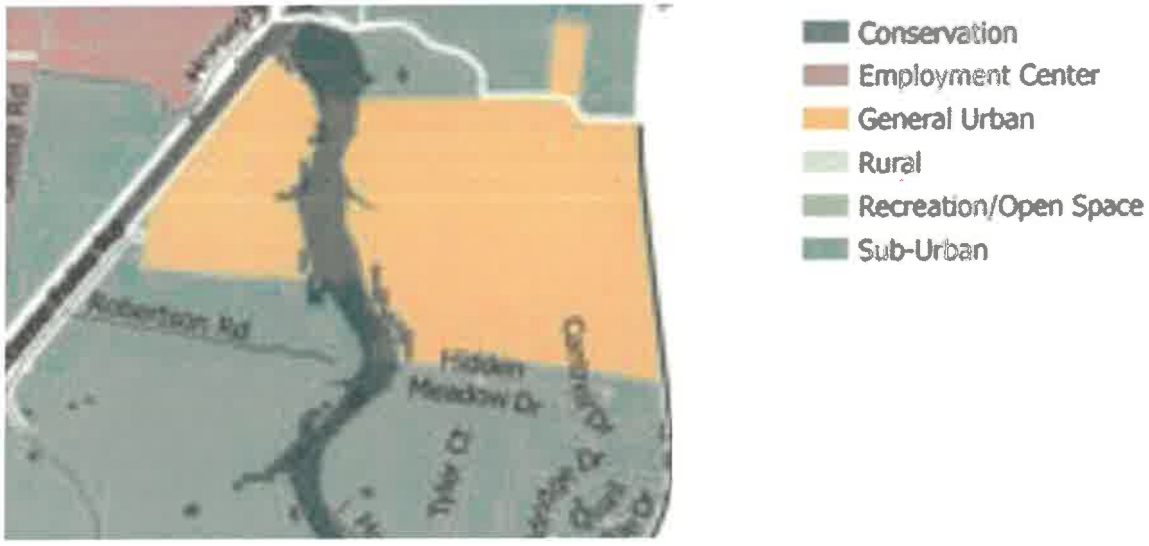
- The general urban area's character is predominantly non-residential, providing industrial job centers interspersed with higher-intensity commercial uses and workforce housing.

- The General Urban areas shall be located where infrastructure includes potable water and sewer systems, stormwater management systems, and major paved public streets or highways.

- Designation of new General Urban areas should only be allowed if adjacent to other general urban areas, unless justification for a new area can be demonstrated at an appropriate scale.

- General Urban Uses. Non-residential land uses, such as commercial, industrial, office, and institutional, mixed with predominantly multifamily residential, will be encouraged within this category. Large scale uses such as home improvement centers are also typical of this character area. The General Urban area contains uses serving the community as a whole.

Staff Recommendation: Approval.



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

**** END COMMENTS ****

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.

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.

6-5.3 RP-80 Rural Preservation District

A. District Description

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

6-6.1 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.

Robertson County Commission Resolution No. 012725005

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 20.20 ACRES OF THE 26.82 ACRES OF PROPERTY LOCATED ON MAXEY ROAD, ADAMS, MORE PARTICULARLY IDENTIFIED AS TAX MAP 097, PART OF PARCEL 058.00. FROM AG-2 TO C-4, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Clint Head on behalf of CWHFP, LLC requests to rezone 20.20 acres of the 26.82 acres of Tax Map 097, Part of Parcel 058.00, located on Maxey, from AG-2 to C-4; and

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

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their December 19, 2024, regular meeting, finding the size of the subject parcel dimensionally appropriate for the C-1 zoning designation, and water availability present.

