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

Regular Meeting – October 20, 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
   - Elect District 2 Commissioner
   - Comptroller budget approval letter

7. Public Comments

8. Reports

9. Elections and Appointments

10. Public Hearing
   A) Robertson County Planning and Zoning
   1. Amend Article III, General Provisions, of the Robertson County Zoning Resolution
   2. Amend Table VI, Permitted Use Schedule, of the Robertson County Zoning Resolution
   B) Agricultural/Residential (AG-2) to Low Density Residential District (R-40)
   3. Clarion Homes — Voting District 3
   4. Jerry Somerville — Voting District 1
   C) Agricultural/Residential (AG-2) to Rural Preservation District (RP-80)
   5. James Marshall — Voting District 8
   6. Gregory Riddle — Voting District 7

11. Resolutions
   1. Amend budget-General/B&G — **#091525073 2nd reading**
   2. Amend budget-General/Ag Extension — **#091525075 2nd reading**
   3. Increase mineral severance tax for Highway Department — **#102025088**

12. Old Business

13. New Business

14. Notaries

15. Adjournment

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

Robertson County Commission
Monday, September 15, 2025 7:00 pm

Be it remembered that the Board of Commissioners of Robertson County, Tennessee, met in open public session, at the Robertson County Juvenile Courtroom in Springfield, Tennessee on Monday, September 15, 2025, 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 (19 Present, 6 Absent)
Present: MAYOR VOGLE, COUTS, ROBERTS, RUMMEL, MARTIN, PIERCE, BILLY R DORRIS, WILSON, AYRES, STROUD, M. DORRIS, HOGAN, MORGAN, HART, WHITE, ELLIS, HEAD-HIEBER, SUMMERS, WOODARD
Absent: JACKSON, BRINKLEY, VACANT, DELONG, MOORE, STUBBLEFIELD
Mayor Vogle informed everyone that Commissioner Suttle has submitted her resignation.

Invocation and Pledge to the Flag - Bro. Adam Hodges - Hopewell Baptist Church

Minutes of Previous Meeting – August 18, 2025

Motion by HOGAN - Second by WOODARD - Passed by Voice Vote

Communications from the Mayor – Mayor Vogle asked everyone to remember Commissioner Stubblefield in the loss of her husband. Mayor Vogle presented a Proclamation Honoring School Bus Driver, Willie Mason. DAR representative, Becky Wall explained the importance of Constitution Week. Trane representative, Owen Nevader explained the benefits of the Infrastructure Improvement Program.

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

Public Hearing - Planning & Zoning - Planning Advisor, Amanda Harrington

Property Owner, Mary Dehmlow, Chad Gregory and Lee Willoughby expressed their intent with the Dehmlow property.

Resolution No. 091525064 Robertson County Planning & Zoning

Amend the Robertson County Zoning Resolution Pertaining to Lot Widths for AG-2 from 250 to 175 ft & RP-80 from 175 to 150 ft
Motion by ROBERTS - Second by SUMMERS - Passed With 13 Yes Votes Needed

Resolution No. 091525065 Rezone Mary Dehmlow

Rezone 2.55 acres, AG-2 to R-40, Agricultural/Residential to Low Density Residential, 5433 Ashburn Road, 8th Voting District

Motion by M. DORRIS - Second by ROBERTS - Passed With 13 Yes Votes Needed

Resolution No. 091525066 Rezone Morgan Kinch

Rezone 1.47 acres of the 5.83 acres, AG-2 to R-40, Agricultural/Residential to Low Density Residential, 2686 Bellar Rd, 3rd Voting District

Motion by RUMMEL - Second by BILLY R DORRIS - Passed With 13 Yes Votes Needed

Resolution No. 091525067 Rezone Kenneth Foster

Rezone 7.64 surveyed acres of the 124.30 acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, 5525 Minnis Road, 7th Voting District

Motion by ROBERTS - Second by BILLY R DORRIS - Passed With 13 Yes Votes Needed

Resolution No. 091525068 Rezone KOE Construction on behalf of Terminus Capital Investing, LLC

Rezone 5.02 acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, 4067 Woodard Road, 7th Voting District

Motion by ROBERTS - Second by HART - Passed With 13 Yes Votes Needed

Resolution No. 091525069

Amend Budget - School Fund - Coopertown Ballfield

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

Resolution No. 091525070

Amend Budget - School Fund - $2,000 Bonus Payments for Teachers - 2024-2025 Year

Motion by COUTS - Second by MORGAN - Passed With 13 Yes Votes Needed

Resolution No. 091525071

Amend Budget - Solid Waste - New Loader

Motion by COUTS - Second by HEAD-HIEBER - Passed With 13 Yes Votes Needed

Resolution No. 091525072

Amend Budget - General Fund - Correction to the Sheriff's Department Employee Raises - Clerical Error

Motion by COUTS - Second by MORGAN - Passed With 13 Yes Votes Needed

Resolution No. 091525073 1st Reading
Amend Budget - General Fund - Building & Grounds Employee Payout
Motion by COUTS - Second by ROBERTS - Passed With 13 Yes Votes Needed

Resolution No. 091525074
Amend Budget - General Fund - Grant Funds used for Clerical Line Item for the Youth Service Officers
Motion by COUTS - Second by BILLY R DORRIS - Passed With 13 Yes Votes Needed

Resolution No. 091525075 - 1st Reading
Amend Budget - General Fund - Program Assistant Salary with AG Extension Office - Federal Funding Ends 9-30-25
Motion by COUTS - Second by HEAD-HIEBER - Passed With 13 Yes Votes Needed

Resolution No. 091525076 - 1st Reading
Amend Budget - General Fund - 3% Raise for Administrator of Elections, Cathy Hamsley - Same increase as Fee Office Elected Officials
Motion by COUTS - Second by ROBERTS - Passed With 13 Yes Votes Needed

To Suspend the Rules and Proceed with Resolution No. 091525076 Only - 2nd Reading
Motion by COUTS - Second by HEAD-HIEBER - Passed by Voice Vote

Resolution No. 091525076 - 2nd Reading
Amend Budget - General Fund - 3% Raise for Administrator of Elections, Cathy Hamsley - Same increase as Fee Office Elected Officials
Motion by COUTS - Second by BILLY R DORRIS - Passed With 13 Yes Votes Needed

Resolution No. 091525077
Amend Budget - General Fund - Funds to Pay for Security Guard Services at the Drug Recovery Fest
Motion by COUTS - Second by ROBERTS - Passed With 13 Yes Votes Needed

Resolution No. 091525078
Declare Surplus Property - Sheriff's Department - Unit 319
Motion by WHITE - Second by MORGAN - Passed With 13 Yes Votes Needed

Resolution No. 091525079
Declare Surplus Property - Board of Education Career & Technical Department - TI Bradbury Liftmaster MK. III
Motion by MARTIN - Second by M. DORRIS - Passed With 13 Yes Votes Needed

Resolution No. 091525080
Declare Surplus Property - Board of Education Transportation Department - Various Transportation Equipment
Motion by MARTIN - Second by MORGAN -Passed With 13 Yes Votes Needed

Resolution No. 091525081 - Highway Department Resolution No. 25-292-09
Establishing Speed Limit Signs - Old New Cut Road - 30 MPH
Motion by ROBERTS - Second by HEAD-HIEBER -Passed With 13 Yes Votes Needed

Resolution No. 091525082 - Highway Department Resolution No. 25-291-09
Making Certain Changes in the Official Maintenance Road List and Map due to Annexations of Various Cities Removing High Oaks Place and WDBL
Motion by ROBERTS - Second by STROUD - Passed With 13 Yes Votes Needed

New Business – Commissioner M. Dorris reminded everyone of the Fair Parade on Tuesday at 5:00.

Election of Notaries - Motion by HOGAN - Second by ROBERTS - Passed by Voice Vote
Alisha Anderson, Kelley Bell, Tederick R. Bethea, C. Coiner, Yolanda Dowlen, Lizbeth Flores Troche, Erika Flores Troche, Lauryn Foster, Patrick Gago, Chastity Garrard, Ginger Gingerich, Irene E. Gregory, Heather L. Gunn, Jackie E. Howell, Adarion Hudson, Melissa Jansen, Julie R. Jones, Mary Kelly, Rebecca Sue Luman, Joey Ben McNatt, Taylor L. Miller, W. Nolan, Melissa Reininger, Presley H. Rhodes, Sean Roney, Sherri Bond Rucker, Ricky Sanford, Tricia Sholar, Brittany Speer, Lauren R. Taylor, Amy Thomas, Michelle A. Trigleth, and Todd L. Yates

Adjourn – 8:29 p.m.
Motion by M. DORRIS - Second by ROBERTS - Passed by Voice Vote

_____ _____

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

September 4, 2025

Mr. Billy Vogle
Robertson County Mayor
Springfield, TN 37172 via Hand Delivery

Re: District 2 vacancy on Robertson County Commission

Dear Mayor Vogle:

Please consider this as my application for the vacant unexpired term for District 2 on the County Commission created by the resignation of Commissioner Megan Suttle on September 2nd. I recently retired and have the time to devote to the job. In my opinion, I have the qualifications, judgment, and experience to live up to the standards set by two of my friends who formerly served on the County Commission from this district: Don Eden, and Phillip Kelley. My roots in the White House community go back 37 years (I am now 70 years old) and my wife and I have raised our family here. I was a practicing lawyer for 43 years, with the last 37 years spent working for the State of Tennessee. I was an Assistant Attorney General for three years, then an Assistant District Attorney for 30 years, with four of those years spent working for John Carney in the Springfield office. For the past four years, I was Senior Disciplinary Counsel for the Tennessee Board of Professional Responsibility, the board established by the Tennessee Supreme Court to regulate the ethical behavior and professional conduct of lawyers. My wife, Cindi, has been the manager of the Austin and Bell Funeral Home in White House for seven years, and has worked there for the past ten years. We live at 1511 Hidden Meadow Drive in Cottontown, which is in District 2.

My civic involvement in White House began in 2002 when Sumner County withdrew from the joint operating agreement with Robertson County for the White House schools. My children, who were then in the White House elementary schools on the Robertson County side, were directly affected as were all the children in this area. Robertson County immediately faced the necessity of constructing a middle and high school for the children between sixth and twelfth grade, which included our daughter. I attended countless meetings in both counties in an effort to maintain the joint agreement, which ultimately failed. I encouraged our county commissioners, who were Phillip Kelley and Billy Ray at the time, to develop a plan for renovating White House Elementary School into a makeshift middle and high school, until a new school could be built. I was on the parent committee under Principal Kathy Maynard to come up with a name for the new school, and we ended up recommending the name "White House Heritage" school.

After that, my son James developed an Eagle Scout project to build a Veterans Memorial in White House. With help from Boy Scout Troop 459, he designed and oversaw the construction of this memorial in 2010 solely from private funds and with private labor. Since then, it has become one of the most popular and recognizable points of interest on the White House greenway. From that experience, my wife and I developed friendships with many local officials at the time, including two White House mayors (John Decker and Mike Arnold), and both county mayors (Howard Bradley of Robertson and Anthony Holt of Sumner). Governor Bredesen honored our son with a Tennessee Volunteer of the Year award that year. In addition to the friendships and relationships built through the schools and the Boy Scouts, I have been actively involved in church

work, teaching Sunday School and serving several terms as a deacon, including two terms as Chairman of the Deacon Board.

My professional career began with private law practice in Chattanooga and the surrounding area during the 1980's. In 1988, I joined the Tennessee Attorney General's Office in Nashville, and my wife and I moved to White House. I represented the State during criminal appeals, including death penalty cases, for three years until I left to work for the Davidson County District Attorney's office. During my time there, I was the lead prosecutor on DUI and Vehicular Crimes for two years, the lead prosecutor in Juvenile Court for two years, and worked on felony cases in criminal courts for over twenty years. During most of that period, I prosecuted strictly fraud and white collar crimes, including mortgage fraud. One of my cases involved the prosecution and conviction of a sitting Robertson County commissioner who went to prison for stealing 100,000's of dollars in a Ponzi scheme. In 2017, I jumped at the opportunity to work closer to home when John Carney offered me a job as an Assistant DA in Robertson County. During my time in Springfield, I developed strong relationships with the Sheriff (first Bill Holt and later Michael Van Dyke) and several local police chiefs (Jason Head of Springfield, Pat Brady of White House, and Buster Locklayer of Greenbrier, to name a few). I successfully prosecuted four felony jury trials, including one first degree murder case and one fraud case involving the theft of health insurance benefits. Although I greatly enjoyed jury trials, the work fell off during the Covid pandemic in 2020 and 2021, and I left in March 2021, to work as Disciplinary Counsel for the Board of Professional Responsibility, which involved many appeals and some travel around the State. During my time at the BPR, the Tennessee Supreme Court issued twelve (12) written opinions in cases where I wrote the Board's brief, and ruled in favor of the Board's position in each of them. In addition to appeals, I also advocated for the Board's position in disciplinary hearings, issued informal ethics opinions, and collaborated with other disciplinary counsel in deciding whether or not to recommend the filing of formal charges in all cases of attorney discipline.

If selected to fill out the unexpired term as District 2 Commissioner, my priorities will be to preserve the quality of life that makes our community a wonderful place to live. This includes getting the most "bang for the buck" in the allocation of tax dollars to provide government services, protecting the public safety through effective law enforcement, improving public education while preserving the values and traditions of our nation's founders, and restraining uncontrolled growth in the White House area until the infrastructure catches up with the demand for services, i.e., water and sewer lines, roads, and schools. I look forward to discussing any of these and/or other issues with you personally during the coming days before the Commission votes on filling this position.

Thank you for reading this correspondence and for considering me to complete Commissioner Suttle's term on the County Commission. If you have any questions about my background or wish to contact me for any reason, you may reach me on my cell phone at (615) 512-4920 or by email to jim.w.milam@gmail.com.

Sincerely,

Jim Milam

Billy Vogle

From: noreply@revize.com
Sent: Wednesday, September 17, 2025 9:33 AM
To: Billy Vogle
Subject: [EXTERNAL]Citizen Email

text-1621788847549 = David Cash
text-1621788847977 = david.cash@lifechurchnashville.org
text-1621788848431 = Open Commission Seat - District 2
textarea-1621788849416 = David E. Cash
3022 Killarney Park
White House, TN 37188
david.cash@lifechurchnashville.org
(623) 210-9807
9/17/2025
The Honorable Billy Vogle
Mayor of Robertson County
Robertson County Courthouse
Springfield, TN 37172
Dear Mayor Vogle,
I am writing to express my interest in serving on the Robertson County Commission representing District 2, the seat previously held by Megan Suttle. It would be an honor to represent the residents of this district with integrity, accountability, and conservative Christian values.
I have been a resident of Robertson County for the past three years, living in the Concord Springs development in White House, District 2. I currently serve as a Senior Business Analyst with a major U.S. financial institution, where my focus on data-driven solutions, fiscal oversight, and operational planning has equipped me with skills that would directly benefit the Commission and the County as a whole. Additionally, I am an ordained minister that is currently serving as Media Director for Life Church Nashville.
My priorities as a commissioner would include responsible growth, maintaining solid infrastructure, supporting public safety, strengthening education, and ensuring fiscal responsibility. Having been born in California and spending 25 years in Arizona before moving to the great state of Tennessee, I have seen firsthand what unchecked growth and irresponsible spending can do to a community. Those experiences have deepened my commitment to safeguarding Robertson County's unique character, ensuring that growth is well-planned and sustainable, and preserving all that makes our county such a special place to call home.
I would be proud to serve our community in this capacity and to work collaboratively with my fellow commissioners and your office to keep Robertson County strong. Thank you for considering my interest in this important role.
Respectfully,
David E Cash

Client IP = 162.196.36.171

Your-Name = Eric Thompson
Your-Email = Eric@apexrealtytn.com
Subject = Appointment to County Commission District 2
Your-Message = Dear Mayor and County Commissioners,

I'm writing to express my interest in being appointed to serve out the remainder of Megan Suttle's term representing district 2 on the county commission.

Let me take a moment to introduce myself. My name is Eric Thompson, I'm a life-long resident of White House, TN and still have scars from Robertson County tobacco fields on my hands till this day. I graduated WHHS in 1998, married the former police chief's daughter and raised our son in White House who graduated from Heritage class of 2020. I've coached youth sports here in town for over a decade, I'm a proud member of Northridge Church where I serve on the host team, I'm a member of the Rotary Club, the Robertson County Prevention Coalition and our local Masonic Lodge. I run a nearly 500 member men's group called the White House Gentlemen's Society that is based around faith, fellowship and community service. Professionally I'm winding down a career with AT&T with plans to retire in the next year and focus all my efforts on real estate and community service.

Ultimately, I said all that to say this, I am district 2 through and through and would be honored to represent these fine folks on the county commission. I consider myself to be a socially conservative, responsible growth republican committed to the small-town values that has made Robertson County so attractive to newcomers. I believe growth is inevitable, but I also believe with good stewardship we can grow in such a manner that benefits all residents and maintains the agrarian charm of Robertson County. Through my position on the planning commission, I've been around county government long enough to know that we have some hard work and difficult decisions to make as a commission in the months and years ahead and I want to assure you that I understand those challenges and I'm committed to rolling up my sleeves and getting to work alongside of you!

I want to thank you for taking the time to indulge me and for your service to Robertson County. I would greatly appreciate your consideration and/or any support you may be able to provide. I am available to meet anytime or answer any questions you might have.

Have a great day and God bless!
Eric Thompson

(615) 756-8042
Eric@apexrealtytn.com

JASON E. MUMPOWER
Comptroller

September 18, 2025

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

Dear Mayor Vogle and Board of Commissioners:

This letter acknowledges receipt of a certified copy of the fiscal year 2026 budget.

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

This letter constitutes approval, by this office, for the County's fiscal year 2026 budget as adopted by the County Commission.

Timely Adoption
Thank you for filing the budget with our office within 15 calendar days of adoption. We noted that the budget was adopted August 18, 2025. Next year's budget should be adopted prior to the beginning of the budget year for the County to be eligible to receive the annual budget certificate: tncot.cc/budgetcertificates.

CORDELL HULL BUILDING | 425 Rep. John Lewis Way N. | Nashville, Tennessee 37243

September 18, 2025
Budget Review Letter
Robertson County

If you should have questions or need assistance, please refer to our online resources or feel free to contact your financial analyst, Charlie Lester, at 615.401.7762 or Charlie.Lester@cot.tn.gov.

Sincerely,

Sheila Reed, Director
Division of Local Government Finance

Charlie Lester, Senior Data Analyst
Division of Local Government Finance

cc: Ms. Jody Stewart, Robertson County

SR:cl

Cordell Hull Building | 425 Rep. John Lewis Way N. | Nashville, Tennessee 37243

ROBERTSON COUNTY HIGHWAY DEPARTMENT

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

Commission
DONNIE MARTIN, Chairman
MARK A. HAND, SR.
RALPH (FRED) HEAD
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 4:00 P.M., Thursday, August 28, 2025.

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. Head, seconded by Mr. Peach and approved by voice vote.

4. Supervisor's Report:

Commission	Tons Hauled to Date	End Balance
Armstrong	52.11	924.27 tons
Peach	37.72	339.87 tons
Head	0.00	620.64 tons
Hand	21.10	667.87 tons
Cook	22.12	1,667.38 tons
Martin	34.15	2,655.97 tons

Date	Road Name	Work Performed	Loads & Tons of Rock

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

5. Rock allocation for the month of September was set at 3,712.65 tons. This is the carryover from August. (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 July 31, 2025 was reviewed by the commission. On a motion by Mr. Head, 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 September meeting date is set for Thursday, September 25, 2025 at 4:00 P.M.

8. Delegation - None

9. State Aid Roads -

2025/2026 – Matthews Road, Cedar Grove Road (section), Hall Road (section), Maxie Jones Road, Mint Springs Road & Pleasant Grove Road (section).

Supt. Adkins informed the commission we had our preconstruction meeting on August 14th on all these roads except Mint Springs Road that we will bid and do next Spring. We started on Hall Road on August 18th and finished it on August 27th. We started Maxie Jones Road on August 20th and finished it on August 25th. We had final inspection with TDOT yesterday on these two. We finished paving Pleasant Grove Road today and will start on Cedar Grove Road on Tuesday. Then we will do the shoulder stone on both roads. Compiling the paperwork together on Hall Road and Maxie Jones Road to send to TDOT for payment.

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. Additional structural engineering for the bridge was done by his sub-consultant.

11. Driveway Permit Check List:

A report showing "Driveway Permit List" for the month of August 2025 was reviewed by the commission. It showed 38 permits were fully processed for a total of $16,600.00. 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. Bids – Diesel -

1. Kimbro Oil Company	$2.4700
2. Parman Energy Group	$2.50255
3. Tri Star Energy, LLC	$2.52
4. Dean Oil Company	No Bid
5. Beach Oil Company	No Bid
6. Petroleum Traders Corporation	No Bid

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

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

13. Resolution – Establishing Speed Limit Signs For Robertson County, Tennessee - Hwy Dept. Resolution No. 25-292-09

The commission looked over the petition for Old New Cut Road that was signed, and the residents requested this road to be 30 MPH. The commission discussed and agreed for this road to be set at 30 MPH. On a motion by Mr. Peach, seconded by Mr. Head and approved by roll call vote, the commission approved this resolution.

Roll Call Vote:	Mr. Peach – Yes	Mr. Martin - Yes
	Mr. Head – Yes	Mr. Hand - Yes
	Mr. Armstrong – Yes	Mr. Cook – Yes
Vote Total:	6 – Yes 0 – No	Motion carried

(A copy of this resolution is on file at the highway office.)

