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

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

1. Call to Order
2. Roll Call
3. Invocation
4. Pledge to the Flag
5. Minutes of Previous Meeting
6. Communications from the County Mayor
7. Public Comments
8. Reports
9. Elections and Appointments
10. Public Hearing
    A) Robertson County Planning
    1. Correction to County Commission Resolution No. 121525100
    B) Agricultural/Residential District (AG-2) to Low Density Residential District (R-40)
    2. ACS Homebuilders on behalf of Donna Saad Voting District 3
    C) Agricultural/Residential District (AG-2) to Rural Preservation District (RP-80)
    3. ACS Homebuilders on behalf of Donna Saad Voting District 3
    4. Cheryl Pentecost Voting District 11
    D) General Commercial District (C-1) to Agricultural/Residential District (AG-2)
    5. Theilia Raines Voting District 8
11. Resolutions
    1. Declare surplus property-Schools **#032326024**
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. This includes any member of the public involved with specific agenda items, such as zoning requests, who want to express their views on issues affecting their property or surrounding areas. *******

Robertson County Commission
Monday, February 23, 2026 7:00 pm

Be it remembered that the Board of Commissioners of Robertson County, Tennessee, met in open public session, at the Robertson County Juvenile Courtroom in Springfield, Tennessee on Monday, February 23, 2026, at 7:00 pm

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

Roll Call
Quorum Present (21 Present, 4 Absent)
Present: MAYOR VOGLE, JACKSON, COUTS, THOMPSON, ROBERTS, RUMMEL, DELONG, BILLY R DORRIS, MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, ELLIS, SUMMERS, WOODARD
Absent: BRINKLEY, MARTIN, PIERCE, HEAD-HIEBER

Invocation and Pledge to the Flag - Commissioner Martin Morgan

Minutes of Previous Meeting - Minutes from February 2, 2026 Meeting
Motion by ROBERTS - Second by COUTS - Passed by Voice Vote

Communications from the Mayor – Mayor Vogle recognized Coach Tom Adkins with a Proclamation for being chosen for the Tennessee Football Coaches Association Hall of Fame Class of 2026. He praised everyone for the Zero Audit Findings from the Comptroller report. This is Robertson County's sixth year out of seven to receive zero findings. Again, Mayor Vogle recognized the hard work of all of those that worked during the ice storm. He informed everyone of Cathy Hamsley's retirement party and the UT Extension Office Open House.

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

Elections & Appointments - E911 Board - Robert Gardner to replace Nancy Johnson
Motion by STUBBLEFIELD - Second by JACKSON - Passed by Voice Vote

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

Mark Griffith, Matt Holder, Davis Taylor, Eric Beckman, and Doug Prentice voiced their concerns for the Russell properties.

Resolution No. 022326013 - Rezone Canaan Russell
Rezone 5.14 acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, Bill Moss Road, 3rd Voting District – Much Discussion was had before vote.
Motion by WHITE - Second by M. DORRIS - Failed to Receive 13 Yes Votes Needed

Resolution No. 022326014 - Rezone Josh Russell
Rezone 15.03 acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, Bill Moss Road, 3rd Voting District
Motion by THOMPSON - Second by WOODARD - Failed to Receive 13 Yes Votes Needed

Resolution No. 022326015 - Rezone S. L. Searcy
Rezone 5.84 acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, Oregon Road and Woodrow Wilson Road, 8th Voting District
Motion by M. DORRIS - Second by ROBERTS - Passed With 13 Yes Votes Needed

Resolution No. 022326016 - Rezone Shannon Westerbeck
Rezone 5.69 acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, Cedar Grove Road and Greer Lane, 1st Voting District
Motion by WHITE - Second by MOORE - Passed With 13 Yes Votes Needed

Resolution No. 022326017
Amend Budget - General Fund - Opioid Settlement Funds Disbursed by Mayor's Discretion Propane for Cross Plains Tower, CASA, COPE, My Father's House, 211 Helpline, United Way
Motion by COUTS - Second by RUMMEL - Passed With 13 Yes Votes Needed

Resolution No. 022326018
Amend Budget - School Fund - Various Expenses
Motion by COUTS - Second by JACKSON - Passed With 13 Yes Votes Needed

Resolution No. 022326019 - 1st Reading
Amend Budget - General Capital Projects Fund 171 - Water Heaters for Jail
Motion by COUTS - Second by BILLY R. DORRIS - Passed With 13 Yes Votes Needed

To Suspend the Rules and Proceed with Resolution No. 022326019 ONLY - 2nd Reading
Motion by COUTS - Second by SUMMERS - Passed by Voice Vote