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

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 097, Part of Parcel 058.00, located on Maxey Road, from AG-2 to C-4; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

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

Approved and adopted the _____day of _____, 2025.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

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

Application for Rezoning

Applicant Information:

Name: CWHFP LLC
Mailing Address: PO BOX 30789, CLARKSVILLE, TN 37040
Email: CHARLES.HAND@HANDFAMILYCOMPANIES.COM
Telephone Number: 931-552-3303

Applicant's Representative Information:

Name: CLINT HEAD
Name of Firm: YOUNG HOBBS & ASSOCIATES
Mailing Address: 1202 CROSSLAND AVE, CLARKSVILLE, TN 37040
Email: CLINT@YOUNGHOBBS.COM
Telephone Number: 931-645-2524

Property Information:

Owner (if not applicant provide letter giving applicate permission): CWHFP LLC
Physical Address: MAXEY RD
Tax Map and Parcel Number: 97-58.00
Current Zoning Designation: SPLIT ZONING (6.62 AC - C-4) (20.2 AC - AG-2)
Requested Zoning Designation: C-4 (26.82 AC)

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

Purpose of rezoning request:

THE PROPERTY IS CURRENTLY SPLIT ZONED; APPLICANT IS REQUESTING THE PROPERTY BE REZONED INTO A SINGLE ZONING DISTRICT (C-4)

SUBMITTAL REVIEW PROCEDURE:

1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of the property from TN Property Viewer
4. Provide Legal description **AND** Survey of the areas to be rezoned including map and parcel number
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and if/where fire hydrants are required
6. Pay the review fee.
7. Email a .PDF of the application & supporting materials to hmantooth@robcotn.org
8. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

11/12/24

Owner of Record Signature & DATE

Applicant's Signature & DATE

Robertson County - Parcel: 097 058.00



Date: December 9, 2024

County: ROBERTSON
Owner: C W H F P LLC
Address: MAXEY RD
Parcel ID: 097 058.00
Deeded Acreage: 0
Calculated Acreage: 10
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

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

Robertson (074)
Tax Year 2025 | Reappraisal 2023

Jan 1 Owner
C W H F P LLC
P O BOX 30789
CLARKSVILLE TN 37040

Current Owner

MAXEY RD

Ctrl Map:	Group:	Parcel:	PI:	SI:
097		058.00		000

Value Information

Land Market Value:	$484,800
Improvement Value:	$423,900
Total Market Appraisal:	$908,700
Assessment Percentage:	40%
Assessment:	$363,480

Additional Information

100 100 043.03 000
PARCEL 1 DB 347-566

General Information

Class: 08 - Commercial
City #:
Special Service District 1: 000
District: 14
Number of Buildings: 2
Utilities - Water/Sewer: 02 - PUBLIC / PRIVATE
Utilities - Gas/Gas Type: 00 - NONE
City:
Special Service District 2: 000
Neighborhood: T99
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Units
1	ASP - ASPHALT PAVING		30,000
1	CLF - CHAIN LINK FENCE		40

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** 10 **Total Land Units:** 10

Land Code	Soil Class	Units
11 - COM RURAL		10.00

Commercial Building #: 1

Improvement Type:
23 - SERV STA/MARKET
Quality:
1 - AVERAGE
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
05 - BAR JOIST/RIGID FRAME
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
12 - PANELING AVERAGE
Bath Tiles:
00 - NONE
Shape:
01 - RECTANGLE
Heat and AC:
07 - HVAC SPLIT
Building Sketch



Actual Year Built:
1978
Business Living Area:
6482
Floor System:
01 - SLAB ON GRADE
Roof Cover/Deck:
13 - PREFIN METAL CRIMPED
Floor Finish:
04 - ASPHALT TILE
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
05 - RIGID FRAME
Plumbing Fixtures:
12
Interior/Exterior Areas

Type	Square Feet	Exterior Wall
23 - SERV STA/MARKET	6,482	19 - PREFIN METAL CRIMPED

Commercial Features

Type	Units
CAN - CANOPY	454 X 1
CAN - CANOPY	510 X 1
CPY - CANOPY	1176 X 1

Robertson (074)
Tax Year 2025 | Reappraisal 2023

Jan 1 Owner
C W H F P LLC
P O BOX 30789
CLARKSVILLE TN 37040

Current Owner

MAXEY RD

Ctrl Map:	Group:	Parcel:	PI:	SI:
097		058.00		001

Value Information

Land Market Value:	$343,600
Improvement Value:	$0
Total Market Appraisal:	$343,600
Assessment Percentage:	25%
Assessment:	$85,900

Additional Information

2025 COMBO - 97-59.00 000 & 97-58.00 001 = 16.8 ACC

General Information

Class: 10 - Farm
City #:
Special Service District 1: 000
District: 14
Number of Buildings: 0
Utilities - Water/Sewer: 02 - PUBLIC / PRIVATE
Utilities - Gas/Gas Type: 00 - NONE
City:
Special Service District 2: 000
Neighborhood: T99
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Units