14. Supervisor/Commission Remarks:

    1. Included in their packets was a copy of the adopted 2025-2026 budget. On a motion by Mr. Hand, seconded by Mr. Head and approved by voice vote, this 2025-2026 adopted budget was received and ordered filed. (A copy of the adopted 2025-2026 budget is on file at the highway office.)

    2. Supt. Adkins informed the commission we are looking into more information to be able to present a resolution to increase the severance tax. We are hoping to have it ready next month.

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

Lynette L. Crain

Lynette L. Crain, Secretary

Donnie Martin, Chairman



Billy Vogle
Mayor

Randy Peach
Director

Intake Summary Report

Period: from **1-Sep-2025** 12:00 AM to **1-Oct-2025** 12:00 AM

Total Intake	93	
Outcome Summary Report		
Adoption	16	
Euthanasia	15	
Transfer	67	
Return to Owner	8	
Died in Kennel	2	
Public Euthanasia	0	
Total Outcome	108	
In Foster	0	
Animal Inventory	47	

Donations for this month	$280.00
Donations Year to Date	$1,525.00
Revenue for this month	$800.00
Revenue Year to Date	$1,720.00
Spay/Neuter Deposits for this month	$780.00
Spay/Neuter Deposits Year to Date	$1,810.00
Spay/Neuter Refunds for this month	$1,352.63
Spay/Neuter Refunds Year to Date	$4,655.11
Spay/Neuter Fund Balance	$12,384.31

Calls Received	367
Calls Completed	362

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

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

ROBERTSON COUNTY TRUSTEE STATEMENT OF FUNDS

September 30, 2025

BANK	DESCRIPTION	Prior Year Balance: 9/30/2024	CURRENT BALANCE: 9/30/2025
Farmers Checking #1	Trustee's Checking	$ 48,362.43	$ 10,017.11
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	$ 46,144.82	$ 22,496.85
Farmers Money Mkt	Money Market	$ 9,593,268.28	$ 6,975,775.28
Farmers Med Insurance	County Funded Medical	$ 2,544,832.41	$ 3,029,671.24
Farmers SW	Solid Waste Acct	$ 25,506.69	$ 5,000.00
Farmers Development	Development Acct	$ 1,000.00	$ 1,000.00
Farmers Drug Fund	Drug Fund Acct	$ 1,000.00	$ 1,000.00
United Community Bank	Fire Hydrant	$ 123,446.03	$ 124,935.57
United Community Bank Tax	Money Market	$ 5,001.09	$ 5,545.04
United Community Bank ICS	Cash Sweep	$ 34,301,623.22	$ 10,152,545.69
United Community Bank Opioid	Opioid Account		$ 928,469.47
Farmers CD	CD	$ 10,000,000.00	$ -
Moreton Capital CDs	CDs		$ 1,500,000.00
Bank OZK CDs	CDs		$ 20,000,000.00
US Treasuries/Agencies	US Treasuries/Agencies		$ 8,476,600.50
USBank Money Mkt	Money Market		$ 29,582.44
Local Govt Investment Pool	LGIP Investment	$ 34,046,679.48	$ 31,287,687.72
TOTAL COUNTY DEPOSITS:		**$ 91,037,864.45**	**$ 82,851,326.91**
Industrial Development Board - Farmers MMkt		$ 1,124,555.33	$ 2,077,593.52
GRAND TOTAL TRUSTEE FUNDS:		**$ 92,162,419.78**	**$ 84,928,920.43**

Kendra Shelton, Trustee

Kendra Shelton, Trustee

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

Robertson County Trustee

2025 Tax Aggregate

	PROPERTY TAX	PUBLIC UTILITIES	TOTAL
Beginning Tax:	$ 59,828,570.00	$ -	$ 59,828,570.00
Additions:	-	-	-
Increases:	-	-	-
Deletions:	-	-	-
Decreases:	-	-	-
Total Tax To Collect:	$ 59,828,570.00	$ -	$ 59,828,570.00

As of 9/30/2025:

Total Tax Collected:	$ 205,867.10	$ -	$ 205,867.10
Unpaid Balance:	$ 59,622,702.90	$ -	$ 59,622,702.90

Kendra Shelton, Trustee

Kendra Shelton, Trustee

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

Robertson County Trustee
2024 Tax Aggregate

	PROPERTY TAX	PUBLIC UTILITIES	TOTAL
Beginning Tax:	$ 57,998,262.00	$ 2,231,489.00	$ 60,229,751.00
Additions:	274,248.00	-	274,248.00
Increases:	162,392.00	-	162,392.00
Deletions:	(24,034.00)	-	(24,034.00)
Decreases:	(590,388.00)	-	(590,388.00)
Total Tax To Collect:	$ 57,820,480.00	$ 2,231,489.00	$ 60,051,969.00
As of 9/30/2025:			
Total Tax Collected:	$ 56,870,419.53	$ 2,231,463.00	$ 59,101,882.53
Unpaid Balance:	$ 950,060.47	$ 26.00	$ 950,086.47

Kendra Shelton, Trustee

Kendra Shelton, Trustee

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

PLANNING AND ZONING

09-01-2025 – 09-30-2025

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

Re: Growth Data

Single-Family Dwelling Permit	17
Other Permits Issued	16
Plumbing Permits Issued	22
Mechanical Permits Issued	22
Total Permits Issued	77
Commercial / Industrial AFT Collected	$2,905.00

Permits	Rezonings	Site Plans	Subdivisions	Appeals Board	Adequate Facilities Tax
$ 54,73.00	$ 880.00	$ 1,525.00	$ 0	$ 1,060.00	$ 138,904.50

ADEQUATE FACILITIES TAX

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

Group: CT

9/24/2025	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	3,487.50
9/12/2025	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	2,401.50
9/12/2025	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	3,487.50
9/12/2025	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	4,515.00
			$13,891.50

Group: GB

9/11/2025	GB	ADR ADEQUATE FACILITIES RESIDENTIAL	5,281.50
			$5,281.50

Group: MLV

9/24/2025	MLV	ADR ADEQUATE FACILITIES RESIDENTIAL	2,275.50
			$2,275.50

Group: SPF

9/19/2025	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,088.50
9/19/2025	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,370.00
9/19/2025	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,370.00
9/19/2025	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,084.00
9/19/2025	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,088.50
9/19/2025	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,370.00
9/19/2025	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,370.00
9/19/2025	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	3,084.00

			$21,825.00

Group: WTH

9/30/2025	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,607.50
9/30/2025	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,232.50
9/30/2025	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,142.00
9/30/2025	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,142.00
9/22/2025	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,999.00
9/26/2025	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	4,321.50
9/16/2025	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,744.00
9/12/2025	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,958.00
9/12/2025	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,142.00
9/18/2025	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,403.50
9/15/2025	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,927.00
9/15/2025	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,661.00
9/5/2025	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,250.00
			$40,530.00

TOTAL SEPTEMBER 2025 $84,571.50

ROBERTSON COUNTY
EMERGENCY MANAGEMENT AGENCY

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

BILLY VOGLE
COUNTY MAYOR

BLAKE PIERCE
DIRECTOR

MONTHLY REPORT

INCIDENTS----------	September 8TH	--------October 13TH 2025
MVA----------		13
COMMERCIAL VEHICLE CRASH---------		00
STRUCTURE FIRE----------		03
MISSING PERSON----------		01
HAZMAT ----------		00
EXPLOSIVES----------		00
VECHICLE FIRE----------		01
WATER RESCUE----------		00
SEVERE WEATHER ----------		00
MEDICAL ----------		02
SUSPICIOUS PACKAGE----------		00
GRASS FIRE ----------		01
ILLEGAL BURN----------		00

TRAINING AND ACITVITY:
Cheatham County Assist
Suicide Awareness Event
City of White House Touch-A-Truck
Sumner EMA Assist-Decatur County
Coopertown Touch-A-Truck
Tune It Tuesday
White House City Ropes Class
NWS Meeting for Storm Ready County

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT

DEPARTMENT Adams MONTH September

NO.	CALL TYPE	NO.	CALL TYPE
____	STRUCTURE FIRE	____	MVA-10-45
3	BRUSH/GRASS FIRE	____	MVA-10-46
____	VEHICLE FIRE	____	EXTRICATION
10	MUTUAL AIDE ASSIST	____	EMS ASSIST
____	HAZMAT/CHEMICAL	5	FIRST RESPONDER
4	FALSE CALL	5	MISC. RUN

27 TOTAL CALLS

County Fire Report

3 AVERAGE MEN PER CALL

10 AVERAGE RESPONSE TIME DISPATCHE SCENE

3 AVERAGE MEN ON DUTY

4 AVERAGE MONTHLY HOURLY TRAINING PROGRAMS

COMMENTS: _____

Donovan Tucker
FIRE CHIEF

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

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT

DEPARTMENT Adams MONTH September

NO.	CALL TYPE	NO.	CALL TYPE
____	STRUCTURE FIRE	____	MVA-10-45
____	BRUSH/GRASS FIRE	____	MVA-10-46
____	VEHICLE FIRE	____	EXTRICATION
____	MUTUAL AIDE ASSIST	____	EMS ASSIST
____	HAZMAT/CHEMICAL	4	FIRST RESPONDER
____	FALSE CALL	____	MISC. RUN

4 TOTAL CALLS

Adams City calls

3 AVERAGE MEN PER CALL

7 AVERAGE RESPONSE TIME DISPATCHE SCENE

3 AVERAGE MEN ON DUTY

4 AVERAGE MONTHLY HOURLY TRAINING PROGRAMS

COMMENTS:

Donovan Tucker
FIRE CHIEF

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

PEPIN-PIERCE COUNTY VOLUNTEER FIRE DISTRICT
UNIFORM MONTHLY REPORT

DEPARTMENT CROSS PLAINS Month Sept. 25

MA	CALLTYPE
1	Structure Fires
1	Brush & Grass Fires
	Vehicle Fires
	Mutual Aid Assist
	Hazmat & Suspected Spills
2	False Calls
5	Total Calls

MA	CALLTYPE
1	MVA (Pers)
1	MVA (No Pers)
1	Investigate
1	Misc. Assist
1	Fire Prevention
	Miscellaneous

3 Average Men per Call

7.1 Average Response Time Dispatch-scen

3 Average Men on Duty

12 Average Monthl Hourly Training

COMMENTS

Date 10-1-2

Gallons

Greenbrier Fire Department
September 2025 Fire Report – Robertson County Coverage Area

This is the information for the September 2025 Fire Report. Thank you.

Structure Fires: 0

Brush/Grass Fires: 0

Vehicle Fires: 0

Mutual Aid / Assist: 5

HAZMAT/Chemical Spills:

False Calls: 2

MVA 1046: 1

MVA 1045: 2

Extrications: 0

EMS Assist: 4

First Responder: 7

Miscellaneous: 4

Total Calls for Service: 25

Average Men per Call: 2.43 Average Response Time: 07:22

Average men on Duty: 2.60

Note: (1) "False Call"; (1) "MVA 1046"; (2) "MVA 1045"; (2) "EMS Assist"; (2) "First Responder"; and (2) "Miscellaneous" calls occurred in other zones where the primary fire department did not respond.

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT FOR PLEASANT VIEW VFD

MONTH: September 2025

NO.	CALL TYPE	NO.	CALL TYPE
0	STRUCTURE FIRE	5	MVA 10-45
1	BRUSH/GRASS FIRE	1	MVA 10-46
1	VEHICLE FIRE	2	EXTRICATION
3	MUTUAL AID ASSIST	14	EMS ASSIST
0	HAZMAT CHEMICAL	1	FIRST RESPONDER
2	FALSE CALL	13	MISC RUN

40 + 3 MA TOTAL CALLS

2.1 AVERAGE MEN PER CALL

15:27 AVERAGE RESPONSE TIME FROM DISPATCH TO ONSCENE

7.70 AVERAGE MEN ON DUTY

534 HOURS OF TRAINING FROM DEPARTMENT PROGRAMS

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT

DEPARTMENT Ridgetop Fire Dept MONTH Sept

NO.	CALL TYPE	NO.	CALL TYPE
2	Structure Fires		MVA-10-45
	Brush/Grass Fires		MVA-10-46
	Vehicle Fires		Extrication's
2	Mutual Aid Assist	8	EMS Assist
	Hazmat/Chemical Spills	3	First Responder
	False Calls	1	Miscellaneous

1	Average Men per Call	6	Average Response Time Dispatch-Scene
1	Average Men on Duty	8	Average Monthly Hourly Training

Comments: _____

_____

_____

_____ Date: _____

Miles: _____ Gallons: _____

Robertson County Veteran Service Office
Scott Erwin, Director / Veterans Service Officer
Activity Report - **September 2025**

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

OFFICE ACTIVITY

Number of Veteran Files Maintained	2,885
Office Visits (Walk-ins & Appointments)	65

COMMUNICATIONS

General Communications (Phone, Mail, Email, Other)	389
DD 214 Requests	0
Virtual Hearings (BVA / Hearing)	1
Claims Submitted	54

OUTREACH

Home Visits (Veteran/Surviving Spouses)	2
Nursing Home Visits	1
Transportation Requests (Mid-Cumberland Passes)	0
Veteran Assistance (Food, Fuel, Utilities, Housing)	$0
Financial Assistance (Food Boxes, Kroger/Walmart Cards)	$0.00

OTHER ACTIVITIES

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

Robertson County Veteran Service Office
Scott Erwin, Director / Veterans Service Officer
Activity Report - **SEPTEMBER 2025**

Miscellaneous Events:

Our usual monthly events were all covered, Coffee & Comradery at Robertson County Credit Union (09/16) and One Street Over with U-Turn Lavern Vivio on radio station WSGI (09/24).

We attended the monthly Robertson County Chamber meeting on Sept 25th and making every effort to get out and attend local community events which help county residents know we are here for our Veterans/spouses/families.

Our TN Department of Veterans Services Annual Training Conference was held in Knoxville, TN from Sept 28 – Oct 1. This is part of a continual effort to stay aware of changes within VA/benefits process, new legislation based on recent court cases, and updates to new VA claims system.

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

National Center for Veterans Analysis and Statistics

Geographic Distribution of VA Expenditures (GDX) Report

The National Center for Veterans Analysis and Statistics (NCVAS) annually publishes the Geographic Distribution of VA Expenditures (GDX) Report, which details VA spending across major programs at the state, county, and Congressional District levels. The report categorizes expenditures into key program areas:

- Compensation and Pension;
- Education and Vocational Rehabilitation and Employment;
- Insurance;
- Loan Guaranty;
- Medical Expenditures;
- Specially Adapted Housing (SAH) and Automobiles and Adaptive Equipment;
- Memorial Benefits;
- Dependency & Indemnity Compensation (DIC) and Survivors Pension; and
- Construction and Related Costs.

PLEASE NOTE: For FY2024, the methodology was revised to enhance accuracy by aggregating individual-level expenditure data linked directly to Veterans' addresses and grouping categories by direct and indirect expenditures. This change enables a more precise geographic allocation of resources, better reflecting how VA benefits and services support Veterans and their communities nationwide.

Robertson County Specifics:

FY 2020
VA Estimated Veteran Population 4189
-Education & Vocational Rehabilitation/Employment
$3,683,000
-Compensation & Pension
$35,169,000

FY 2021
VA Estimated Veteran Population 4159
-Education & Vocational Rehabilitation/Employment
$3,514,000
-Compensation & Pension
$40,835,000

FY 2022
VA Estimated Veteran Population 4175
-Education & Vocational Rehabilitation/Employment
$3,233,000
-Compensation & Pension
$49,276,000

FY 2023 (Robertson Co ranked #6/95 counties)
VA Estimated Veteran Population 4109
-Education & Vocational Rehabilitation/Employment
$3,770,000
-Compensation & Pension
$52,197,000

FY 2024
VA Estimated Veteran Population (not yet listed in GDX)
-Education & Vocational Rehabilitation/Employment
$4,712,074
-Compensation & Pension
$55,483,000

The FY compensation/pension/dependency indemnity compensation has increased $20M+ since 2020. These are direct monetary benefits paid to Veterans/widowed spouses spent here in Robertson County

ROBERTSON COUNTY
SOLID WASTE DEPARTMENT
MONTHLY REPORT

September 2025

Tipping Fees & Sales Revenue:

	Month	Year to Date	Sept.Last Yr.
Transfer Station Income	$359,492.74	$1,137,754.11	$493,332.35
Accts.Rec. Billed this month	$382,256.21	$1,173,764.33	$366,960.71
Credit Card Fees	$3,131.72	$9,938.45	$2,585.11
Payout for Disposal Waste & Tires	$345,725.37	$1,062,470.59	$319,961.90
Solid Waste Received (tons)	7,777.64	24,054.23	7,281.83
Solid Waste Shipped (tons)	8,038.38	24,783.51	7,425.53

	Month	Year to Date	Sept. Last Yr.
Recycling Center Income:	$4,209.34	$12,729.58	$0.00
Recyclables Shipped (tons)			
Aluminum/Copper	0.00	0.00	0.00
Cardboard	29.26	74.56	0.00
Mixed Steel	29.05	89.17	39.71
Waste Oil (gallons)	490	1304	240
Recyclables Collected			
Refrigeration units	29	119	35

Robertson County EMS
EMERGENCY MEDICAL SERVICES

1305 HILL STREET - SPRINGFIELD, TN 37172 - 615-384-2186 F615-384-1293

October 14, 2025

To: Mayor Vogle and Robertson County Commissioners

From: Brent Dyer, EMS Director

Re: EMS Report for October 2025

Mayor and Commissioners,

I hope this report finds you well. Things seem to be going well with the additional ambulance to serve the County. This change went into effect on September 27th. This has been an incredibly helpful operational improvement for the EMS department and has already proved to be an excellent benefit to the citizens we serve. Call volume data for September 1, 2023 through September 30, 2024 was 11,712 calls. Comparative data for this past year, September 1, 2014 through September 30, 2025 was 12,049 calls. This is just for this past month, but evidences an increase in the number of calls for service made by EMS.

Two weeks ago, local news covered the story in which a skull was found in the creek along the greenway here in Springfield. Many citizens do not realize that we are like most others across Tennessee, in that our paramedic supervisors serve somewhat of a dual role in being field medical examiners. In this recent case, there was a lot of media attention and public comment. Within our department, we have had discussions about how the perception of things could have been improved in the case of the skull being found. There are many underlying factors that went into how that all worked in this case, and I am glad to discuss and share those details if anyone would like. Thank you for trusting that every effort is made to represent our County well and do our best to ensure everything is done properly, by the rules and standards, and in compliance with our law enforcement colleagues. I wanted to take the time to note that and share that we take a great deal of pride in how we do, what we do for our citizens. As always, if I or anyone in the EMS department can do anything for any of you, please reach out.

Best Regards,

Brent N. Dyer

Brent Dyer, Director
Robertson County EMS

ROBERTSON COUNTY, TENNESSEE

FINANCIAL REPORT

AUGUST 31, 2025

UNAUDITED

PREPARED BY
FINANCE DEPARTMENT

JODY STEWART
FINANCE DIRECTOR

ROBERTSON COUNTY, TENNESSEE

UNAUDITED FINANCIAL REPORT

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Robertson County Tennessee

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

September 30, 2025

Board of County Commissioners
Robertson County Courthouse
Springfield, Tennessee 37172

Dear Commissioners:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Should you have any questions, please advise.