Resolution No. 022326019 - 2nd Reading
Amend Budget - General Capital Projects Fund 171 - Water Heaters for Jail
Motion by COUTS - Second by MOORE - Passed With 13 Yes Votes Needed

New Business

Postpone March Commission Meeting from 3/16 to 3/23 due to Spring Break
Motion by ROBERTS - Second by MOORE - Passed by Voice Vote

Election of Notaries
Michelle Archbold, Raquel Bischoff, Tamara D. Block, Kimberly Brickles, Sydney Carraghan, Linda K. Dickens, Sherry L. Dowlen, Emily S. Eden, Jordan Evans, Michelle Goss, Jamie Gregory, Hailee Jackson, Jackie J. Jensen, Susan M. Jex, Sherry Kennedy, Emily Ann Lindo, Whitney Owens, M J Pippin, Kristen N. Smith, and Taylor Whitby
Motion by HOGAN - Second by MOORE - Passed by Voice Vote

Adjourn – 7:42 p.m.
Motion by M. DORRIS - Second by MOORE - Passed by Voice Vote

_____ _____

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

ROBERTSON COUNTY HIGHWAY DEPARTMENT

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

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

STEVE ARMSTRONG
CHARLIE J. COOK
DAVID PEACH

MINUTES OF MEETING
ROBERTSON COUNTY HIGHWAY COMMISSION

1. The Robertson County Highway Commission met in regular session at 4:00 P.M., Thursday, January 22, 2026.

2. The following commissioners were present:

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

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

4. Supervisor's Report:

Commission	Tons Hauled to Date	End Balance
Armstrong	12.86	732.80 tons
Peach	19.74	191.40 tons
Head	10.23	537.84 tons
Hand	10.40	587.37 tons
Cook	40.25	1,129.53 tons
Martin	86.12	2,336.52 tons

Date	Road Name	Work Performed	Loads & Tons of Rock

   On a motion by Mr. Armstrong, 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 February was set at 2,021.81 tons. This is the carryover from January. (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 December 31, 2025 was reviewed by the commission. On a motion by Mr. Hand, seconded by Mr. Head 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 February meeting date is set for Thursday, February 26, 2026 at 4:00 P.M.

8. Delegation - None

9. State Aid Roads -

2025/2026 – Mint Springs Road

Supt. Adkins reported we will bid Mint Springs Road this Spring and plan to pave late Spring.

2026/2027 – Hall Road

Supt. Adkins stated we logged Hall Road yesterday with TDOT. We will bid this Summer and pave late Summer or early Fall.

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. He is currently working on finalizing the road plans over the next several weeks. Planning to send the final plans, calculations and hydraulic modeling to TDOT the week of March 2nd.

11. Driveway Permit Check List:

A report showing "Driveway Permit List" for the month of January 2026 was reviewed by the commission. It showed 14 permits were fully processed for a total of $5,000.00. On a motion by Mr. Hand, seconded by Mr. Head and approved by voice vote, this report was received and ordered filed. (A copy of this report is on file at the highway office.)

12. Bids – Gasoline -

1. Beach Oil Company	$2.19
2. Kimbro Oil Company	$2.2575
3. Tri Star Energy, LLC	$2.28
4. Dean Oil Company	$2.348
5. Parman Lubricants Company	No Bid
6. Petroleum Traders Corporation	No Bid

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

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

13. Supervisor/Commission Remarks:

    1. A copy of the audit report letter and findings for the Fiscal Year Ended June 30, 2025 was included in their packets. The Robertson County Highway Department audit resulted in no findings. 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.)

    2. Included in their packets was a new price list from Rogers Group, Inc that goes into effect on February 9th. Our new rock average increased $1.24 per ton. Our 2025 average is $25.64 and going to $26.88 per ton. On a motion by Mr. Armstrong, seconded by Mr. Hand and approved by voice vote, this new price list was received and ordered filed. (A copy of this new price list is on file at the highway office.)

    3. Supt. Adkins stated he was already preparing for the 2026/2027 budget year. For the commissioners to be looking over their roads and be getting back with him on what they would like done.