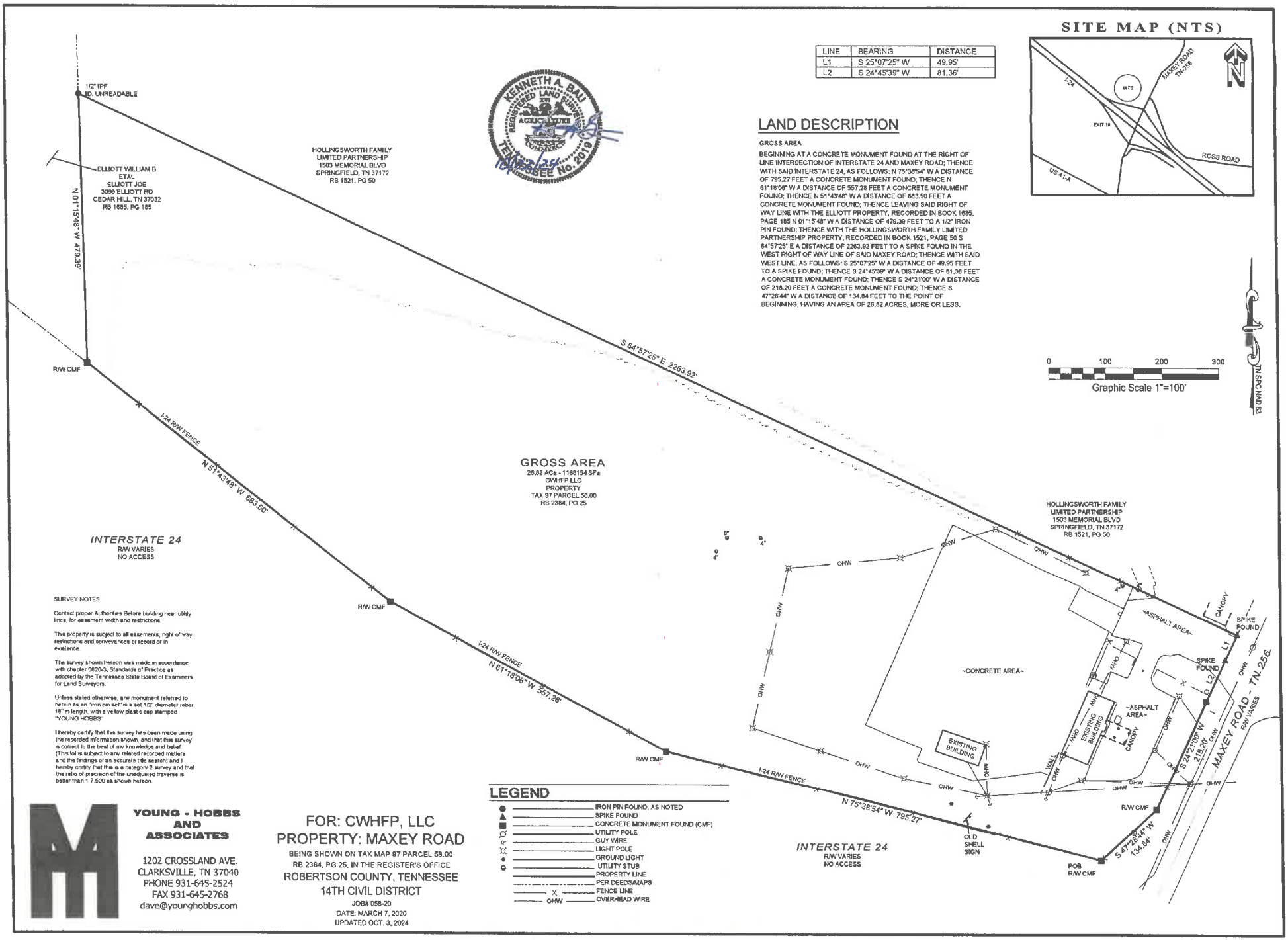
Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/27/2024	$0	2364	25		QC - QUITCLAIM DEED	-
2/22/2006	$733,200	1089	206	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS

Land Information

Deed Acres: 0 **Calculated Acres:** 16.8 **Total Land Units:** 16.8

Land Code	Soil Class	Units
20 - ACREAGE		16.80



LINE	BEARING	DISTANCE
L1	S 25°07'25" W	49.95'
L2	S 24°45'39" W	81.36'

SITE MAP (NTS)

LAND DESCRIPTION

GROSS AREA

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE RIGHT OF LINE INTERSECTION OF INTERSTATE 24 AND MAXEY ROAD; THENCE WITH SAID INTERSTATE 24, AS FOLLOWS: N 75°38'54" W A DISTANCE OF 795.27 FEET A CONCRETE MONUMENT FOUND; THENCE N 61°18'06" W A DISTANCE OF 557.28 FEET A CONCRETE MONUMENT FOUND; THENCE N 51°43'48" W A DISTANCE OF 683.50 FEET A CONCRETE MONUMENT FOUND; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE ELLIOTT PROPERTY, RECORDED IN BOOK 1685, PAGE 185 N 01°15'48" W A DISTANCE OF 479.39 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH THE HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP PROPERTY, RECORDED IN BOOK 1521, PAGE 50 S 64°57'25" E A DISTANCE OF 2263.92 FEET TO A SPIKE FOUND IN THE WEST RIGHT OF WAY LINE OF SAID MAXEY ROAD; THENCE WITH SAID WEST LINE, AS FOLLOWS: S 25°07'25" W A DISTANCE OF 49.95 FEET TO A SPIKE FOUND; THENCE S 24°45'39" W A DISTANCE OF 81.36 FEET A CONCRETE MONUMENT FOUND; THENCE S 24°21'00" W A DISTANCE OF 218.20 FEET A CONCRETE MONUMENT FOUND; THENCE S 47°26'44" W A DISTANCE OF 134.84 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 26.82 ACRES, MORE OR LESS.

0 100 200 300
Graphic Scale 1"=100'

TN SPC NAD 83

SURVEY NOTES

Contact proper Authorities Before building near utility lines, for easement width and restrictions.

This property is subject to all easements, right of way restrictions and conveyances of record or in existence

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.

Unless stated otherwise, any monument referred to herein as an "iron pin set" is a set 1/2" diameter rebar, 18" in length, with a yellow plastic cap stamped "YOUNG HOBBS"

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 2 survey and that the ratio of precision of the unadjusted traverse is better than 1:7,500 as shown hereon.

LEGEND

- IRON PIN FOUND, AS NOTED
- SPIKE FOUND
- CONCRETE MONUMENT FOUND (CMF)
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- GROUND LIGHT
- UTILITY STUB
- PROPERTY LINE
- PER DEEDS/MAPS
- FENCE LINE
- OHW OVERHEAD WIRE

YOUNG - HOBBS AND ASSOCIATES

1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768
dave@younghobbs.com

FOR: CWHFP, LLC
PROPERTY: MAXEY ROAD
BEING SHOWN ON TAX MAP 97 PARCEL 58.00
RB 2364, PG 25, IN THE REGISTER'S OFFICE
ROBERTSON COUNTY, TENNESSEE
14TH CIVIL DISTRICT
JOB# 058-20
DATE: MARCH 7, 2020
UPDATED OCT. 3, 2024

LAND DESCRIPTION

GROSS AREA

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE RIGHT OF LINE INTERSECTION OF INTERSTATE 24 AND MAXEY ROAD; THENCE WITH SAID INTERSTATE 24, AS FOLLOWS: N 75°38'54" W A DISTANCE OF 795.27 FEET A CONCRETE MONUMENT FOUND; THENCE N 61°18'06" W A DISTANCE OF 557.28 FEET A CONCRETE MONUMENT FOUND; THENCE N 51°43'48" W A DISTANCE OF 683.50 FEET A CONCRETE MONUMENT FOUND; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE ELLIOTT PROPERTY, RECORDED IN BOOK 1685, PAGE 185 N 01°15'48" W A DISTANCE OF 479.39 FEET TO A 1/2" IRON PIN FOUND; THENCE WITH THE HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP PROPERTY, RECORDED IN BOOK 1521, PAGE 50 S 64°57'25" E A DISTANCE OF 2263.92 FEET TO A SPIKE FOUND IN THE WEST RIGHT OF WAY LINE OF SAID MAXEY ROAD; THENCE WITH SAID WEST LINE, AS FOLLOWS: S 25°07'25" W A DISTANCE OF 49.95 FEET TO A SPIKE FOUND; THENCE S 24°45'39" W A DISTANCE OF 81.36 FEET A CONCRETE MONUMENT FOUND; THENCE S 24°21'00" W A DISTANCE OF 218.20 FEET A CONCRETE MONUMENT FOUND; THENCE S 47°28'44" W A DISTANCE OF 134.84 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 26.82 ACRES, MORE OR LESS.