Respectfully,

Jody Stewart

Jody Stewart

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

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH ON HAND		700.00	
CASH WITH TRUSTEE		18,709,278.78	
COUNTY SELF FUNDED INSURANCE - FUND 263 CASH		2,971,440.00	
AMERICAN RESCUE PLAN ACT OF 2021-FUND 127 CASH		1,648,629.59	
ACCOUNTS RECEIVABLE		0.00	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			23,330,048.37
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE / ACCRUED PAYROLL		36.14	
AMERICAN RESCUE PLAN ACT OF 2021-FUND 127		1,648,629.59	
ESCROW PAYABLE - RENT DEPOSIT - BLDG. SOLD - SEPT 2022		0.00	
COUNTY SELF FUNDED INSURANCE - FUND 263		2,971,440.00	
TOTAL CURRENT LIABILITIES			4,620,105.73
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		618,484.44	
BEGINNING FUND BALANCE	23,061,844.36		
PLUS CURRENT REVENUES	1,811,092.29		
LESS CURRENT EXPENSES	9,726,923.99		
UNRESERVED FUND BALANCE		15,146,012.66	
PLUS RESERVED FUND BALANCE		2,945,445.54	
TOTAL FUND EQUITY			18,709,942.64
TOTAL LIABILITIES AND FUND EQUITY			23,330,048.37

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
GENERAL FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	32,010,000.00	0.00	(32,010,000.00)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	421,773.00	97,370.25	(324,402.75)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	153,280.00	3,148.99	(150,131.01)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	160,521.00	8,669.32	(151,851.68)
PAYMENTS IN LIEU OF PROPERTY TAX	609,592.00	20,340.46	(589,251.54)
LOCAL OPTION SALES TAX	1,140,000.00	95,000.00	(1,045,000.00)
HOTEL / MOTEL TAX	1,300,000.00	79,913.35	(1,220,086.65)
LITIGATION TAXES - GENERAL	308,613.00	26,565.74	(282,047.26)
BANK EXCISE TAX	384,448.00	0.00	(384,448.00)
WHOLESALE BEER TAX	134,525.00	9,120.86	(125,404.14)
CABLE TV FRANCHISE	75,397.00	24,351.88	(51,045.12)
BUILDING PERMITS	650,000.00	145,879.15	(504,120.85)
CIRCUIT COURT FINES	53,262.00	1,718.37	(51,543.63)
GENERAL SESSION COURT FINES	529,887.00	34,344.62	(495,542.38)
JUVENILE COURT FINES	2,065.00	308.45	(1,756.55)
CHANCERY COURT OFFICERS COST	7,597.00	913.21	(6,683.79)
DRUG COURT FEES & VETERANS TREATMENT COURT FEES	60,778.00	6,408.24	(54,369.76)
AMBULANCE PATIENT CHARGES	2,600,000.00	441,340.52	(2,158,659.48)
SCHOOL PATROL OFFICERS	525,000.00	0.00	(525,000.00)
DRIVERS SCHOOL FEES / OTHER GEN SERVICES	206,396.00	840.00	(205,556.00)
COPYING, COMPUTER, PHONE VENDING & FEES	372,572.00	46,873.42	(325,698.58)
OTHER LOCAL REVENUES	140,431.00	13,869.13	(126,561.87)
COUNTY CLERK FEES	1,431,000.00	120,525.24	(1,310,474.76)
CIRCUIT COURT CLERK FEES	233,864.00	24,944.55	(208,919.45)
GENERAL SESSIONS COURT FEES	517,182.00	43,941.00	(473,241.00)
CHANCERY COURT FEES	171,003.00	14,353.39	(156,649.61)
JUVENILE COURT FEES	26,270.00	1,725.25	(24,544.75)
REGISTER OF DEEDS FEES	528,000.00	56,926.54	(471,073.46)
SHERIFF FEES	47,000.00	4,078.49	(42,921.51)
TRUSTEE FEES	2,275,000.00	155,468.86	(2,119,531.14)
SCHOOL RESOURCE OFFICER GRANTS	1,650,000.00	0.00	(1,650,000.00)
JUVENILE SERVICES PROGRAM	9,000.00	4,500.00	(4,500.00)
OTHER GENERAL GOVERNMENT GRANTS-SAFE BABY COURT	100,000.00	35,244.52	(64,755.48)
LAW ENFORCEMENT TRAINING PROGRAM And EMS ADED FY25	255,800.00	11,000.00	(244,800.00)
DRUG CONTROL GRANT - DRUG COURT - MHC - SBC	219,000.00	2,199.18	(216,800.82)
HEALTH DEPARTMENT PROGRAM	970,000.00	57,376.67	(912,623.33)
LITTER PROGRAM	56,400.00	28,851.90	(27,548.10)
STATE BEER TAX	17,752.00	0.00	(17,752.00)
VEHICLE CERTIFICATE OF TITLE FEES	12,546.00	1,103.50	(11,442.50)
STATE ALCOHOLIC BEVERAGE TAX	155,486.00	40,370.11	(115,115.89)
STATE SHARED SPORTS GAMING-OPIOID SETTLEMENT FUNDS	68,946.00	15,578.05	(53,367.95)
CONTRACTED PRISONER BOARDING	3,300,000.00	3,268.60	(3,296,731.40)
REGISTRAR OF VOTERS SALARY GRANT	15,164.00	0.00	(15,164.00)
OTHER STATE GRANTS & REVENUES	50,450.00	36,416.05	(14,033.95)
LAW ENFORCEMENT GRANT	5,000.00	11,368.09	6,368.09
OTHER GOVERNMENTS-OPIOID SETTLEMENT FUNDS-PAST	0.00	81,376.34	81,376.34
OTHER GOVERNMENTS - CONTRIBUTIONS	12,000.00	3,500.00	(8,500.00)
INSURANCE RECOVERY	0.00	0.00	0.00
TOTAL REVENUES	53,973,000.00	1,811,092.29	(52,161,907.71)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
GENERAL FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
COUNTY COMMISSION	529,319.00	76,869.34	452,449.66
COUNTY MAYOR	590,671.00	70,353.16	520,317.84
ELECTION COMMISSION	438,110.00	64,332.91	373,777.09
REGISTER OF DEEDS	410,286.00	73,622.89	336,663.11
PLANNING	594,750.00	67,796.85	526,953.15
ENGINEERING	251,525.00	38,253.48	213,271.52
COUNTY BUILDINGS	1,440,821.00	217,837.56	1,222,983.44
ARCHIVES	197,058.00	32,649.40	164,408.60
FINANCE DEPARTMENT	767,761.00	132,280.42	635,480.58
PROPERTY ASSESSOR	674,828.00	96,921.88	577,906.12
COUNTY TRUSTEE	440,004.00	86,266.77	353,737.23
COUNTY CLERK	942,226.00	137,055.52	805,170.48
CIRCUIT COURT	1,264,046.00	210,658.99	1,053,387.01
GENERAL SESSIONS COURT	636,789.00	91,368.10	545,420.90
DRUG COURT	568,256.00	58,485.07	509,770.93
CHANCERY COURT	414,362.00	78,702.81	335,659.19
JUVENILE COURT	712,420.00	98,107.83	614,312.17
COUNTY SHERIFF	22,063,033.00	3,501,071.26	18,561,961.74
FIRE PREVENTION	1,985,775.00	296,755.27	1,689,019.73
EMERGENCY MANAGEMENT	273,201.00	73,989.46	199,211.54
HEALTH DEPARTMENT	1,139,200.00	105,210.04	1,033,989.96
ANIMAL CONTROL	431,496.00	59,073.44	372,422.56
AMBULANCE SERVICE	8,409,223.00	1,792,218.52	6,617,004.48
LITTER GRANT PROGRAM	103,599.00	11,626.56	91,972.44
AGRICULTURE EXTENSION SERVICE	238,340.00	4,423.33	233,916.67
OTHER CHARGES	8,932,141.00	2,067,250.38	6,864,890.62
CONTRIBUTIONS TO OTHER AGENCIES	659,971.00	183,742.75	476,228.25
OPERATING TRF TO GEN CAP PROJECTS - CRTHSE ROOF	0.00	0.00	0.00
TOTAL EXPENSES	55,109,211.00	9,726,923.99	45,382,287.01

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	53,973,000.00	1,811,092.29	(52,161,907.71)
TOTAL EXPENSES	55,109,211.00	9,726,923.99	45,382,287.01
EXCESS REVENUES (EXPENSES)	(1,136,211.00)	(7,915,831.70)	(6,779,620.70)
BEGINNING UNRESERVED FUND BALANCE	23,061,844.36	23,061,844.36	0.00
ENDING UNRESERVED FUND BALANCE	21,925,633.36	15,146,012.66	(6,779,620.70)

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

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH ON HAND		700.00	
CASH WITH TRUSTEE		3,627,459.77	
ACCOUNTS RECEIVABLE		0.00	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			3,628,159.77
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE / ACCRUED PAYROLL		0.00	
OTHER LOANS PAYABLE - CURRENT (DEBT SERVICE FUND 151)		0.00	
TOTAL CURRENT LIABILITIES		0.00	
TOTAL CURRENT AND LONG - TERM LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		0.00	
BEGINNING FUND BALANCE	3,351,067.59		
PLUS CURRENT REVENUES	800,639.70		
LESS CURRENT EXPENSES	923,547.52		
UNRESERVED FUND BALANCE		3,228,159.77	
PLUS RESERVED FUND BALANCE		400,000.00	
TOTAL FUND EQUITY			3,628,159.77
TOTAL LIABILITIES AND FUND EQUITY			3,628,159.77

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SOLID WASTE/SANITATION FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	660,000.00	0.00	(660,000.00)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	17,790.00	2,032.76	(15,757.24)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	5,784.00	64.93	(5,719.07)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	5,689.00	200.86	(5,488.14)
DISPOSAL FEE	4,990,000.00	778,261.37	(4,211,738.63)
RECYCLED MATERIALS	40,737.00	8,520.24	(32,216.76)
OTHER LOCAL REVENUES / MISC. REFUNDS	0.00	0.00	0.00
SALE OF EQUIPMENT	0.00	0.00	0.00
SOLID WASTE GRANTS	0.00	0.00	0.00
SOLID WASTE - OTHER STATE REVENUES	50,000.00	11,559.54	(38,440.46)
INSURANCE RECOVERY	0.00	0.00	0.00
TOTAL REVENUES	5,770,000.00	800,639.70	(4,969,360.30)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SOLID WASTE/SANITATION FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CONVENIENCE CENTERS	378,032.00	66,027.87	312,004.13
TRANSFER STATIONS	5,248,192.00	795,826.30	4,452,365.70
RECYCLING CENTER	80,596.00	9,115.44	71,480.56
POSTCLOSURE CARE COSTS	139,538.00	10,018.20	129,519.80
OTHER CHARGES	253,343.00	42,559.71	210,783.29
OPERATING TRANSFER	0.00	0.00	0.00
TOTAL EXPENSES	6,099,701.00	923,547.52	5,176,153.48

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SOLID WASTE/SANITATION FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	5,770,000.00	800,639.70	(4,969,360.30)
TOTAL EXPENSES	6,099,701.00	923,547.52	5,176,153.48
EXCESS REVENUES (EXPENSES)	(329,701.00)	(122,907.82)	206,793.18
BEGINNING UNRESERVED FUND BALANCE	3,351,067.59	3,351,067.59	0.00
ENDING UNRESERVED FUND BALANCE	3,021,366.59	3,228,159.77	206,793.18

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

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		2,207,280.21	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			2,207,280.21
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE / ACCRUED PAYROLL		7,372.27	
NOTES PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			7,372.27
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		689,077.30	
BEGINNING FUND BALANCE	1,560,069.66		
PLUS CURRENT REVENUES	486,278.37		
LESS CURRENT EXPENSES	1,535,517.39		
UNRESERVED FUND BALANCE		510,830.64	
PLUS RESERVED FUND BALANCE		1,000,000.00	
TOTAL FUND EQUITY			2,199,907.94
TOTAL LIABILITIES AND FUND EQUITY			2,207,280.21

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
HIGHWAY FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
WHEEL TAX	1,912,774.00	202,534.74	(1,710,239.26)
MINERAL SEVERANCE TAX	200,000.00	0.00	(200,000.00)
PERMITS	15,400.00	4,600.00	(10,800.00)
GENERAL SERVICE CHARGES	40,400.00	18,100.00	(22,300.00)
OTHER LOCAL REVENUES	8,500.00	307.20	(8,192.80)
SALE OF EQUIPMENT	0.00	0.00	0.00
STATE OF TENNESSEE-LOCAL GOV DIRECT APP GRANT-LGDAG	0.00	0.00	0.00
BRIDGE PROGRAM	0.00	0.00	0.00
STATE AID PROGRAM	708,200.00	0.00	(708,200.00)
GASOLINE & MOTOR FUEL TAX	3,035,093.00	253,103.47	(2,781,989.53)
HYBRID / ELECTRIC VEHICLE REGISTRATION	36,595.00	3,613.13	(32,981.87)
PETROLEUM SPECIAL TAX	48,238.00	4,019.83	(44,218.17)
STATE OF TENNESSEE-OTHER STATE REVENUE	0.00	0.00	0.00
INSURANCE RECOVERY	0.00	0.00	0.00
TOTAL REVENUES	6,005,200.00	486,278.37	(5,518,921.63)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
HIGHWAY FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
ADMINISTRATION	469,080.00	85,587.69	383,492.31
HIGHWAY MAINTENANCE	3,432,133.00	540,893.36	2,891,239.64
EQUIPMENT OPERATION	581,784.00	92,878.15	488,905.85
OTHER CHARGES	504,003.00	122,508.90	381,494.10
CAPITAL OUTLAY	1,124,000.00	693,649.29	430,350.71
TOTAL EXPENSES	6,111,000.00	1,535,517.39	4,575,482.61

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
HIGHWAY FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	6,005,200.00	486,278.37	(5,518,921.63)
TOTAL EXPENSES	6,111,000.00	1,535,517.39	4,575,482.61
EXCESS REVENUES (EXPENSES)	(105,800.00)	(1,049,239.02)	(943,439.02)
BEGINNING UNRESERVED FUND BALANCE	1,560,069.66	1,560,069.66	0.00
ENDING UNRESERVED FUND BALANCE	1,454,269.66	510,830.64	(943,439.02)

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

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		27,735,049.01	
ACCOUNTS RECEIVABLE		259,019.24	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			27,994,068.25
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		1,886,346.49	
RETAINAGE PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			1,886,346.49
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		2,229,614.47	
BEGINNING FUND BALANCE	31,130,722.00		
PLUS CURRENT REVENUES	12,971,626.28		
LESS CURRENT EXPENSES	20,660,648.01		
UNRESERVED FUND BALANCE		23,441,700.27	
PLUS RESERVED FUND BALANCE (AFTER CARE & TECHNOLOGY)		436,407.02	
TOTAL FUND EQUITY			26,107,721.76
TOTAL LIABILITIES AND FUND EQUITY			27,994,068.25

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SCHOOL FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	19,470,000.00	0.00	(19,470,000.00)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	350,000.00	59,348.73	(290,651.27)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	205,000.00	1,915.37	(203,084.63)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	150,000.00	5,478.47	(144,521.53)
PAYMENTS IN LIEU OF PROPERTY TAX	1,100,000.00	0.00	(1,100,000.00)
SALES TAX	18,100,000.00	1,832,498.71	(16,267,501.29)
BUSINESS TAX	1,250,000.00	45,386.58	(1,204,613.42)
MIXED DRINK TAX	90,000.00	12,454.30	(77,545.70)
INTERSTATE TELECOMMUNICATIONS TAX	0.00	0.00	0.00
MARRIAGE LICENSES	5,000.00	237.50	(4,762.50)
CHARGES FOR CURRENT SERVICES	20,000.00	10,363.00	(9,637.00)
EDUCATION CHARGES	1,240,000.00	159,680.74	(1,080,319.26)
OTHER LOCAL REVENUES	227,500.00	6,124.19	(221,375.81)
STATE OF TENNESSEE	94,111,489.00	10,625,485.02	(83,486,003.98)
FEDERAL GOVERNMENT	5,825,000.00	205,153.67	(5,619,846.33)
CONTRACTED SERVICES	145,000.00	0.00	(145,000.00)
INSURANCE RECOVERY	50,000.00	7,500.00	(42,500.00)
OPERATING TRANSFERS IN FROM FEDERAL PROJECTS	0.00	0.00	0.00
TOTAL REVENUES	142,338,989.00	12,971,626.28	(129,367,362.72)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SCHOOL FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
REGULAR EDUCATION PROGRAM	72,649,586.00	9,211,199.33	63,438,386.67
ALTERNATIVE EDUCATION PROGRAM	1,330,129.00	119,562.03	1,210,566.97
SPECIAL EDUCATION PROGRAM	10,480,312.00	982,885.24	9,497,426.76
VOCATIONAL EDUCATION PROGRAM	7,552,047.00	490,009.99	7,062,037.01
STUDENT BODY EDUCATION PROGRAM	417,300.00	13,542.20	403,757.80
ADULT EDUCATION PROGRAM	0.00	0.00	0.00
ATTENDANCE SERVICES SUPPORT	917,000.00	94,598.10	822,401.90
HEALTH SERVICES SUPPORT	2,717,600.00	299,663.22	2,417,936.78
OTHER STUDENT SUPPORT	3,647,300.00	501,098.32	3,146,201.68
REGULAR EDUCATION SUPPORT	3,065,500.00	402,975.10	2,662,524.90
ALTERNATIVE EDUCATION SUPPORT	0.00	0.00	0.00
SPECIAL EDUCATION SUPPORT	1,146,200.00	112,232.69	1,033,967.31
VOCATIONAL EDUCATION SUPPORT	368,900.00	36,006.55	332,893.45
TECHNOLOGY	2,019,700.00	339,609.43	1,680,090.57
BOARD OF EDUCATION	1,808,100.00	746,624.02	1,061,475.98
DIRECTOR'S OFFICE	868,700.00	149,977.70	718,722.30
PRINCIPALS' OFFICES	9,363,500.00	915,787.09	8,447,712.91
FISCAL SERVICES	370,350.00	60,648.85	309,701.15
HUMAN RESOURCES	475,700.00	108,285.25	367,414.75
PLANT OPERATION	7,353,200.00	1,964,696.07	5,388,503.93
PLANT MAINTENANCE	3,890,000.00	613,966.73	3,276,033.27
TRANSPORTATION	8,361,700.00	1,899,714.60	6,461,985.40
FOOD SERVICES	5,779,100.00	238,572.25	5,540,527.75
COMMUNITY SERVICES	1,300,400.00	224,930.07	1,075,469.93
PRE - K PROGRAM	1,418,700.00	142,151.18	1,276,548.82
CAPITAL OUTLAY	2,842,750.00	991,912.00	1,850,838.00
OPERATING TRANSFER	1,046,282.00	0.00	1,046,282.00
TOTAL EXPENSES	151,190,056.00	20,660,648.01	130,529,407.99

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SCHOOL FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	142,338,989.00	12,971,626.28	(129,367,362.72)
TOTAL EXPENSES	151,190,056.00	20,660,648.01	130,529,407.99
EXCESS REVENUES (EXPENSES)	(8,851,067.00)	(7,689,021.73)	1,162,045.27
BEGINNING UNRESERVED FUND BALANCE	31,130,722.00	31,130,722.00	0.00
ENDING UNRESERVED FUND BALANCE	22,279,655.00	23,441,700.27	1,162,045.27

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

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		21,516,766.77	
ACCOUNTS RECEIVABLE		0.00	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			
TOTAL CURRENT ASSETS			21,516,766.77
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		0.00	
BEGINNING FUND BALANCE	20,279,570.28		
PLUS CURRENT REVENUES	1,252,239.10		
LESS CURRENT EXPENSES	15,042.61		
UNRESERVED FUND BALANCE		21,516,766.77	
PLUS RESERVED FUND BALANCE		0.00	
PLUS RESERVED FUND BALANCE		0.00	
TOTAL FUND EQUITY			21,516,766.77
TOTAL LIABILITIES AND FUND EQUITY			21,516,766.77

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
DEBT SERVICE FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	7,260,000.00	0.00	(7,260,000.00)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	75,188.00	22,235.69	(52,952.31)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	25,334.00	714.20	(24,619.80)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	28,282.00	2,231.62	(26,050.38)
WHEEL TAX	4,855,879.00	471,721.06	(4,384,157.94)
LITIGATION TAX - JAIL	335,124.00	32,964.74	(302,159.26)
ADEQUATE FACILITIES TAX	2,195,912.00	409,772.40	(1,786,139.60)
INTEREST EARNED - Other Investments	2,900,000.00	309,397.88	(2,590,602.12)
SALE OF EQUIPMENT	0.00	3,201.51	3,201.51
SALE OF PROPERTY	0.00	0.00	0.00
OTHER LOCAL REVENUES - RENT ON DMV BUILDING	0.00	0.00	0.00
BONDS ISSUED	0.00	0.00	0.00
REFUNDING DEBT ISSUED	0.00	0.00	0.00
PREMIUMS ON DEBT ISSUED	0.00	0.00	0.00
OPERATING TRANSFERS	746,281.00	0.00	(746,281.00)
TOTAL REVENUES	18,422,000.00	1,252,239.10	(17,169,760.90)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
DEBT SERVICE FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
GENERAL DEBT SERVICE:			
PRINCIPAL ON BONDS	2,895,804.00	0.00	2,895,804.00
PRINCIPAL ON NOTES	0.00	0.00	0.00
INTEREST ON BONDS	223,975.00	0.00	223,975.00
INTEREST ON NOTES	0.00	0.00	0.00
TOTAL GENERAL DEBT SERVICE	3,119,779.00	0.00	3,119,779.00
HIGHWAY DEBT SERVICE:			
PRINCIPAL ON BONDS	0.00	0.00	0.00
PRINCIPAL ON NOTES	0.00	0.00	0.00
INTEREST ON BONDS	0.00	0.00	0.00
INTEREST ON NOTES	0.00	0.00	0.00
TOTAL HIGHWAY DEBT SERVICE	0.00	0.00	0.00
SCHOOL DEBT SERVICE:			
PRINCIPAL ON BONDS	8,619,196.00	0.00	8,619,196.00
PRINCIPAL ON NOTES	0.00	0.00	0.00
INTEREST ON BONDS	1,456,222.00	0.00	1,456,222.00
INTEREST ON NOTES	0.00	0.00	0.00
TOTAL SCHOOL DEBT SERVICE	10,075,418.00	0.00	10,075,418.00
OTHER DEBT SERVICE EXPENSES:			
TRUSTEE'S COMMISSION	247,803.00	15,042.61	232,760.39
OTHER DEBT SERVICE COSTS	12,000.00	0.00	12,000.00
TOTAL OTHER DEBT SERVICE EXPENSES	259,803.00	15,042.61	244,760.39
OTHER DEBT SERVICE EXPENSES:			
OPERATING TRANSFER/GENERAL CAPITAL PROJECTS FUND 171	0.00	0.00	0.00
OPERATING TRANSFER/SCHOOL CAPITAL PROJECTS FUND 177	0.00	0.00	0.00
UNDERWRITER'S DISCOUNT	0.00	0.00	0.00
OTHER DEBT ISSUANCE COSTS	0.00	0.00	0.00
OTHER DEBT SERVICE COSTS	0.00	0.00	0.00
TOTAL OTHER DEBT SERVICE EXPENSES	0.00	0.00	0.00
TOTAL DEBT SERVICE FUND EXPENSES	13,455,000.00	15,042.61	13,439,957.39

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
DEBT SERVICE FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	18,422,000.00	1,252,239.10	(17,169,760.90)
TOTAL EXPENSES	13,455,000.00	15,042.61	13,439,957.39
EXCESS REVENUES (EXPENSES)	4,967,000.00	1,237,196.49	(3,729,803.51)
BEGINNING UNRESERVED FUND BALANCE	20,279,570.28	20,279,570.28	0.00
ENDING UNRESERVED FUND BALANCE	25,246,570.28	21,516,766.77	(3,729,803.51)

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

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		2,903,978.99	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			2,903,978.99
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
RETAINAGE PAYABLE / AGRICULTURE EXTENSION BUILDING & ROOF		0.00	
RETAINAGE PAYABLE / RENOVATION HISTORIC COURTHOUSE		15,027.75	
RETAINAGE PAYABLE / DENTAL CLINIC HVAC		0.00	
TOTAL CURRENT LIABILITIES			15,027.75
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		1,096,282.30	
BEGINNING FUND BALANCE	1,724,973.17		
PLUS CURRENT REVENUES	388,954.16		
LESS CURRENT EXPENSES	321,258.39		
UNRESERVED FUND BALANCE		1,792,668.94	
ADJUSTMENT REQUIRED-IDB-RED RIVER PRESERVE-NOW 172		0.00	
TOTAL FUND EQUITY			2,888,951.24
TOTAL LIABILITIES AND FUND EQUITY			2,903,978.99

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
GENERAL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
LOCAL OPTION SALES TAX	100,000.00
OTHER STATE GRANTS-TDEC STORM WATER-PASS THRU TO VARIOUS ENTITIES	288,954.16
OTHER STATE GRANTS-TNECD BROADBAND-PASS THRU T0 CITY OF SPRINGFIELD	0.00
BOND PROCEEDS	0.00
PREMIUMS ON DEBT ISSUED	0.00
NOTE PROCEEDS	0.00
TRANSFER IN FOR ADDITIONAL FUNDS	0.00
TRANSFER IN FOR HISTORIC COURTHOUSE ROOF REPAIR	0.00
TRANSFER IN FOR EIGHT (8) HVAC UNITS FOR THE ROBCO OFFICE BUILDING (TRANE)	0.00
TRANSFER IN FOR DRUG COURT OFFICES	0.00
TRANSFER IN FOR ELECTION MACHINES ROOM - 3rd Floor	0.00
TRANSFER IN FOR SOLID WASTE FUND 116 SAFETY PROJECT	0.00
TRANSFER IN FOR PLUMBING PROJECT FOR SHERIFF DEPT.	0.00
TOTAL REVENUES	388,954.16

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
GENERAL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
ARCHITECTS AND ENGINEERING FEES	0.00
CONSULTANTS	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / SHERIFF'S PLUMBING PROJECT	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / DENTAL CLINIC ROOF / HVAC	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / ADA	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / AGEXT ROOF	5,473.56
MAINTENANCE & REPAIR SERV-BUILDINGS / COURTHOUSE	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / DENTAL / PREVIOUS FUNDS	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / COURTHOUSE RELOCATION	311.98
TRUSTEE'S COMMISSION	2,000.00
UNDERWRITERS DISCOUNT	0.00
OTHER DEBT ISSUANCE CHARGES	0.00
BUILDING CONSTRUCTION / COURTHOUSE	0.00
BUILDING CONSTRUCTION / COURTHOUSE / RENOVATIONS	11,955.41
BUILDING IMPROVEMENTS / ROBCO OFF BLDG / DRUG COURT OFF RENOVATION	18,000.00
BUILDING IMPROVEMENTS / ROBCO OFFICE BLDG / HVAC	0.00
BUILDING IMPROVEMENTS / COURTHOUSE / ROOF REPAIRS	0.00
OTHER CAPITAL OUTLAY / TN DEVELOPMT ECONOMIC CONSERVATION-TDEC- (STORM WATER IMPROVE)	283,517.44
OTHER CAPITAL OUTLAY PROJECT / BROADBAND COMMUNITY DEVELOPMENT / TNECD	0.00
TOTAL EXPENSES	321,258.39

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
GENERAL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
TOTAL REVENUES	388,954.16
TOTAL EXPENSES	321,258.39
EXCESS REVENUES (EXPENSES)	67,695.77
BEGINNING UNRESERVED FUND BALANCE	1,724,973.17
ENDING UNRESERVED FUND BALANCE	1,792,668.94

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

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		2,067,216.16	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			2,067,216.16
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		0.00	
BEGINNING FUND BALANCE	2,061,962.39		
PLUS CURRENT REVENUES	5,253.77		
LESS CURRENT EXPENSES	0.00		
UNRESERVED FUND BALANCE		0.00	
PLUS RESERVED FUND BALANCE FOR RED RIVER PRESERVE		2,067,216.16	
TOTAL FUND EQUITY			2,067,216.16
TOTAL LIABILITIES AND FUND EQUITY			2,067,216.16

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
PAYMENT IN LIEU OF TAXES (PILOT)	0.00
INTEREST EARNED	5,253.77
NOTE PROCEEDS	0.00
OTHER LOANS ISSUED	0.00
TOTAL REVENUES	5,253.77

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
FOR THE PERIOD ENDED 8/31/2025

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

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
TOTAL REVENUES	5,253.77
TOTAL EXPENSES	0.00
EXCESS REVENUES (EXPENSES)	5,253.77
BEGINNING UNRESERVED FUND BALANCE	2,061,962.39
ENDING UNRESERVED FUND BALANCE	2,067,216.16

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

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		1,902,061.42	
TOTAL CURRENT ASSETS			1,902,061.42
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		1,258,762.11	
BEGINNING FUND BALANCE	998,299.31		
PLUS CURRENT REVENUES	0.00		
LESS CURRENT EXPENSES	355,000.00		
UNRESERVED FUND BALANCE		643,299.31	
PLUS RESERVED FUND BALANCE		0.00	
TOTAL FUND EQUITY			1,902,061.42
TOTAL LIABILITIES AND FUND EQUITY			1,902,061.42

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SCHOOL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 8/31/2025

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

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SCHOOL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
INSTRUCTIONAL SUPPLIES	0.00
ARCHITECTS	0.00
CONSTRUCTION MANAGER SERVICES	0.00
OTHER CHARGES	0.00
UNDERWRITER'S DISCOUNT	0.00
OTHER DEBT ISSUANCE CHARGES	0.00
LAND	0.00
BUILDING IMPROVEMENTS	355,000.00
BUILDING IMPROVEMENTS - INNOVATION ACADEMY (IA) RENOVATION	0.00
FOOD SERVICE EQUIPMENT	0.00
OTHER CAPITAL OUTLAY	0.00
TRANSFER TO DEBT SERVICE FUND	0.00
TOTAL EXPENSES	355,000.00

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SCHOOL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	ACTUAL FY 2025-2026
TOTAL REVENUES	0.00
TOTAL EXPENSES	355,000.00
EXCESS REVENUES (EXPENSES)	(355,000.00)
BEGINNING UNRESERVED FUND BALANCE	998,299.31
ENDING UNRESERVED FUND BALANCE	643,299.31

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

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		2,971,440.00	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			2,971,440.00
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
CLAIMS AND JUDGEMENTS PAYABLE		1,990,219.57	
TOTAL CURRENT LIABILITIES			1,990,219.57
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES			
BEGINNING FUND BALANCE	504,872.64		
PLUS CURRENT REVENUES	934,129.99		
LESS CURRENT EXPENSES	757,782.20		
UNRESERVED FUND BALANCE		681,220.43	
PLUS RESERVED FUND BALANCE		300,000.00	
TOTAL FUND EQUITY			981,220.43
TOTAL LIABILITIES AND FUND EQUITY			2,971,440.00

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
COUNTY MEDICAL SELF INSURANCE FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
PREMIUMS/CONTRIBUTIONS	0.00	840,218.78	840,218.78
INTEREST EARNED	0.00	6,644.72	6,644.72
MISCELLANEOUS REFUNDS - REBATES	0.00	87,266.49	87,266.49
TRANSFERS IN	0.00	0.00	0.00
TOTAL REVENUES	0.00	934,129.99	934,129.99

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
COUNTY MEDICAL SELF INSURANCE FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
ADMINISTRATIVE COSTS & HANDLING COSTS	0.00	106,577.71	(106,577.71)
MEDICAL CLAIMS	0.00	473,328.09	(473,328.09)
MEDICAL - CLINIC	0.00	15,459.26	(15,459.26)
MEDICAL - RX / PRESCRIPTION CLAIMS	0.00	162,417.14	(162,417.14)
TOTAL EXPENSES	0.00	757,782.20	(757,782.20)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
COUNTY MEDICAL SELF INSURANCE FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	0.00	934,129.99	934,129.99
TOTAL EXPENSES	0.00	757,782.20	(757,782.20)
EXCESS REVENUES (EXPENSES)	0.00	176,347.79	176,347.79
BEGINNING UNRESERVED FUND BALANCE	0.00	504,872.64	504,872.64
ENDING UNRESERVED FUND BALANCE	0.00	681,220.43	681,220.43

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

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

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

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

ROBERTSON COUNTY, TENNESSEE

SCHOOL FEDERAL PROJECTS
FINANCIAL REPORT

AUGUST 31, 2025

UNAUDITED

PREPARED BY
FINANCE DEPARTMENT

JODY STEWART
FINANCE DIRECTOR

ROBERTSON COUNTY, TENNESSEE

SCHOOL FEDERAL PROJECTS
UNAUDITED FINANCIAL REPORT

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

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH ON HAND			
CASH WITH TRUSTEE		510,869.67	
ACCOUNTS RECEIVABLE		0.00	
DUE FROM OTHER GOVERNMENTS		0.00	
			510,869.67
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		48.74	
RETAINAGE PAYABLE		0.00	
ACCRUED PAYROLL		0.00	
TOTAL CURRENT LIABILITIES			48.74
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		53,896.58	
BEGINNING FUND BALANCE	0.00		
PLUS CURRENT REVENUES	550,792.63		
LESS CURRENT EXPENSES	593,868.28		
UNRESERVED FUND BALANCE		(43,075.65)	
PLUS RESERVED FUND BALANCE		500,000.00	
TOTAL FUND EQUITY			510,820.93
TOTAL LIABILITIES AND FUND EQUITY			510,869.67

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SCHOOL FEDERAL PROJECTS FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
VOCATIONAL PROGRAM IMPROVEMENT	181,858.40	7,909.70	(173,948.70)
TITLE I - IMPROVING BASIC PROGRAMS	2,017,822.52	136,074.68	(1,881,747.84)
IDEA PART B - SPECIAL EDUCATION	2,945,977.00	343,067.35	(2,602,909.65)
IDEA PRESCHOOL SPECIAL EDUCATION	89,979.00	7,802.90	(82,176.10)
TITLE III - ENGLISH LANGUAGE ACQUISITION	170,751.94	4,019.90	(166,732.04)
TITLE IX - HOMELESS EDUCATION	90,905.26	2,021.95	(88,883.31)
TITLE II - PROFESSIONAL DEVELOPMENT	454,617.30	20,076.59	(434,540.71)
COVID-19 GRANT #1	0.00	0.00	0.00
COVID-19 GRANT #3	0.00	0.00	0.00
COVID-19 GRANT A	0.00	0.00	0.00
COVID-19 GRANT B	0.00	0.00	0.00
COVID-19 GRANT D	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #1	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #2	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #3	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #4	0.00	0.00	0.00
OTHER FEDERAL THROUGH STATE	416,787.04	29,819.56	(386,967.48)
TRANSFERS IN	0.00	0.00	0.00
TOTAL REVENUES	6,368,698.46	550,792.63	(5,817,905.83)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SCHOOL FEDERAL PROJECTS FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
REGULAR INSTRUCTION PROGRAM	1,219,682.20	106,755.21	1,112,926.99
SPECIAL EDUCATION PROGRAM	1,630,823.24	243,103.95	1,387,719.29
VOCATIONAL EDUCATION PROGRAM	120,186.72	10,832.90	109,353.82
HEALTH SERVICES	316,631.64	1,937.54	314,694.10
OTHER STUDENT SUPPORT	89,112.17	7,786.85	81,325.32
REGULAR INSTRUCTION PROGRAM SUPPORT	1,559,694.03	113,867.69	1,445,826.34
SPECIAL EDUCATION PROGRAM SUPPORT	1,405,132.76	109,329.42	1,295,803.34
VOCATIONAL EDUCATION PROGRAM SUPPORT	3,300.00	178.82	3,121.18
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	24,135.70	75.90	24,059.80
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	6,368,698.46	593,868.28	5,774,830.18

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SCHOOL FEDERAL PROJECTS FUND
FOR THE PERIOD ENDED 8/31/2025

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	6,368,698.46	550,792.63	(5,817,905.83)
TOTAL EXPENSES	6,368,698.46	593,868.28	5,774,830.18
EXCESS REVENUES (EXPENSES)	0.00	(43,075.65)	(43,075.65)
BEGINNING UNRESERVED FUND BALANCE	0.00	0.00	0.00
ENDING UNRESERVED FUND BALANCE	0.00	(43,075.65)	(43,075.65)

ROBERTSON COUNTY, TENNESSEE
FOR FISCAL YEAR 2025-2026

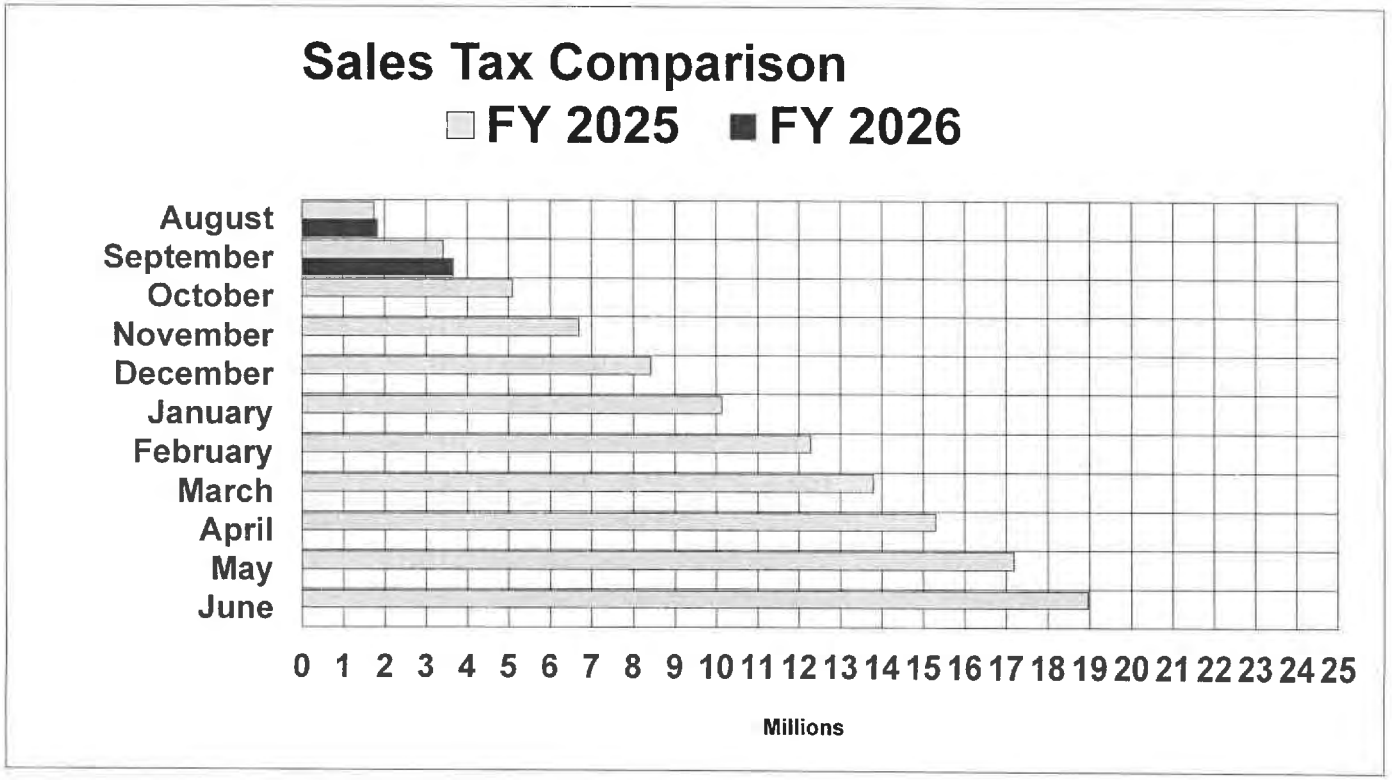
FOR PERIOD ENDING SEPTEMBER 30, 2025
SALES TAX COLLECTION - COMPARISONS

ACTUAL FY 24-25	ACTUAL FY 25-26	POSITIVE (NEGATIVE) VARIANCE	BUDGET FY 25-26	ACTUAL FY 25-26	POSITIVE (NEGATIVE) VARIANCE
3,421,962	3,664,536	242,573	18,100,000	3,664,536	(14,435,464)

7.09%
Increase Over FY25

16.67% 20.25%

BUDGET PERCENTAGE ACTUAL PERCENTAGE



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

MEMORANDUM

TO: The Robertson County Commission Members
FROM: Pam Groves, Planning and Zoning Director
DATE: October 13, 2025

The Robertson County Commission will hold its monthly meeting on Monday, October 20, 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 Resolution Amendment Requests

Resolution No. 102025083 – Robertson County Planning and Zoning: Request to Amend Article III, General Provisions, of the Robertson County Zoning Resolution, by Creating Section 3012, Traffic Studies & Assessments, Requiring the Same with Certain Rezoning Applications, and to Repeal any Resolutions or Parts of Resolutions in Conflict Herewith.

Resolution No. 102025084 – Robertson County Planning and Zoning: Request to Amend Table VI, Permitted Use Schedule, of the Robertson County Zoning Resolution Pertaining to Residential Uses in Industrial Zones.

Zoning Map Amendment Requests:

Rezoning Request AG-2 to R-40

Resolution No. 061625043 – Clarion Homes: Request to rezone 39.30 acres from AG-2 to R-40 located on Horseshoe Rd. Tax Map 085, Parcel 096.00 (3rd Voting District).
The Planning Commission recommended by a vote of 5 – 0.

Resolution No. 102025085 – Jerry Somerville: Request to rezone 2.86 surveyed acres from AG-2 to R-40 located at 4936 Rock House Road. Tax Map 050, Parcel 106.00 (1st Voting District).
The Planning Commission did not recommend by a vote of 4 – 1.

Rezoning Request AG-2 to RP-80

Resolution No. 102025086 – James Marshall: Request to rezone 2.13 surveyed acres of the 7.15 acres from AG-2 to RP-80 located at 3968 Baggett Road. Tax Map 082, Part of Parcel 041.05 (8th Voting District).
The Planning Commission recommended by a vote of 5 – 0.

Resolution No. 102025087 – Gregory Riddle: Request to rezone 1.84 surveyed acres of the 58.20 acres from AG-2 to RP-80 located at 5038 Jones Chapel Road. Tax Map 043, Part of Parcel 032.00 (7th Voting District).
The Planning Commission recommended by a vote of 5 – 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. 102025083

A RESOLUTION TO AMEND ARTICLE III, GENERAL PROVISIONS, OF THE ROBERTSON COUNTY ZONING RESOLUTION, BY CREATING SECTION 3012, TRAFFIC STUDIES & ASSESSMENTS, REQUIRING THE SAME WITH CERTAIN REZONING APPLICATIONS, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH.

Whereas, traffic studies are an effective tool used to help Robertson County determine potential impacts of development on the operation of the surrounding roadway infrastructure; and

Whereas, there are two (2) types of traffic studies described in these guidelines: 1) a Traffic Assessment and 2) a Traffic Impact Study; and

Whereas, with either type, the reviewing authority is the Robertson County Planning Commission (Planning Commission); and

Whereas, written recommendations on the applicable traffic study will be developed through collaboration between the Planning Director and the applicant to determine the specifics of the assumptions for the traffic study, including but not limited to, the land uses assumed for trip generation, access concerns, availability of traffic counts, and familiarity with these guidelines and land use controls used by Robertson County, as well as the involved processes;

Whereas, a Traffic Assessment (TA) is intended as a preliminary evaluation of the potential impacts of a rezoning request, requiring less effort to complete; this assessment will help the Planning Commission determine the extent of potential impact for a proposed zoning change and include it in its recommendation to the Robertson County Legislative Body for the final decision on the zoning change; and

Whereas, a Traffic Impact Study (TIS) is a more detailed assessment document that requires additional investigation and analysis; the TIS is required at the time of submission of a site plan, concept subdivision plan, preliminary plat, preliminary master plan, or any development as determined by the Planning Director. A traffic impact study may include other relevant traffic studies, such as but not limited to signal warrant analysis, speed study, and signalized intersection level of service.

Whereas, each study category is required to be performed and stamped by a Licensed Professional Engineer with experience in Traffic Engineering.

NOW, THEREFORE, BE IT RESOLVED BY THE ROBERTSON COUNTY LEGISLATIVE BODY THAT THE FOLLOWING RULES AND POLICIES BE ENACTED PERTAINING TO TRAFFIC ASSESSMENTS AND TRAFFIC IMPACT ANALYSES, THE PUBLIC WELFARE REQUIRING IT.

A Traffic Assessment (TA) is an initial review of the potential effects of a rezoning request, requiring less effort to perform. This assessment enables the Planning Commission to understand the potential impacts of a proposed zoning change and is incorporated into its recommendation to the Robertson County Legislative Body for a final decision on the rezoning. A Traffic Assessment must be submitted for all rezoning applications if:

a. Such a request involves a parcel of land (or, if multiple parcels are included, the collective parcels of land) that is five (5) acres or more.
b. The property(ies) are zoned or currently used as Commercial or Industrial; or
c. Any rezoning application that the Planning Commission or the Planning Director determines requires a traffic assessment study.