West Robertson Water Authority

604 Keysburg Road • Adams, TN 37010 • (615) 696-2266

November 5, 2024

RE: Letter of Water Availability for: **Maxey Rd Truck Stop Cedar Hill, Tn 37032**

To Whom It May Concern

This letter is to serve as a guarantee that (1) water taps does exist at the above mentioned property in Cedar Hill, Tn 37032. This water tap is supplied by a 6'' main water line. This area is served by the West Robertson Water Authority.

If you need any further information, please feel free to email me at office@wrwatn.com or call me at the number listed above.

Sincerely,

James Walker
Executive Director
West Robertson Water Authority

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
December 19, 2024
Amanda Harrington, Planning Advisor

Applicant: Clint Head, on behalf of CWHFP, LLC
Representative: Clint Head



Request: Rezone **20.20 *acres*** of the 26.82 acres Tax Map 097, Part of Parcel 058.00 **from AG-2 to C-4**

Property Information:
♦ Tax Map 097, Part of Parcel 058.00
♦ Maxey Road, Adams

Discussion:

The applicant wishes to rezone 20.20 acres of the 26.82 acres. The subject property is a split zone, and the applicant requests that it be rezoned into a single zoning district. The property is mainly surrounded by C-4, C-1, and AG-2 zones in the immediate vicinity, with varying lot sizes.



The applicant's request to rezone C-4 appears to be dimensionally appropriate.

C-4 Minimum Requirements

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

Future Land Use Plan: The Employment Center land use category is similar to the general urban area but encompasses areas with the greatest potential for locating employment opportunities.

• Location of Employment Centers. Areas identified as Employment Center include the Springfield Industrial Park, the proposed Red River Preserve, and the area around the

Springfield/Robertson County airport. The following criteria shall be used for assigning new areas or expanding the employment center character area.

o The character of the Employment Center is predominantly non-residential providing locations for professional or industrial nodes and retail and service support to the community as a whole. Therefore, the area shall be served by high-capacity transportation systems.

o Because Employment Center lands are served by high-capacity transportation systems, development in this category can support a substantial regional commercial center.



o The more intensive development within Employment Center areas shall be located where infrastructure includes central water and sewer systems, stormwater management systems, and major paved public streets or highways.

o Designation of new Employment Center lands should only be allowed if adjacent to other employment center lands, unless justification for establishing new employment centers, at an appropriate scale to serve the community, can be demonstrated.

o Direct access to collector or arterial roads shall be required for high-density residential development, unless located within a mixed use development.

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

Staff Recommendation: Approval.

**** END COMMENTS ****

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.

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.

6-5.2 AG-2 Agricultural/Residential District

A. District Description

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

6-6.4 C-4 Highway Service Commercial District

A. District Description

The ***C-4*** Highway Service Commercial District is established to provide primarily for auto-dependent uses in areas not amenable to easy pedestrian

access and a comfortable pedestrian environment. It is expected that the Highway Commercial District will serve not only the Robertson County Residents, but highway travelers as well. Because of the scale and access requirements of uses in this category, they often cannot be compatibly integrated within the other commercial districts.

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

Notaries to be elected January 27,2025

ALEAH BARTLETT
CALLIE J COOKE
GARY L DILLIHA
TORY ELLIS
NATASHA M HOLCOMB
ADONI J IXCOY
PENELOPE JOHNSON
JONATHAN RICHARDSON
TRAVIS S STATEN
LIZBETH STUART
DEBRA E TORRENTO

PERSONAL SURETY