The Planning Commission reserves the sole discretion to request a Traffic Assessment to be submitted, **regardless of the minimum acreage**, due to the site's location for rezoning, potential impact on existing infrastructure, or other relevant factors it considers appropriate.

A Traffic Assessment shall not replace the Traffic Impact Study requirement, but its results may help in waiving a Traffic Impact Study if the Planning Commission decides so.

A Traffic Assessment generally includes these sections:

1. **General Site Description -** This section should describe the size of the site (acreage and shape) requesting to be rezoned, along with details of the surrounding land uses and roadway access points. It should also specify the particular zoning change being requested, including the current zoning of the properties in question and the proposed zoning for those properties.

2. **Trip Generation-**This section should estimate the Average Daily Traffic (ADT), morning peak hour traffic, and afternoon peak hour traffic that could be generated by full development of the land use change. The maximum density allowed by the proposed zoning classification must be used when calculating the potential generated trips. The traffic engineering professional conducting the assessment shall use information and procedures described in the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation manual.

3. **Roadway Conditions and Access Potential -** This section should determine the classification of all the roadways and public infrastructure surrounding the site as defined by the latest Major Thoroughfare Plan and the Subdivision Regulations of Robertson County, Tennessee, for roadway definitions (refer to Definitions in the Subdivision Regulations). The capacity and quality of the roadways involved in the proposed development should be assessed using a roadway segment level of service

calculation, as described in the latest edition of the Highway Capacity Manual. Traffic volumes may be acquired from the Tennessee Department of Transportation (TDOT) annual counts. Any potential safety hazard(s) or access concern(s), including sight distance at intersecting roads, should be identified and calculated based upon approach speed on the adjacent road as well as, in addition to, the procedures described in the latest edition of the American Association of State Highway and Transportation Officials (AASHTO) manual.

4. **Conclusions**-This section must provide an engineering assessment of whether the surrounding road network and infrastructure can support the potential traffic from the proposed zoning change and future development.

Component of Rezoning Process: Unless waived by these Guidelines or the Planning Commission, the Traffic Assessment must be included in a rezoning application during the final review and recommendation by the Planning Commission. Failure to submit an approved Traffic Assessment or a written waiver will cause the Planning Director and Staff to recommend deferral of the rezoning. The deadline for submitting it to the Planning Director is at least thirty (30) days before the Planning Commission reviews the rezoning request.

The Planning Commission may waive the Traffic Assessment requirement based on one or more conditions, including, but not limited to, the following:

1. The use stays the same, but the zoning is being updated to match the land use.
2. The proposed rezoning reduces trips during morning and evening peak hours at entrances and key intersections along access routes compared to the current zoning.
3. The proposed rezoning would generate fewer than 100 additional trips during peak hour at the driveway compared to the current zoning.

A **Traffic Impact Study (TIS)** is a detailed assessment document that requires further investigation and analysis. The TIS must be submitted along with a site plan, concept subdivision plan, preliminary plat, preliminary master plan, or any other development as determined by the Planning Director. A traffic impact study may also include other relevant studies, such as signal warrant analysis, speed study, or level of service at signalized intersections. Both types of studies must be completed and stamped by a Licensed Professional Engineer with experience in Traffic Engineering.

A Traffic Impact Study (TIS). A Traffic Impact Study shall be required for the following:

a. Any development in excess of 50,000 square feet of floor space.
b. Any development project reasonably expected to generate 150 or more new daily traffic trips on the existing roads providing access to and from the proposed development.
c. Any planned unit development.

d. Major Subdivisions (as defined in Subdivision regulations), including but not limited to concept plan or preliminary plat; or
e. Any development that the Planning Commission or Planning Director determines requires a traffic impact study.

Waiver of Traffic Impact Study Requirement: Any traffic impact study mandated by these Guidelines may be waived by the Planning Director, subject to review and approval by the Planning Commission, provided that written evidence demonstrates that the proposed development will not generate enough additional traffic to justify a Traffic Impact Study.

Traffic Impact Study Process

a. Whenever a traffic impact study is required by these guidelines and the applicable regulations and ordinances, the applicant shall be provided with a written copy of the Traffic Impact Study Guidelines. The deadline to submit the study to the Planning Director shall be no less than thirty (30) days before the date when the planning commission reviews the item for which the study was requested, as specified in Section 2 above.

b. Either the applicant or the Director of Planning may request a traffic scoping meeting with the applicant and the transportation engineer preparing the traffic impact study.

c. The project's traffic impact study shall be submitted to the Planning Commission with enough time for the Commissioners to thoroughly review and analyze it before considering the application that requires the traffic impact study.

d. A completed and approved traffic impact study must be submitted before the final approval of the application that requires it for the project. All traffic studies mandated by these guidelines, along with related regulations and resolutions, must be completed and approved either prior to or at the same time as the application approval that necessitates the traffic impact study.

If the traffic impact study does not include all the information specified in these guidelines, the applicant will be notified and asked to submit a revised study. If the study has been accepted but the proposed development is significantly modified afterward, a new study will be required for re-evaluation. Additionally, if the development is approved by the Planning Commission but not completed within the vesting period, the traffic impact study will be considered expired, and a new study will need to be submitted.

Contents and Methods. The Traffic Impact Study shall meet the following requirements:

A. Project Description
   i. Purpose and objectives of the study.
   ii. Specific location, including description and area mapping.
   iii. Current site conditions and proposed use (number of lanes, lane widths including road shoulders, roadway classifications, speed limit, ditching or curb and gutter, sidewalks, zoning, proposed development size and type of development, availability of essential utilities, directional signage, etc.).
   iv. Locations of existing and proposed access points), distances between each access and nearby driveways, etc.; and
   v. Phasing and proposed timing of each phase.

B. Examine all signalized intersections within half (1/2) a mile of the site, including major thoroughfares. List the Level of Service (LOS) for the overall intersection at signalized intersections and the LOS for all critical turning movements at unsignalized intersections. LOS calculations should be based on the latest Highway Capacity Manual. For intersections operating at LOS E or F, identify feasible measures to improve traffic operations.

C. Baseline Traffic Counts (i.e., existing traffic counts) shall be based on actual field data of current trip counts as follows:
   i. A typical weekday not on a state or federal holiday, and not during any period of uncommon circumstances that may render the baseline traffic erroneously high or low compared to a typical weekday;
   ii. If any school or schools are located within one-half (1/2) mile of the site or within one-half (1/2) mile of a signalized intersection within the site traffic impact study area, then in addition to all other applicable requirements, traffic counts shall be taken on a day when such schools are in session;
   iii. AM Peak 6:00 am to 9:00 am;
   iv. Noon Hour 12:00 pm to 1:00 pm; and
   v. PM Peak 4 pm to 7:00 pm.

D. Project-generated traffic shall be determined using the data and methodology specified in the Institute of Transportation Engineers (ITE) "Trip Generation Manual," 10th Edition, or the most recent edition.

E. Traffic forecasts for projects planned or under construction within half (1/2) mile of the site.

F. *Horizon Date*, meaning the future date when the proposed project is expected to become operational.
   i. Three (3) and five (5) year forecasts for existing and project-generated traffic provided by the Tennessee Department of Transportation (T DOT) for the five (5)

counting periods prior to the study year. If such counts are unavailable, projections shall be based on special counts adjusted by an increase of three and one-half percent (3,5%) per year to reach the required projection year.

ii. A traffic impact study must be updated with a new revised horizon date whenever the proposed project is not fully operational by the end of the latest Horizon Date specified in the study.

G. *Cumulative Impacts:* Reasonably foreseeable traffic effects caused by previously approved projects or projects under construction in the study area that are not yet operational but are expected to be operational by the Horizon Date of the proposed project.

i. *Cumulative Projects List:* The Planning Director or their designee shall provide the applicant with a list of all recently approved projects and projects under construction within the traffic impact study area of the proposed project and assist the applicant in obtaining an identical list from any other municipal jurisdictions within the study area.

ii. The cumulative project trip generation shall be the existing baseline trips, project-related trips, project future growth trips, and trips generated by all projects on the Cumulative Projects List.

H. Passenger Car Equivalency Calculations

i. When counting project-generated traffic trips and cumulative project traffic trips, buses, construction-type trucks, trucks with three or more axles, and any other vehicles that have a greater per-vehicle impact than passenger cars should not be counted as equivalent to passenger car trips.

ii. Traffic studies must use passenger equivalency calculations of at least 2 to 1 and adjust trip calculations and impact assessments to account for the higher per-vehicle impacts of buses, construction trucks, trucks with three or more axles, and any other vehicles that have greater per-vehicle traffic impacts than passenger cars.

Conclusions and Recommendations. Identify and include the following details provided by this traffic impact analysis:

i. Any recommended roadway improvements, including widening, turn lanes or deceleration lanes, new connections, and extensions, etc. Specify turn lane storage lengths, taper and transition lengths, and lane widths.

ii. Any modifications to existing traffic control devices or additions of new ones.

iii. Include from the LOS analysis whether there are prescribed measures to improve the LOS.

iv. A list of site access evaluations, recommendations, and scheduled improvements to be carried out by a governmental entity.

v. Clearly specify the sources of funding for these improvements.

vi. Timing for completing the recommendations should follow a logical construction sequence for the buildout schedule and align with when the improvements are required.

THIS RESOLUTION SHALL GO INTO EFFECT IMMEDIATELY UPON PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

Approved and adopted the _____day of _____, 2025.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

Robertson County Commission Resolution No. 102025084

A RESOLUTION TO AMEND TABLE VI, PERMITTED USE SCHEDULE, OF THE ROBERTSON COUNTY ZONING RESOLUTION PERTAINING TO RESIDENTIAL USES IN INDUSTRIAL ZONES.

WHEREAS, the Robertson County Board of Commissioners has adopted the Robertson County Zoning Resolution to regulate land use in order to promote the public health, safety, and general welfare of the citizens of Robertson County; and

WHEREAS, Table VI, Permitted Use Schedule, details permitted, conditional, and prohibited uses within each zoning district, including industrial zones; and

WHEREAS, the Planning Commission has reviewed the provisions related to residential uses in industrial zones and has determined that clarification and amendments are necessary to ensure compatibility between residential and industrial land uses, protect public health and safety, and promote sound planning practices; and

WHEREAS, the Board of Commissioners finds it in the best interest of Robertson County to amend Table VI to reflect appropriate standards for residential uses in industrial zones.

NOW, THEREFORE, BE IT RESOLVED by the Robertson County Board of Commissioners as follows:

1. **Amendment to Table VI:**
   Table VI, Permitted Use Schedule, of the Robertson County Zoning Resolution, is hereby amended to read as follows regarding residential uses in industrial zones.
   - **Heavy Industrial (I-2):** Residential uses, including single-family dwellings, two-family dwellings, and multi-family dwellings, shall be *prohibited*.
   - **Light Industrial (I-1):** Residential uses, including single-family dwellings, two-family dwellings, and multi-family dwellings, shall be *prohibited*.

2. **Severability Clause:**
   If any provision of this resolution is found to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining provisions.
3. **Effective Date:**
   This resolution shall take effect upon adoption, the public welfare requiring it.

Approved and adopted the _____day of _____, 2025.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

Robertson County Commission Resolution No. 061625043

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 39.30 ACRES OF PROPERTY LOCATED ON HORSESHOE ROAD, WHITE HOUSE, MORE PARTICULARLY IDENTIFIED AS TAX MAP 085, PARCEL 096.00. FROM AG-2 TO R-40, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Clarion Homes requests to rezone 39.30 acres of Tax Map 085, Parcel 096.00, located on Horseshoe 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 May 22, 2025, 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 085, Parcel 096.00, located on Horseshoe 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: Clarion Homes
Mailing Address: 180 Belvedere Drive, Suite 8, Gallatin, TN 37066
Email: jjohnson@clarionhomes.com
Telephone Number: 615-946-3611

Applicant's Representative Information:

Name: Andy Leath
Name of Firm: GreenLID Design
Mailing Address: 114 B West Main Street, Gallatin, TN 37066
Email: andy.leath@greenliddesign.com
Telephone Number: 615-230-7269

Property Information:

Owner (if not applicant provide letter giving applicate permission): Clarion Homes
Physical Address: ~~8203~~ Horseshoe Road
Tax Map and Parcel Number: part of parcel 085 096.00 000
Current Zoning Designation: AG-2
Requested Zoning Designation: R-40

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

Purpose of rezoning request:

To Rezone property from AG-2 to R-40

SUBMITTAL REVIEW PROCEDURE:

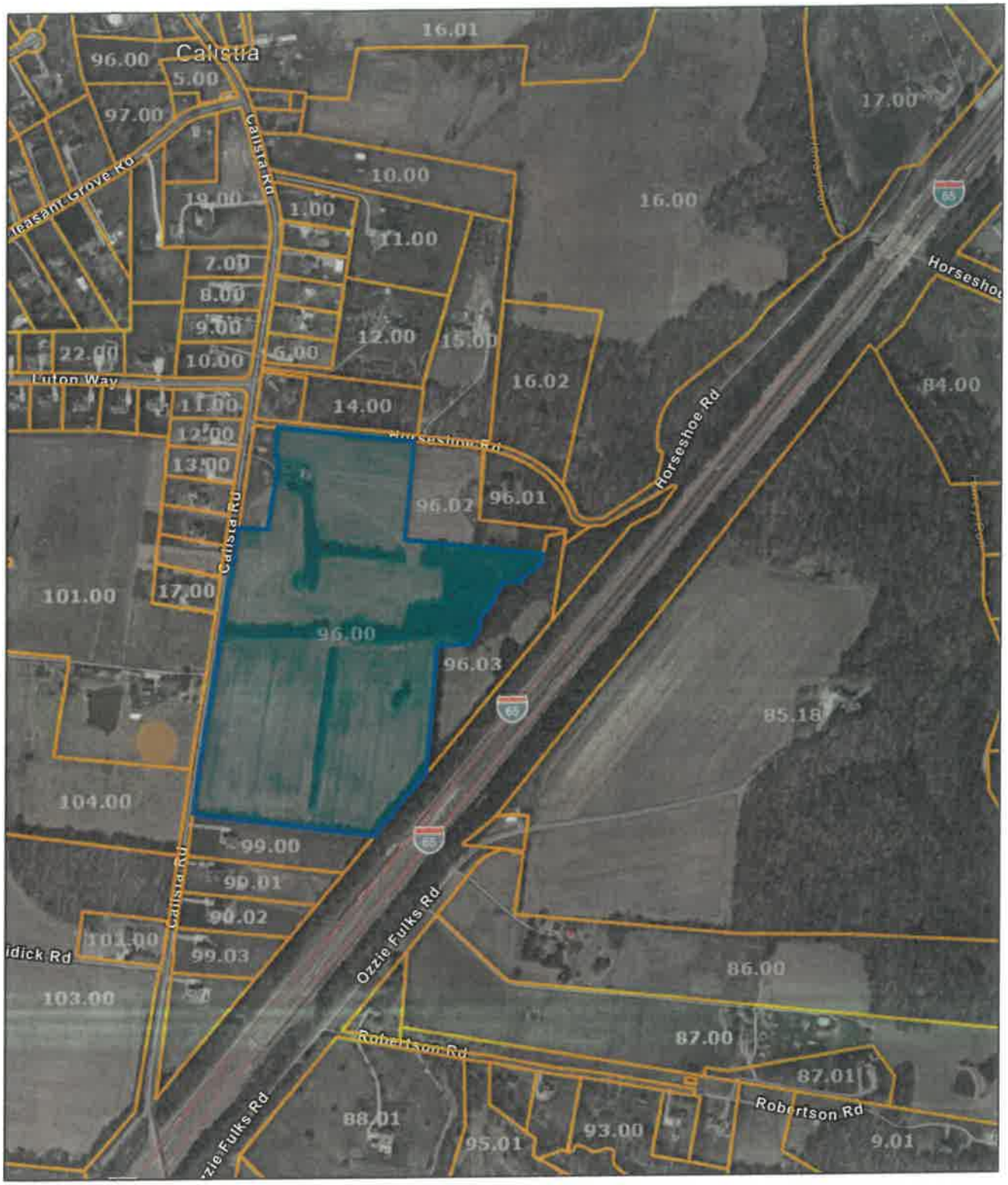
1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of 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.

Clarion Homes, LLC by Johny R. Johnson

Owner of Record Signature & DATE 3/14/25

Applicant's Signature & DATE

Robertson County - Parcel: 085 096.00



Date: March 13, 2025

County: ROBERTSON
Owner: CLARION HOMES LLC
Address: HORSESHOE RD
Parcel ID: 085 096.00
Deeded Acreage: 39.3
Calculated Acreage: 0
Vexcel Imagery Date: 2023

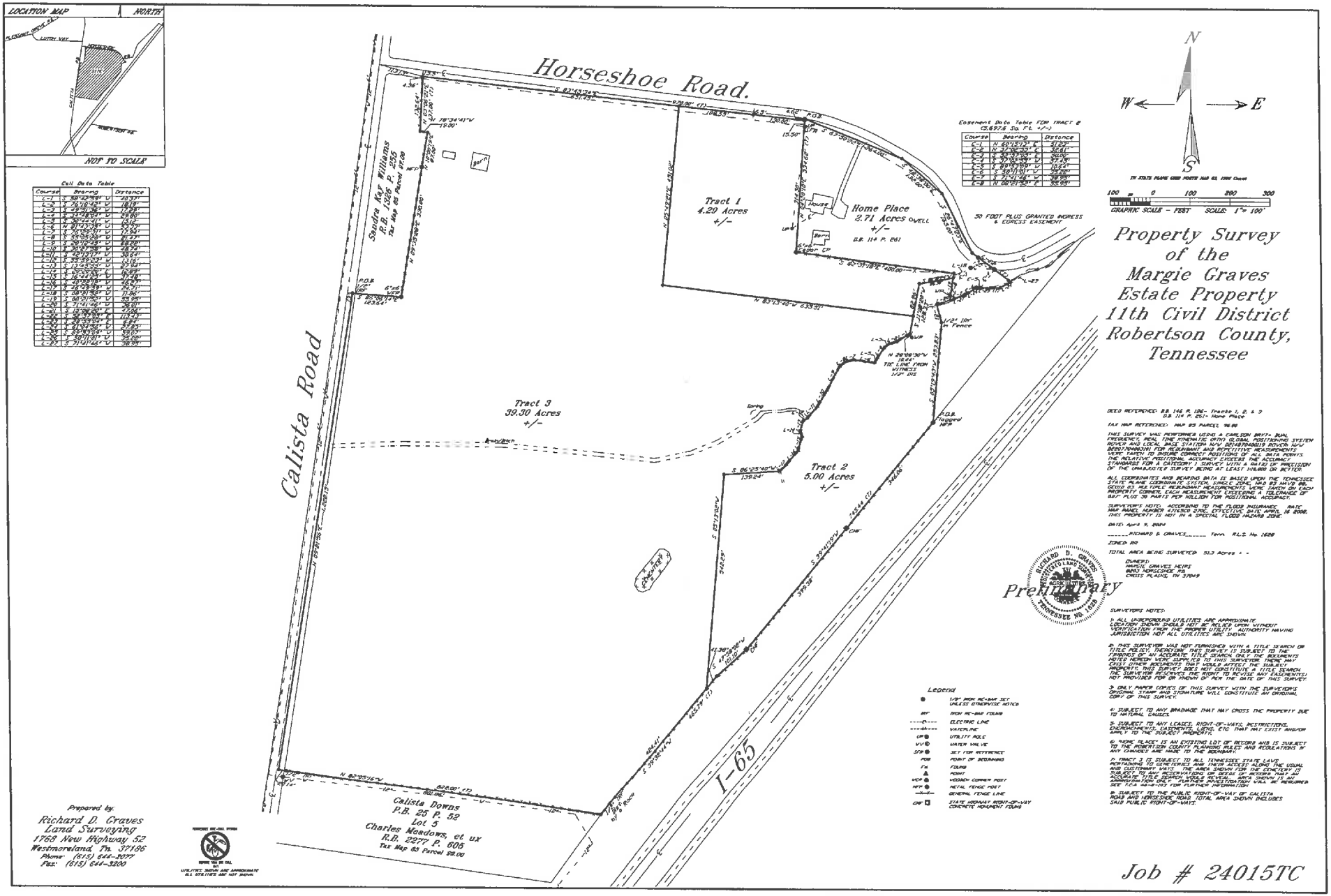
1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 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.



Call Data Table

Course	Bearing	Distance
C-1	S 89°22'48.91" W	40.37'
C-2	S 76°16'49" W	18.19'
C-3	S 49°51'26" W	17.89'
C-4	S 41°43'38.01" W	29.80'
C-5	S 26°44'41" W	15.15'
C-6	N 87°03'38" W	93.72'
C-7	S 76°08'11" W	17.93'
C-8	S 49°56'30" W	21.77'
C-9	S 28°06'58" W	18.28'
C-10	S 20°37'38" W	28.74'
C-11	S 78°13'17" W	38.61'
C-12	S 33°39'43" W	13.16'
C-13	S 13°41'02" W	22.32'
C-14	S 20°37'50" W	16.68'
C-15	S 42°23'50" W	17.79'
C-16	S 78°08'18" W	18.57'
C-17	S 26°28'58" W	24.71'
C-18	S 38°01'58" W	11.96'
C-19	S 26°01'58" W	33.25'
C-20	S 71°41'06" W	26.01'
C-21	S 12°08'20" E	42.06'
C-22	S 52°57'00" E	103.43'
C-23	S 78°23'57" E	8.47'
C-24	S 41°04'58" E	27.83'
C-25	S 29°09'58" W	39.07'
C-26	S 58°11'01" W	34.08'
C-27	S 71°41'42" W	38.59'

Easement Data Table FOR TRACT 2
(35,697.8 Sq. Ft. +/-)

Course	Bearing	Distance
C-1	N 60°12'21" E	41.22'
C-2	N 32°30'25" E	36.81'
C-3	N 4°39'04" E	36.90'
C-4	N 7°41'04" W	37.43'
C-5	N 23°12'01" W	103.2'
C-6	S 58°11'01" W	34.08'
C-7	S 71°41'42" W	38.59'
C-8	N 58°21'38" E	55.99'

Prepared by:
Richard D. Graves
Land Surveying
1768 New Highway 52
Westmoreland, Tn. 37186
Phone: (615) 644-2077
Fax: (615) 644-3300

TENNESSEE ONE CALL SYSTEM
811
UTILITIES SHOWN ARE APPROXIMATE
ALL UTILITIES ARE NOT SHOWN

DEED REFERENCE: B.B. 146 P. 186- Tracts 1, 2, & 3
D.B. 114 P. 861- Home Place

TAX MAP REFERENCE: MAP 85 PARCEL 26.00

THIS SURVEY WAS PERFORMED USING A CARLSON BRIT+ DUAL FREQUENCY REAL TIME KINEMATIC GPS/GLONASS GLOBAL POSITIONING SYSTEM ROVER AND LOCAL BASE STATION NAD 83(HARN)(2011) EPOCH 2010.00 ROVER, NAVD 88(GEOID12B) FOR AZIMUTHS AND REPETITIVE MEASUREMENTS WERE TAKEN TO INSURE CORRECT POSITIONS OF ALL DATA POINTS. THE RELATIVE POSITIONAL ACCURACY EXCEEDS THE ACCURACY STANDARDS FOR A CATEGORY I SURVEY WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING AT LEAST 1/ABOVE OR BETTER

ALL COORDINATES AND BEARINGS DATA IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, 3302 ZONE, NAD 83 (NA2011) EPOCH 2010.00. REDUNDANT MEASUREMENTS WERE TAKEN ON EACH PROPERTY CORNER, EACH MEASUREMENT EXCEEDING A TOLERANCE OF .02' FOR PLOTTING PURPOSES FOR POSITIONAL ACCURACY.

SURVEYOR'S NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 47163C0 215C, EFFECTIVE DATE APRIL 16 2008, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE

DATED: April 9, 2024

_____RICHARD D. GRAVES_____ Tenn. R.L.S. No. 1628

ZONED: RR

TOTAL AREA BEING SURVEYED: 51.3 Acres +-

OWNERS:
MARGIE GRAVES HEIRS
6803 HORSESHOE RD.
CROSS PLAINS, TN 37049

SURVEYORS NOTES:

1. ALL UNRECORDED UTILITIES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. NOT ALL UTILITIES ARE SHOWN.

2. THIS SURVEYOR WAS NOT FURNISHED WITH A TITLE SEARCH OR TITLE POLICY, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH. THE SURVEYOR RESERVES THE RIGHT TO REVISE ANY EASEMENT(S) NOT PROVIDED FOR OR KNOWN OF PER THE DATE OF THIS SURVEY.

3. ONLY PAPER COPIES OF THIS SURVEY WITH THE SURVEYOR'S ORIGINAL STAMP AND SIGNATURE WILL CONSTITUTE AN OFFICIAL COPY OF THIS SURVEY.

4. SUBJECT TO ANY DRAINAGE THAT MAY CROSS THE PROPERTY DUE TO NATURAL CAUSES.

5. SUBJECT TO ANY LEASES, RIGHT-OF-WAYS, RESTRICTIONS, ENCROACHMENTS, EASEMENTS, LIENS, ETC. THAT MAY EXIST AND/OR APPLY TO THE SUBJECT PROPERTY.

6. "HOME PLACE" IS AN EXISTING LOT OF RECORD AND IS SUBJECT TO THE ROBERTSON COUNTY PLANNING RULES AND REGULATIONS IF ANY CHANGES ARE MADE TO THE BOUNDARY.

7. TRACT 3 IS SUBJECT TO ALL TENNESSEE STATE LAWS PERTAINING TO GATE FENCE AND THEIR ACCESS ALONG THE USUAL AND CUSTOMARY WAYS. THE AREA SHOWN FOR THE CEMETERY IS SUBJECT TO ANY ASCERTAINING OF RIGHT OF INTEREST THAT AN ACCURATE TITLE SEARCH WOULD REVEAL. AREA SHOWN IS AN APPROXIMATION ONLY. FURTHER INVESTIGATION WILL BE REQUIRED. SEE T.C.A. 46-8-103 FOR FURTHER INFORMATION.

8. SUBJECT TO THE PUBLIC RIGHT-OF-WAY OF CALISTA ROAD AND HORSESHOE ROAD. TOTAL AREA SHOWN INCLUDES SAID PUBLIC RIGHT-OF-WAYS.

PROPOSAL: CALISTA / HORSESHOE ROAD DEVELOPMENT

Engineer: Andy Leath with Green LID in Gallatin, TN

Developer and Builder: Johnny Johnson, Travis Johnson, and Rachel Johnson Teal with Clarion Homes, LLC

About The Project

Clarion Homes has recently acquired 39.3 acres of the Graves Farm, situated adjacent to Calista and Horseshoe Road. As many of you know, we attempted to rezone the property to R-30. But, since that request was not approved, we would like to rezone to R-40.

There is a significant amount of property nearby that is already zoned R-40. This will allow for lot sizes of 0.90 acre and larger. We will construct a road complete with curbs and create two access points—one on Calista and another on Horseshoe. Soil work has already been done to accommodate private septic systems for each lot. Based on preliminary design work we will have up to 32 lots each over 40,000 square feet.

Home Prices and Demographics

We expect our homes to be between $500,000 to $800,000. This will vary based on the size of the home and the finishes and features included. The homes range from around 2,000 square feet and up with most falling between 2,400 to 2,800 SF. All will have an attached two or three-car garage.

Over the last several years, we have found that a majority of our clients are either empty nesters or retired. Therefore, the impact on schools should be minimal. Of the most recent 42 homes we have built in Creekview Estates in Gallatin, only 13 of these households had children in the home. This is further supported by the National Association of Realtors recently as they reported that 73% of current home buyers did not have a child under the age of 18 in their home.

In addition, usually around a third of our clients have at least one family member working from home as in-home offices are a common request. This will lessen the impact on traffic especially during peak hours.

Infrastructure

Water: Provided by White House Utility District, we will connect to the 12-inch main on Calista to provide water for each home. WHUD has approved up to 38 water taps.

Septic: Soil work has been completed and each home will have a private septic system installed. No public sewer or step system will be utilized.

Roads: At the recommendation of the Robertson County Highway Dept, we will widen Horseshoe Road between the end of our property and Calista Road.

Stormwater: Drainage will be designed to meet all requirements of Robertson County and the Tennessee Dept. of Environment and Conservation. Proposed roads are to be curbed with storm inlets and drainage pipes.

Home Features

- Custom Framed On-Site with an Engineered Floor System and 3/4" Tongue and Groove Subfloor that is Glued, Nailed, and Screwed Down
- Conditioned Crawl Spaces
- Exterior Finishes including Brick, Hardie Board Siding and Stone with Brick or Stone to grade
- Covered Porches
- Two or Three Car Attached Garages
- We allow our clients the ability to customize their home to meet their needs and their own style!

Phone: 615-461-8890
Email: Info@ClarionHomes.com
Website: www.clarionhomes.com

CLARION HOMES, LLC

About Us:

Clarion Homes is a family-owned and operated business led by Johnny Johnson, along with two of his children, Travis Johnson and Rachel Johnson-Teal. Since its inception in 1999 by Johnny and Travis, Clarion Homes has been dedicated to constructing high quality, single-family homes across Middle Tennessee. Johnny has lived in Sumner County since 1971, where he raised his family on a farm in Bethpage. Travis currently resides in Rutherford County with his family, while Rachel makes her home in Hendersonville.

Averaging twelve to eighteen homes per year, Clarion Homes has built a diverse range of homes in various sizes and price points, always prioritizing quality craftsmanship in responsibly developed communities. Although we've operated throughout Middle Tennessee, our primary focus has been in Sumner County in recent years. Some of the neighborhoods we helped construct in Sumner County include Creekview Estates off Pruitt Lane, Shiloh Estates located off 31-E, and Stone Creek just off Big Station Camp Creek Road. Here are some recent pictures from these neighborhoods.

Clarion Homes is a local, family-owned business. We have established a good reputation in Sumner County as a quality builder that stands behind their work and we aim to replicate that success in Robertson County. We already have valuable relationships with contractors and suppliers in your area, including Tate Ornamental and Hutson Brother's Plumbing. We would appreciate the chance to discuss our project with each of you individually before the Planning Commission meeting to answer any questions you have.

We appreciate your time and consideration.

Phone: 615-461-8890

Email: Info@ClarionHomes.com

Website: www.clarionhomes.com

Creekview Estates



Shiloh



Stone Creek



Current Zoning Map

AG-2

Agricultural / Residential - Lot sizes must be at least 130,000 square feet or about 3 acres.

R-40

Residential Zoning - Lot sizes must be 40,000 square feet or 0.92 acres.

R-30

Residential Zoning - Lot sizes must be at least 30,000 square feet or 0.69 acres.



Proposed Layout





N

GRAPHIC SCALE

0 100 200 400

1 inch = 100 ft

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
- BUFFER
- SETBACK / YARD
- RIDE
- EXTRUDED CURB
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER
- GAS LINE
- OHU — OVERHEAD UTILITY LINE
- UGT — UNDERGROUND UTILITY LINE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- ELECTRIC JUNCTION BOX
- CABLE PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
- AIR RELEASE ASSEMBLY
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- A/C PAD

811 IF YOU DIG IN TENNESSEE CALL 811 (1-811) or (800) 351-1111 or 811 or 336-1087 TENNESSEE ONE CALL IPS THE LAW

GreenLID Design

114 S West Main Street
Gallatin, TN 37066
615-330-7248
andy.berth@greenlidesign.com

CLARION HORSESHOE
CONCEPT PLAN
CALISTA & HORSESHOE RD
CITY OF WHITE HOUSE
ROBERTSON COUNTY, TENNESSEE

R-40 CONCEPTUAL LAYOUT

NO	DATE	REVISION

SHEET NO.
C 1.0
SHEET 1 OF 1

PROJ #23-0118 07 FEBRUARY 2025

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

October 1, 2024

GreenLid Design
Attn: Ashley Viselli
114B West Main Street
Gallatin, TN 37066

RE: Water Availability for Clarion Homes Horseshoe Road Single Family Residential Project
Robertson County Tax Map 085 Parcel 096.00
Cross Plains, TN

Dear Ms. Viselli,

Based on the information submitted to WHUD dated September 5, 2024 you are requesting water service availability on the parcel number referenced above for a 38-unit, single family residential housing project.

Based on a preliminary analysis of information submitted, White House Utility District (WHUD) can confirm water service is available for the proposed project. The developer will be required to pay WHUD fees noted in the attached schedule and install the following water system improvements:

1. Provide two connections to an existing twelve-inch water main on Calista Road and extend a new water main through the project to provide water service to new lots.

Water system improvements are approximately represented on the attached overview map.

Utility easements may be required for this project. WHUD will manage and facilitate the acquisition process for all required easements. The developer shall be responsible for all costs associated with the acquisition of easements required for this project. Offsite construction shall not be permitted until all easements have been legally acquired.

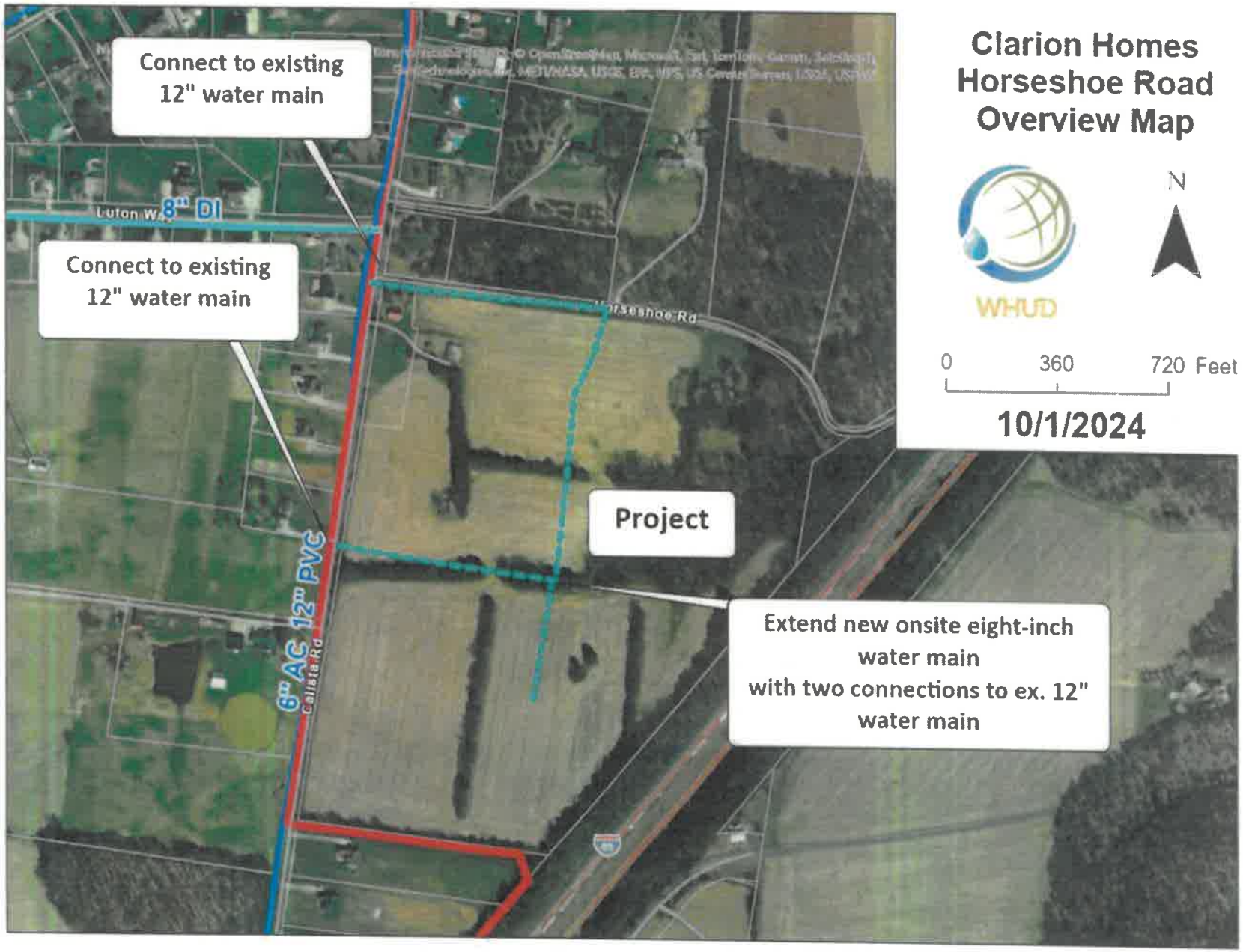
In conclusion, the information provided is to be considered due diligence in nature. This letter is neither a commitment nor a contract between the developer and WHUD nor is it to be relied upon for the purpose of design.

Should the developer desire to move beyond the due diligence inquiry phase of this project it will be necessary for the developer to submit plans and enter into a formal agreement with WHUD.

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



Clarion Homes Horseshoe Road Overview Map

WHUD

N

0 360 720 Feet

10/1/2024

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
May 22, 2025
Amanda Harrington, Planning Advisor

Applicant: Clarion Homes
Representative: Andy Leath

Request: Rezone **39.30 *acres***
Tax Map 085, Parcel 096.00
from AG-2 to R-40

Property Information:

- Tax Map 085, Parcel 096.00
- Horseshoe Rd., Cross Plains
- Total lot acreage: 39.30 acres (1,711,908 sq. ft.)
- **Rezone Request: 39.30 acres (1,711,908 sq. ft.)**

Project Narrative:
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%.



Figure 1: TN Property Viewer: Tax Map 085, Parcel 096.00 In its entirety is highlighted

Zoning: The applicant wishes to rezone 39.30 acres. The subject property has a mixture of AG-2, R-30 and R-40 property in the immediate vicinity with varying lot sizes. The applicant's request to rezone R-40 appears to be dimensionally appropriate. *Please see Exhibit 1 for zoning map and Comprehensive Plan exhibit.*

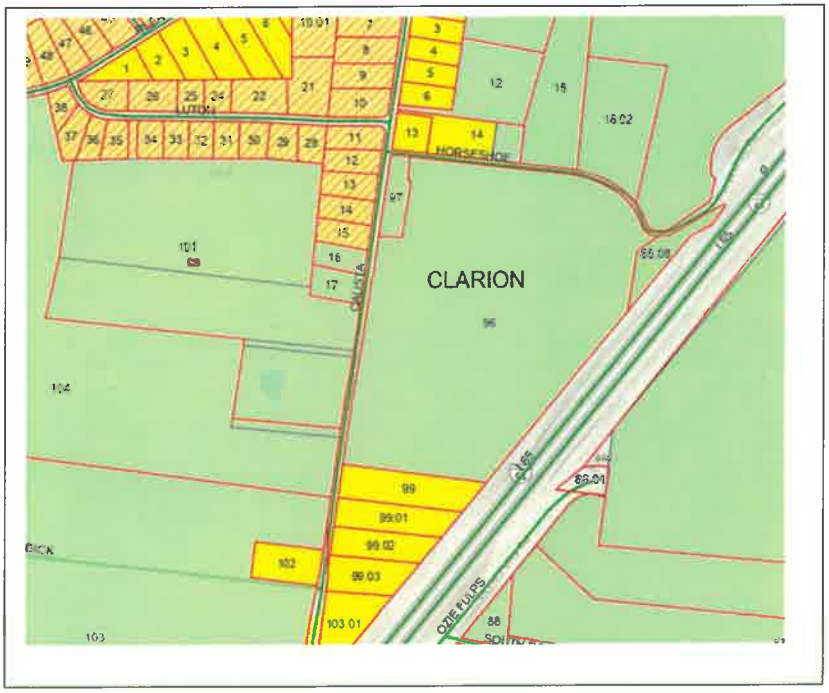
Robertson County 2040 Comprehensive Plan: The Comprehensive Plan calls for this area to transition to Sub-Urban and General Urban. The Sub-Urban areas consist of low density residential, and support uses in progressive degrees of urban intensity with higher density/intensity in areas generally adjacent 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.

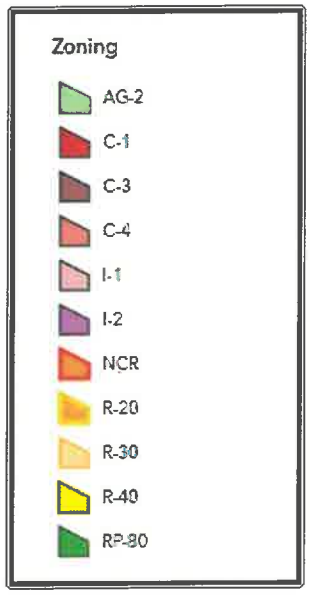
Recommendation: Approve. The R-40, Low Density Residential District, is appropriate in Sub-Urban and General Urban areas of the adopted 2040 comprehensive Growth and Development Plan.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map







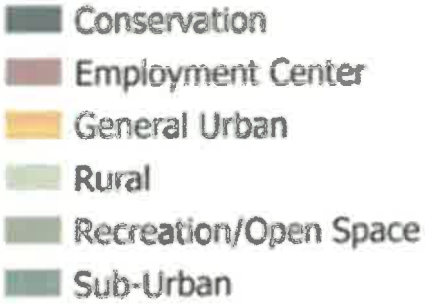


TABLE 6-5-A

DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

	AG-1	AG-2	RP-80	R-40	R-30	R-20
Minimum Lot Size (sq. ft.)	15 ac.	130,000	80,000	40,000	30,000	20,000
Without Public Water		218,000	218,000	N.P.	N.P.	N.P.
Minimum Lot Width (ft.) at Building Setback Line [3]	400	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. 102025085

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 2.86 SURVEYED ACRES OF PROPERTY LOCATED AT 4936 ROCK HOUSE ROAD, PORTLAND, MORE PARTICULARLY IDENTIFIED AS TAX MAP 050, PARCEL 106.00. FROM AG-2 TO R-40, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Jerry Somerville requests to rezone 2.86 surveyed acres of Tax Map 050, Parcel 106.00, located at 4936 Rock House 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 did not recommend the request at their September 25, 2025, 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 050, Parcel 106.00, located at 4936 Rock House 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

$350

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

Application for Rezoning

Applicant Information:

Name: Jerry L. Somerville
Mailing Address: 4936 Rock House Road Portland, TN 37148-8303
Email: _____
Telephone Number: _____

Applicant's Representative Information:

Name: Todd Bollinger
Name of Firm: Todd Bollinger Land Surveying
Mailing Address: _____
Email: _____
Telephone Number: _____

Property Information:

Owner (if not applicant provide letter giving applicate permission): Jerry L. Somerville
Physical Address: 4936 Rock House Rd. Portland, TN 37148-8303
Tax Map and Parcel Number: Parcel ID 050 106.00
Current Zoning Designation: AG-2
Requested Zoning Designation: R-40

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

Purpose of rezoning request:

This 3.0 Acre tract has been in my family's land since 1979. I purchased in 2013-14 from my parents. Me & my wife want to build a new home on the back 2.0 acres leaving 1.0 acres with existing home. Reason to be closer to my aging Mother.

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.

Jerry Hewitt 8/5/2025
Owner of Record Signature & DATE

Jerry Hewitt 8/5/2025
Applicant's Signature & DATE

Robertson County - Parcel: 050 106.00



Date: August 15, 2025

County: ROBERTSON
Owner: SOMERVILLE JERRY L
Address: ROCK HOUSE RD 4936
Parcel ID: 050 106.00
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

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

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

PLAT CONTAINS 2.86 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.

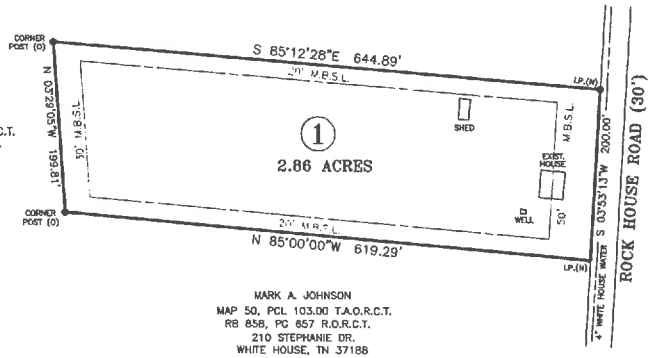
IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT.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

NOTE:
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 0280C DATED 04/16/08 FOR DETAILED INFORMATION.

MARK A. JOHNSON
MAP 50, PCL 103.00 T.A.O.R.C.T.
RB 858, PG 657 R.O.R.C.T.
210 STEPHANIE DR.
WHITE HOUSE, TN 37188



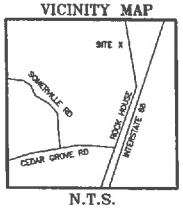
MARK A. JOHNSON
MAP 50, PCL 103.00 T.A.O.R.C.T.
RB 858, PG 657 R.O.R.C.T.
210 STEPHANIE DR.
WHITE HOUSE, TN 37188



ROCK JOLLY FARMS, LLC
MAP 51, PCL 25.00 T.A.O.R.C.T.
RB 1498, PG 469 R.O.R.C.T.
5124 BOXCROFT PLACE
NASHVILLE, TN 37205

MARK A. JOHNSON
MAP 50, PCL 103.00 T.A.O.R.C.T.
RB 858, PG 657 R.O.R.C.T.
210 STEPHANIE DR.
WHITE HOUSE, TN 37188

VICINITY MAP



N.T.S.

ZONED AG2
REQUESTING R-40

PROPERTY REFERENCE

JERRY L. SOMERVILLE
MAP 50, PCL 106.00 T.A.O.R.C.T.
RB 1464, PG 341 R.O.R.C.T.

OWNER/DEVELOPER

JERRY L. SOMERVILLE
4936 ROCK HOUSE RD
PORTLAND, TN 37148
615-347-1121

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

SCALE 1"= 100'



REZONING PLAT FOR
JERRY SOMERVILLE LOT
4936 ROCK HOUSE ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" =100'	A.T.B.	A.T.B.	08/15/25

1ST CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
4936ROCK

Property Description

2.86 Acres

Being a tract of land in the 1th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Jerry L. Somerville in RB 1464, PG 341 R.O.R.C.T., and more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 08/15/25 as follows:

Beginning at an Iron Pin set in the westerly margin of Rock House Road, said pin being the most southeast corner of herein described tract and also being a common corner to Mark A. Johnson RB 858 PG 657 R.O.R.C.T.; Thence now leaving said margin with said Johnson for the next 3 calls; Thence N85°00'00"W 619.29' to a Wood Corner Post; Thence N03°29'05"W 199.81' to a Wood Corner Post; Thence S85°12'28"E 644.89' to a Iron Pin set in the westerly margin of previously said road; Thence with said margin S03°53'13"W 200.00' to the point of beginning containing 2.86 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

July 2, 2025

Mr. Jerry L. Somerville
4936 Rock House Rd
Portland, TN 37148

RE: Water Availability for 4936 Rock House Rd
Sumner County, Tax Map 050 Parcel 106.00
Portland, TN

Dear Mr. Somerville,

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

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

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

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

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

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
September 25, 2025

Applicant: Jerry Somerville
Surveyor: Todd Bollinger

Request: Rezone **2.86 surveyed *acres***
Tax Map 050, Parcel 106.00
from AG-2 to R-40



Figure 1: TN Property Viewer: Tax Map 050, Parcel 106.00 In its entirety is highlighted

Property Information:

- Tax Map 050, Parcel 106.00
- 4936 Rock House Rd., Portland
- Total lot acreage: 2.86 acres (124,581.60 sq. ft.)
- **Rezone Request: 2.86 acres. (124,581.60 sq. ft.)**

Project Narrative:
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%.

Discussion & Observations:
The applicant intends to rezone 2.86 surveyed acres to divide off one buildable lot. The property is surrounded by AG-2 zoned land with varied lot sizes. Several non-conforming lots nearby would now be classified as R-40 or RP-80 under current standards. The request to rezone to R-40 seems to be dimensionally suitable. Please see Exhibit 1 for the excerpts from the Comprehensive Plan and Zoning Map.

Conformance with the Robertson County Land Use Plan: The 2040 Land Use Plan designates this area as Rural. Agrarian and rural uses, including open space, agriculture, homesteads linked to farming activities, and agricultural service businesses, are promoted within this category.

Recommendation: Denial. The R-40 zoning designation is meant for use in suburban and general urban areas outlined in the adopted 2040 Comprehensive Growth and Development Plan.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map

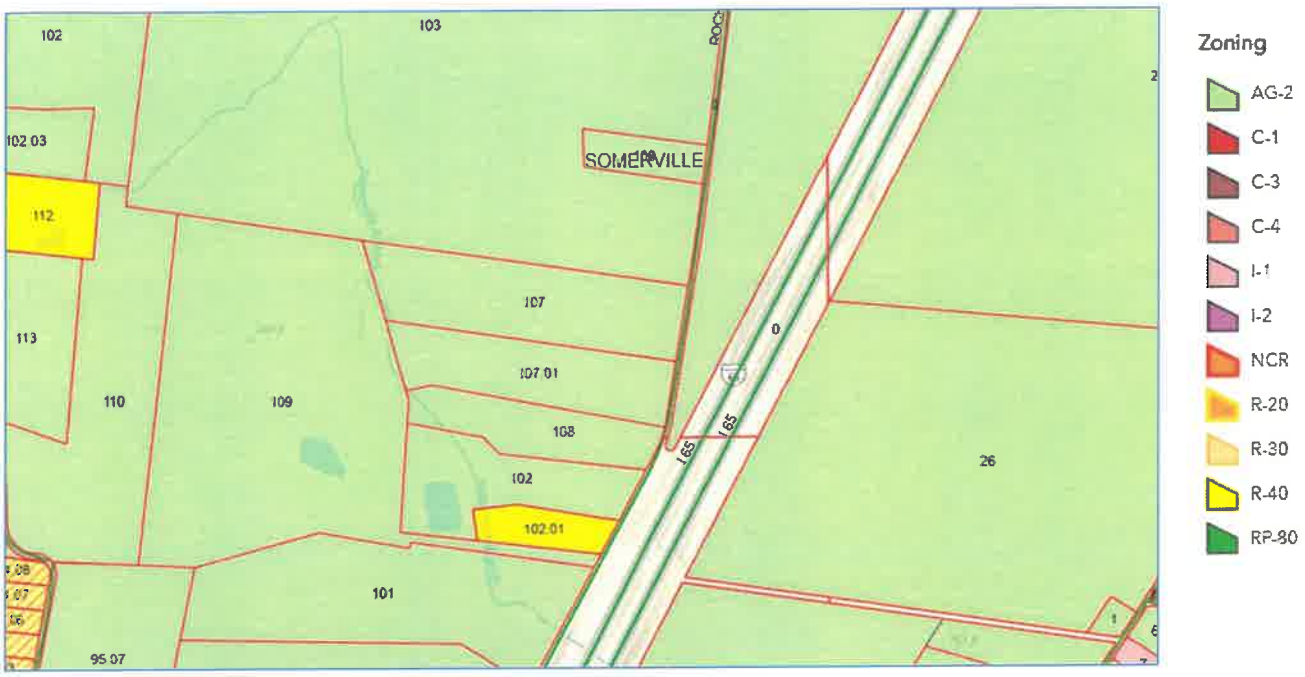




TABLE 6-5-A

DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

	AG-1	AG-2	RP-80	R-40	R-30	R-20
Minimum Lot Size (sq. ft.)	15 ac.	130,000	80,000	40,000	30,000	20,000
Without Public Water		218,000	218,000	N.P.	N.P.	N.P.
Minimum Lot Width (ft.) at Building Setback Line [3]	400	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. 102025086

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 2.13 SURVEYED ACRES OF THE 7.15 ACRES OF PROPERTY LOCATED AT 3968 BAGGETT ROAD, SPRINGFIELD, MORE PARTICULARLY IDENTIFIED AS TAX MAP 082, PART OF PARCEL 041.05. FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas James Marshall request to rezone 2.13 surveyed acres of the 7.15 acres of Tax Map 082, Part of Parcel 041.05, located at 3968 Baggett Road, from AG-2 to RP-80; and

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

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their September 25, 2025, regular meeting, finding the size of the subject parcel dimensionally appropriate for the RP-80 zoning designation, and water availability present.

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

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 082, Part of Parcel 041.05, located at 3968 Baggett 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: James Marshall
Mailing Address: 3223 OLD Greenbrier Pike Greenbrier, TN 37073
Email: _____
Telephone Number: _____

Applicant's Representative Information:

Name: Todd Bollinger
Name of Firm: Todd Bollinger + Assoc.
Mailing Address: 1199 Fisher Drive Greenbrier, TN 37073
Email: _____
Telephone Number: _____

Property Information:

Owner (if not applicant provide letter giving applicate permission): James Marshall
Physical Address: 3968 Baggett Road
Tax Map and Parcel Number: 082 041.05 JM
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 create a new building lot

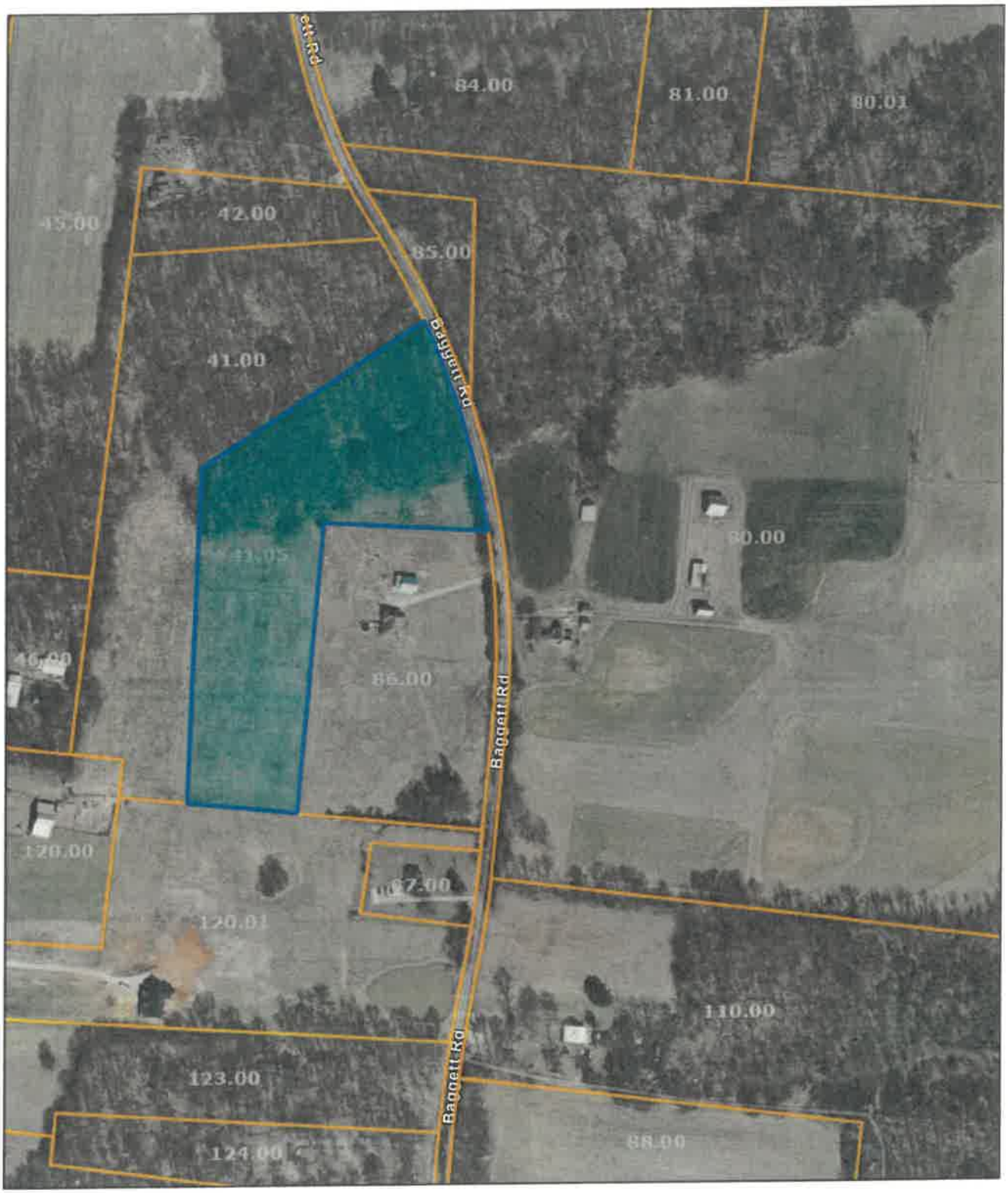
SUBMITTAL REVIEW PROCEDURE:

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
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.

Owner of Record Signature & DATE

Applicant's Signature & DATE 9/12/25

Robertson County - Parcel: 082 041.05



Date: August 12, 2025

County: ROBERTSON
Owner: LOYD CHRIS ETAL MARSHALL JAMES
Address: BAGGETT RD 3968
Parcel ID: 082 041.05
Deeded Acreage: 7.15
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

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

PLAT CONTAINS 2.13 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.

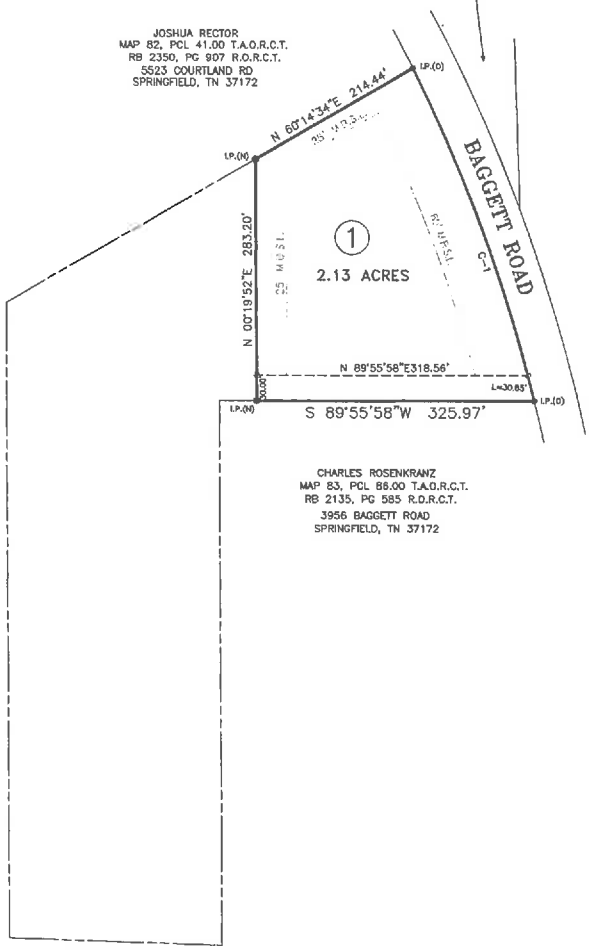
CURVE DATA

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	1835.48'	207.84'	413.91'	12°55'15"	413.04'	S 19°32'37"E

MARY NEWMAN
MAP 83, PCL 85.00 T.A.O.R.C.T.
RB 629, PG 408 R.O.R.C.T.
3977 BAGGETT RD
SPRINGFIELD, TN 37172

JOSHUA RECTOR
MAP 82, PCL 41.00 T.A.O.R.C.T.
RB 2350, PG 907 R.O.R.C.T.
5523 COURTLAND RD
SPRINGFIELD, TN 37172

CAROLYN WIGGING
MAP 83, PCL 80.00 T.A.O.R.C.T.
RB 1417, PG 294 R.O.R.C.T.
3951 BAGGETT ROAD
SPRINGFIELD, TN 37172



CHARLES ROSENKRANZ
MAP 83, PCL 88.00 T.A.O.R.C.T.
RB 2135, PG 585 R.O.R.C.T.
3956 BAGGETT ROAD
SPRINGFIELD, TN 37172



ZONED AG2
REQUESTING RP-80

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

SCALE 1"=100'



PROPERTY REFERENCE

CHRIS LOYD & JAMES MARSHALL
MAP 82, PCL 41.05 T.A.O.R.C.T.
RB 2389, PG 493 R.O.R.C.T.

DEVELOPER
JAMES MARSHALL
3223 OLD GREENBRIER PIKE
GREENBRIER, TN 37073
615-478-3830

REZOING PLAT FOR
LOYD & MARSHALL LOT
BAGGETT ROAD

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

10TH CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
JMBAGGET

Property Description

2.13 acres

Being a tract of land in the 10th Civil District of Robertson County Tennessee and that property conveyed to Chris Loyd & James Marshall RB 2389, PG 493 R.O.R.C.T., and more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN Lic. No. 2095 dated 08/28/25 as follows:

Beginning at an existing iron pin in the westerly margin of Baggett Road, said pin being a common corner to Charles Rosenkranz RB 2135, PG 585 R.O.R.C.T. and being the most southeast corner of herein described tract; Thence now leaving saif margin with said Rosenkranz S 89°55'58"W 325.97 feet to a set iron pin; Thence now leaving said Rosenkranz with a new line N 00°19'52"E 283.20 feet to a set iron pin in the southerly line of Joshua Rector RB 2350, PG 907 R.O.R.C.T.; Thence with said Rector N 60°14'34"E 214.44 feet to an existing iron pin in the westerly margin of Baggett Road; Thence now leaving said Rector with said margin and a curve to the right having a radius of 1835 .46' and a cord and cord bearing of S 19°32'37" E, 413.04' and length of 413.91' to the point of beginning containing 2.13 acres.

The above-described tract is subject to a 30' ingress/egress & private utility easement and more accurately described as follows:

Beginning at an existing iron pin in the westerly margin of Baggett Road, said pin being a common corner to Charles Rosenkranz RB 2135, PG 585 R.O.R.C.T. and being the most southeast corner of herein described tract; Thence now leaving saif margin with said Rosenkranz S 89°55'58"W 325.97 feet to a set iron pin; Thence now leaving said Rosenkranz N 00°19'52"E 30.00 feet to a point; Thence N 89°55'58"E 318.56 feet to a point in the westerly margin of Baggett Road; Thence with said margin and a curve to the right having a radius of 1835.46' and a cord and cord bearing of S 13°33'53" E, 30.85' to the point of beginning.

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

August 22, 2025

Mr. James Marshall
3223 Old Greenbrier Pike
Greenbrier, TN 37073

RE: Water Availability for 3966 Baggett Rd
Robertson County, Tax Map 082 Parcel 041.05
Springfield, TN

Dear Mr. Marshall,

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

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

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

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

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

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Development Office
Agenda Review Sheet
Amanda Harrington, Planning Advisor
Planning Commission Meeting
September 25, 2025

Applicant: James Marshall
Surveyor: Todd Bollinger

Request: Rezone ***2.13 surveyed acres of the 7.15 acres***
Tax Map 082, Part of Parcel 041.05
from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 082, Part of Parcel 041.05 in its entirety is highlighted

Property Information:
- Tax Map 082, Part of Parcel 041.05
- 3968 Baggett Rd., Springfield
- Total lot acreage: 7.15 acres (311,454.00 sq. ft.)
- **Rezone Request: 2.13 surveyed acres. (92,782.80 sq. ft.)**

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

Discussion & Observations:
The applicant intends to rezone 2.13 surveyed acres of the 7.15 acres to create a new building lot. The property is mainly bordered by AG-2 and R-40 zones, with different lot sizes nearby. Several of the surrounding AG-2 zoned lots are nonconforming and would now be classified as RP-80 and R-40 under current zoning rules. The applicant's proposal to rezone to RP-80 appears to be dimensionally appropriate. Please refer to Exhibit 1 for excerpts from the Robertson County zoning map and Comprehensive Plan.

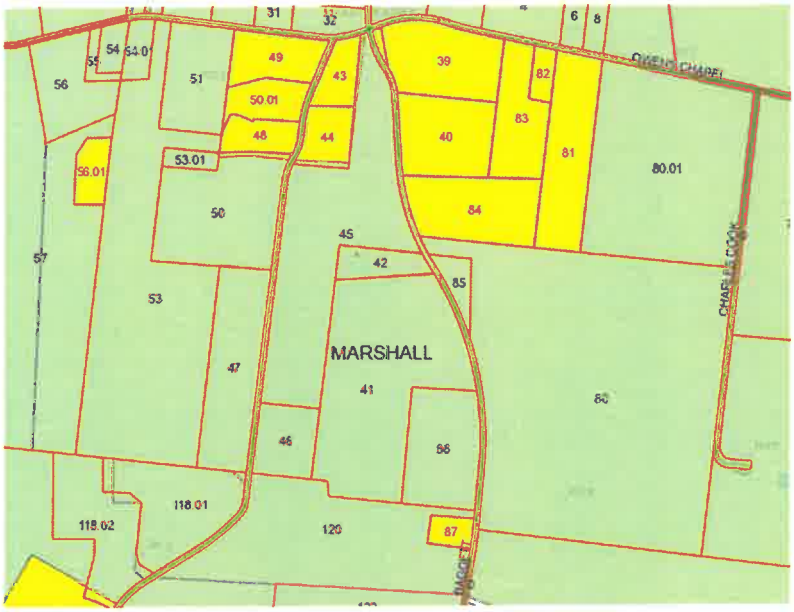
Conformance with the Robertson County Land Use Plan: The 2040 Land Use Plan designates this area as Rural. Agrarian and rural uses, including open space, agriculture, homesteads related to agricultural activities, and agricultural service businesses, are encouraged within this category.

Recommendation: Approval. The RP-80 zoning designation is appropriate for the rural designation.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





Zoning

- AG-2
- C-1
- C-3
- C-4
- I-1
- I-2
- NCR
- R-20
- R-30
- R-40
- RP-80

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

TABLE 6-5-A

DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

	AG-1	AG-2	RP-80	R-40	R-30	R-20
Minimum Lot Size (sq. ft.)	15 ac.	130,000	80,000	40,000	30,000	20,000
Without Public Water		218,000	218,000	N.P.	N.P.	N.P.
Minimum Lot Width (ft.) at Building Setback Line [3]	400	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. 102025087

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 1.84 SURVEYED ACRES OF THE 58.20 ACRES OF PROPERTY LOCATED AT 5038 JONES CHAPEL ROAD, CEDAR HILL, MORE PARTICULARLY IDENTIFIED AS TAX MAP 043, PART OF PARCEL 032.00. FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Gregory Riddle requests to rezone 1.84 surveyed acres of the 58.20 acres of Tax Map 043, Part of Parcel 032.00, located at 5038 Jones Chapel Road, from AG-2 to RP-80; and

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

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their September 25, 2025, regular meeting, finding the size of the subject parcel dimensionally appropriate for the RP-80 zoning designation, and water availability present.

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

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 043, Part of Parcel 032.00, located at 5038 Jones Chapel 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: Gregory A. Riddle
Mailing Address: 5038 Jones Chapel Road, Cedar Hill, TN 37032
Email: N/A
Telephone Number:

Applicant's Representative Information:

Name: Steve Artz
Name of Firm: Steven E. Artz and Associates, Inc.
Mailing Address: 4800 Hwy. 431 N Springfield, TN. 37172
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission): Gregory A. Riddle
Physical Address: 5038 Jones Chapel Road, Cedar Hill, TN 37032
Tax Map and Parcel Number: Map 43 Part of Parcel 32
Acreage: 1.84 Acres
Current Zoning Designation: AG-2
Requested Zoning Designation: RP80

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

Purpose of rezoning request:

The purpose of this rezoning request is to rezone 1.84 acres of my property to create a 1 lot subdivision for my daughter.

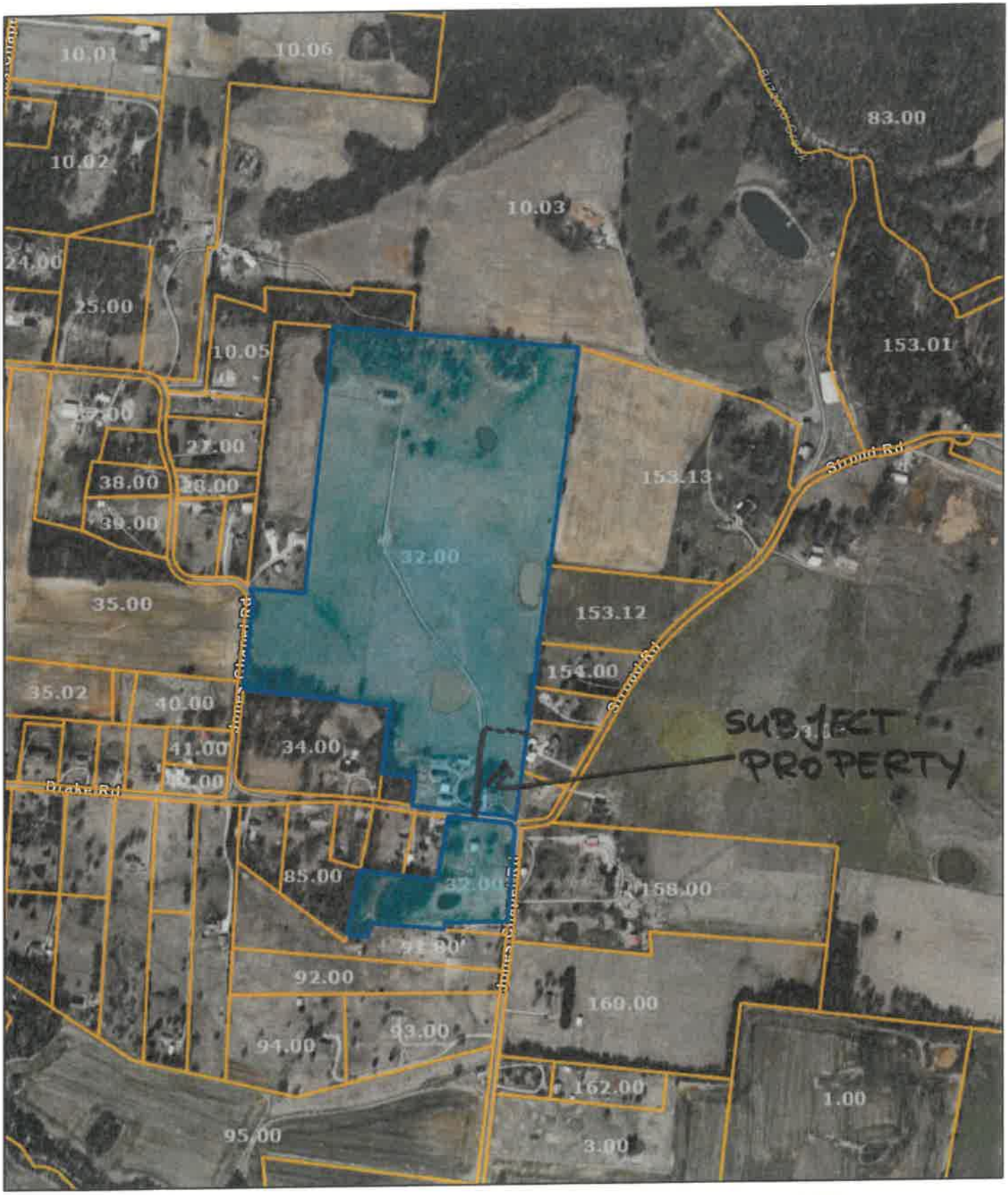
SUBMITTAL REVIEW PROCEDURE:

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

Greg Riddle 7-24-25
Owner of Record Signature & DATE

7.22.25
Applicant's Signature & DATE

Robertson County - Parcel: 043 032.00



Date: July 22, 2025

County: ROBERTSON
Owner: RIDDLE GREGORY A
Address: JONES CHAPEL RD 5038
Parcel ID: 043 032.00
Deeded Acreage: 0
Calculated Acreage: 58.2

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

The property lines are compiled from information maintained by your local

Steven E. Artz and Associates, Inc.

Surveyor's Description
July 18, 2025

The following paragraph describes a tract of land in the 4th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Gregory A. Riddle, by Horace L. Riddle, in a deed of record which is recorded in Record Book 2196, Page 60, Register's Office for Robertson County, Tennessee, RORCT.

Beginning at an iron pin (new), at the intersection of the northerly margin of Jones Chapel Road, and the northerly margin of Stroud Road, the southwest corner of Lot 2 of Horace L. Riddle Property, being a plat of record in Plat Book 633, Page 85, RORCT, the southeast corner of this tract and continuing with the northerly margin of Jones Chapel Road, as follows:
with a curve to the right, having a radius of 15.00 feet, an arc distance of 8.97 feet, and a chord bearing of N 73°35'53" W, 8.84 feet to an iron pin (new);
thence with a curve to the left, having a radius of 85.00 feet, an arc distance of 39.51 feet, and a chord bearing and distance of N 69°46'51" W, 39.16 feet to an iron pin (new);
thence, N 83°05'51" W, 146.51 feet to an iron pin (new), in the northerly margin of Jones Chapel Road;
thence with a new line, as follows:
N 07°27'15" E, 414.06 feet to an iron pin (new);
thence, S 82°32'45" E, 193.42 feet to an iron pin (new), in the westerly boundary of Lot 1 of Horace L. Riddle Property;
thence, S 07°27'15" W, passing a common corner of said Lot 1 and Lot 2 and continuing on in all, 422.67 feet, to the point of beginning, containing **1.84 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 July 18, 2025.

The above described tract of land is subject to a Shared Driveway easement, as shown on the plat, this survey.

The above described tract of land may be found on Tax Map 43 part of Parcel 32, in the Tax Assessor's Office for Robertson County, Tennessee.

File:Steve\250166L

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

Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	54°16'02"	15.00	4.62	8.97	N 75°55'55" W	8.84
C2	26°37'59"	85.00	20.12	39.51	N 69°46'51" W	39.16

Line Table		
Line	Bearing	Distance
L1	N 85°05'51" W	146.51
L2	N 85°05'51" W	88.09
L3	N 85°05'51" W	58.42
L4	N 07°27'15" E	30.00
L5	S 85°05'51" E	58.42
L6	S 07°27'15" W	30.00

Bearing Basis Notes:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983. Two (2) control points were established using a Carlson BRx7G Dual Frequency Receiver on July 2, 2025. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing: 812682.89, Easting: 1580965.90 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

TSPCS Grid North (NAD83)

Surveying The Past, Present and Future

100 50 0 100 200

Scale In Feet
1"=100'

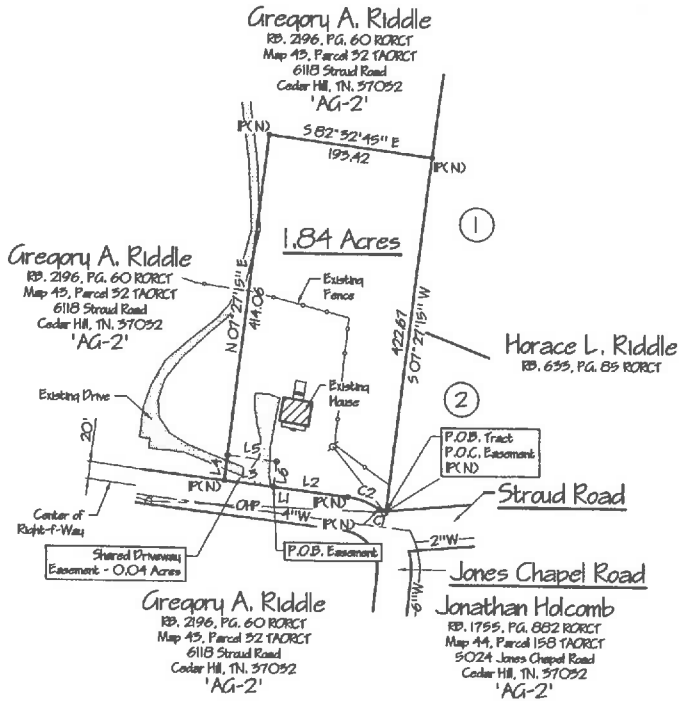
Surveyor's Notes:

1. No Title Report was furnished to this surveyor therefore 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. 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
IPCN Iron Pin (New)
O Meander Point
Power Pole
—OHP— Overhead Power Line
—W— Water Line
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data

Cad File No. 250166SCA
Coord. File No. 250166CA

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.

Present Zoning Classification - 'AG-2'
Proposed Zoning Classification - 'RP80'

I hereby certify that this General Property Survey is a Category III Survey and the Ratio of Precision of the Unadjusted Survey is 1:5000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

STEVEN E. ARTZ
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1708

Property Address:
5058 Jones Chapel Road
Cedar Hill, TN. 37032

Deed Reference:
Record Book 2196, Page 60 RORCT
Map 43, part of Parcel 32 TAORCT

Revisions			
Number	Date	By	Comment

Drawn By: SEA
Checked By: CB
Proj. No.: 250166
Date: 7/18/25

Rezoning Request For
Gregory A. Riddle
4th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925 Springfield, TN. 37172
email: artz.steve@gmail.com
(615) 382-0461

RZ1
Sheet Number

Robertson County Development Office
Agenda Review Sheet
Amanda Harrington, Planning Advisor
Planning Commission Meeting
September 25, 2025

Applicant: Gregory Riddle
Surveyor: Steve Artz

Request: Rezone ***1.84 surveyed acres of the 58.20 acres*** Tax Map 043, Part of Parcel 032.00 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 082, Part of Parcel 041.05 in its entirety is highlighted

Property Information:
- Tax Map 043, Part of Parcel 032.00
- 5038 Jones Chapel Rd., Cedar Hill
- Total lot acreage: 58.20 acres (2,535,192 sq. ft.)
- **Rezone Request: 1.84 surveyed acres. (80,150.40 sq. ft.)**

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

Discussion & Observations:
The applicant seeks to rezone 1.84 surveyed acres out of a total of 58.20 acres to create a new, standalone lot. AG-2 zones mostly surround the property with varying lot sizes, and nearby are a few R-40 and R-30 zones. Many of the surrounding AG-2 lots are nonconforming and would be classified as RP-80, R-40, or R-30 under current zoning rules. The applicant's request to rezone RP-80 appears consistent with the appropriate dimensions. Please see Exhibit 1, excerpts from the zoning map and Comprehensive Plan.

Conformance with the Robertson County Land Use Plan: The 2040 Land Use Plan designates this area as Rural. Agrarian and rural types of uses, ranging from open space to agriculture, homesteads

associated with agricultural activities, and agricultural service businesses, are encouraged within this category.

Recommendation: Approval. The RP-80 zoning designation is appropriate for the rural designation.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map

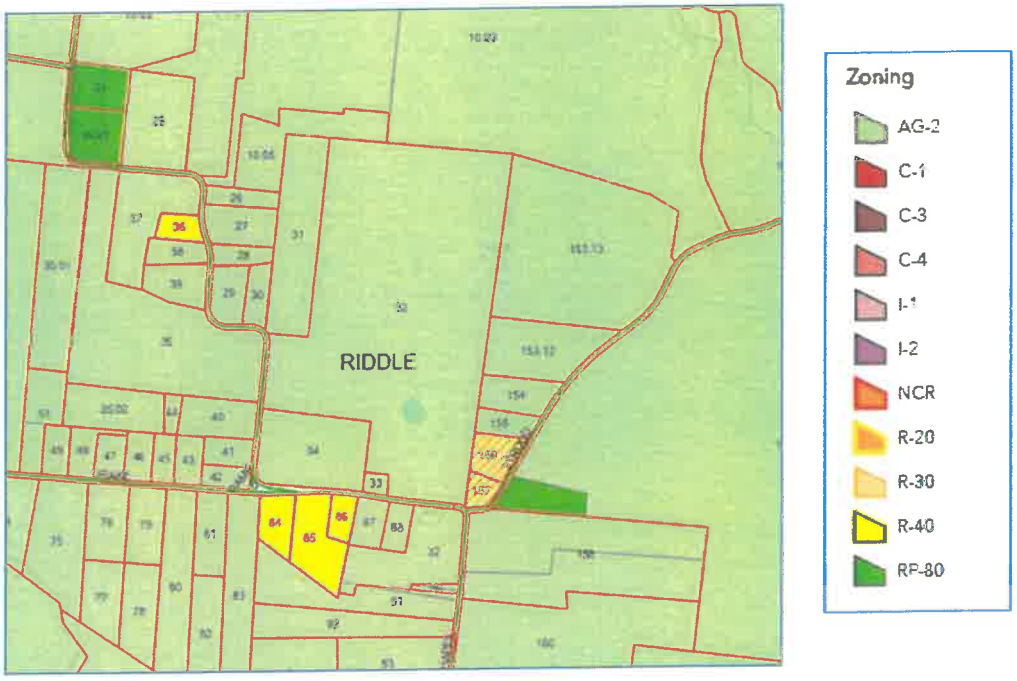




TABLE 6-5-A

DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS

	AG-1	AG-2	RP-80	R-40	R-30	R-20
Minimum Lot Size (sq. ft.)	15 ac.	130,000	80,000	40,000	30,000	20,000
Without Public Water		218,000	218,000	N.P.	N.P.	N.P.
Minimum Lot Width (ft.) at Building Setback Line [3]	400	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.

RESOLUTION NO. 091525073

#6

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

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

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
None	None		0
Total Revenue Amendment			0
Expense Amendments			
County Buildings	Administrative Officer	51800-101	20,770
County Buildings	Social Security Tax	51800-201	1,288
County Buildings	Medicare Tax	51800-212	302
Total Expense Amendment			22,360
	(Funds Needed to Payout an Employee. Building & Grounds Department Needs Employee During This Time of Year.)		
Total Fund Balance Amendment			(22,360)

Duly passed and approved this 15th day of September, 2025.

County Commissioner

County Mayor

Duly passed and approved this 20th day of October, 2025.

County Commissioner

County Mayor

ATTEST:

County Clerk

#8

RESOLUTION NO. 091525075

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

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

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
None	None		0
Total Revenue Amendment			0
Expense Amendments			
Agriculture Extension Center	Contracts With Govt. Agencies-Agriculture Ext	57100-309-101	37,429
Total Expense Amendment			37,429
	(Funds Needed For A Federal Employee Since 1998. Federal Funding Ends 9-30-2025. This Program Assistant has worked at the County's Local Agriculture Extension Office. The County Will Be Paying for a Person the Federal Govt. has Funded Since 1998.)		
Total Fund Balance Amendment			(37,429)

Duly passed and approved this 15th day of September, 2025.

County Commissioner

County Mayor

Duly passed and approved this 20th day of October, 2025.

County Commissioner

County Mayor

ATTEST:

County Clerk

RESOLUTION NO. 102025088

HIGHWAY DEPARTMENT RESOLUTION NO. 25-293-010

RESOLUTION TO INCREASE MINERAL SEVERANCE TAX FOR ROBERTSON COUNTY HIGHWAY DEPARTMENT

WHEREAS, Tennessee Code Annotated, §§ 67-7-201 *et seq.*, permits counties, upon the adoption of a resolution by a two-thirds vote of the county legislative body, to enact a mineral severance tax for the benefit of the county road fund to be administered by the state Department of Revenue; and,

WHEREAS, Robertson County levied a mineral severance tax on sand, gravel, sandstone, chert and limestone severed from the ground within its jurisdiction pursuant to the authority granted in *Tennessee Code Annotated,* §§ 67-7-201 *et seq.*, in Resolution Number 7168456;

WHEREAS, *Tennessee Code Annotated,* §§ 67-7-201 *et seq.*, permits counties to increase the mineral severance tax in accordance with the rates set forth in § 67-7-203;

WHEREAS, due to factors such as rising material costs, inflation, and supply chain disruptions, the cost of county road and bridge construction and maintenance has increased dramatically and Robertson County needs additional revenue for construction and maintenance of its roads and bridges;

NOW, THEREFORE, BE IT RESOLVED by the county legislative body of Robertson County that:

SECTION 1. There is hereby levied an increase in mineral severance tax on the above-named minerals at a total levy of twenty cents ($0.20) per ton for a tax period beginning October 20, 2025, but subject to the provisions of Section 4 below for collections.

SECTION 2. The Mineral Severance Tax of Robertson County, shall be collected by the state Department of Revenue in accordance with the rules and regulations promulgated by the department of Revenue.

SECTION 3. A certified copy of this Resolution shall be transmitted immediately upon its passage to the Department of Revenue of the State of Tennessee by the County Clerk and shall be spread upon the minutes of the county legislative body.

SECTION 4. For purposes of collection, this Resolution shall take effect on the first day of the month occurring at least sixty (60) days after the certified copy is received by the Department of Revenue; for all other purposes it shall be effective upon passage by a two-thirds (2/3) majority vote of the county legislative body of Robertson County, the public welfare requiring it.

WHEREAS, the Highway Commission of Robertson County assembled in regular session the 25th day of September, 2025, voted and agreed that the

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Robertson County, Tennessee assembled in regular session on the 20th day of October, 2025, that

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon passage, the public welfare requiring it.

Passed this the 20th day of October, 2025.

_____
COUNTY COMMISSIONER

_____
WILLIAM A. VOGLE
County Mayor

ATTEST:

_____
ANGIE H. GROVES
County Clerk

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

Notaries to be elected October 20,2025

ELIZABETH BELL
AMELIA F BUTTERWORTH
VERONICA A CORWIN
ASA W GRAEFF
MARLENE GRAVES
MARY GUFFEY
BARBARA JONES
DEBORAH B KIRKPATRICK
AJA LOGAN
N MARANZANO
ROBERT MURDEN
ADRIANNE OWENS
ABBI PUTMAN
MAEGAN SALE
KIM L STONE

PERSONAL SURETY