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

Lynette L. Crain

Lynette L. Crain, Secretary

Donnie Martin, Chairman

Robertson County 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

February 28, 2026

BANK	DESCRIPTION	Prior Year Balance: 2/28/2025	CURRENT BALANCE: 2/28/2026
Farmers Checking #1	Trustee's Checking	$ 137,960.15	$ 10,017.24
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	$ 89,535.17	$ 363,187.35
Farmers Money Mkt	Money Market	$ 44,695,914.98	$ 18,329,525.75
Farmers Med Insurance	County Funded Medical	$ 2,744,216.24	$ 2,802,239.37
Farmers SW	Solid Waste Acct	$ 12,108.19	$ 37,737.48
Farmers Development	Development Acct	$ 1,000.00	$ 1,000.00
Farmers Drug Fund	Drug Fund Acct	$ 1,000.04	$ 1,000.04
United Community Bank	Fire Hydrant	$ 124,060.08	$ 125,488.64
United Community Bank Tax	Money Market	$ 317,776.62	$ 3,431,220.67
United Community Bank ICS	Cash Sweep	$ 37,973,034.45	$ -
United Community Bank Opioid	Opioid Account	$ 621,616.33	$ 933,287.77
United Community Bank Sheriff G	Sheriff Grant	$ -	$ 300,641.02
Farmers CD	CD	$ -	$ 23,000,000.00
Moreton Capital CDs	CDs	$ -	$ 1,500,000.00
Bank OZK CDs	CDs	$ -	$ 10,217,060.30
US Treasuries/Agencies	US Treasuries/Agencies	$ -	$ 1,554,745.50
USBank Money Mkt	Money Market	$ -	$ 2.84
Local Govt Investment Pool	LGIP Investment	$ 44,772,357.99	$ 68,675,264.48
TOTAL COUNTY DEPOSITS:		**$ 131,791,580.24**	**$ 131,583,418.45**
Industrial Development Board - Farmers MMkt		$ 1,934,794.20	$ 2,902,753.59
GRAND TOTAL TRUSTEE FUNDS:		**$ 133,726,374.44**	**$ 134,486,172.04**

Kendra Shelton, Trustee

Kendra Shelton, Trustee

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

Robertson County Trustee

2025 Tax Aggregate

	PROPERTY TAX	PUBLIC UTILITIES	TOTAL
Beginning Tax:	$ 59,828,570.00	$ 2,065,181.00	$ 61,893,751.00
Additions:	181,731.00	-	181,731.00
Increases:	13,503.00	-	13,503.00
Deletions:	(2,764.00)	-	(2,764.00)
Decreases:	(12,152.00)	-	(12,152.00)
Total Tax To Collect:	$ 60,008,888.00	$ 2,065,181.00	$ 62,074,069.00
As of 2/28/2026			
Total Tax Collected:	$ 54,599,413.49	$ 1,782,761.00	$ 56,382,174.49
Unpaid Balance:	$ 5,409,474.51	$ 282,420.00	$ 5,691,894.51

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:	162,610.00	-	162,610.00
Deletions:	(24,034.00)	-	(24,034.00)
Decreases:	(590,462.00)	-	(590,462.00)
Total Tax To Collect:	$ 57,820,624.00	$ 2,231,489.00	$ 60,052,113.00
As of 2/28/2026:			
Total Tax Collected:	$ 57,323,028.95	$ 2,231,463.00	$ 59,554,491.95
Unpaid Balance:	$ 497,595.05	$ 26.00	$ 497,621.05

Kendra Shelton, Trustee

Kendra Shelton, Trustee



Billy Vogle
Mayor

Randy Peach
Director

Intake Summary Report

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

Total Intake	56	
Outcome Summary Report		
Adoption	4	
Euthanasia	6	
Transfer	21	
Return to Owner	16	
Public Euthanasia	0	
Total Outcome	47	
In Foster	0	
Animal Inventory	31	

Donations for this month	$180.00
Donations Year to Date	$4,307.00
Revenue for this month	$240.00
Revenue Year to Date	$3,760.00
Spay/Neuter Deposits for this month	$150.00
Spay/Neuter Deposits Year to Date	$3,460.00
Spay/Neuter Refunds for this month	$757.71
Spay/Neuter Refunds Year to Date	$8,795.73
Spay/Neuter Fund Balance	$9,893.51

Calls Received	239
Calls Completed	232

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

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

VA Annual GDX Report FY 2024

Total County Population (2024)	78,459 (est)
Veteran Population	4,110 (est)
Annual VA Benefits Compensation & Pension	$52,602,000
Annual VA Benefits DIC & Survivors Pension	$ 2,882.000

OFFICE ACTIVITY

Number of Veteran Files Maintained	2,957
Office Visits (Walk-ins & Appointments)	67

COMMUNICATIONS

Communications (Email, In-Person, Phone, Mail, Other)	495
DD 214 Requests	5
Virtual Hearings (BVA / Hearing)	0
Claims Submitted	50

OUTREACH

Home Visits (Veteran/Surviving Spouses)	0
Nursing Home Visits	1
Transportation Requests (Mid-Cumberland Passes)	0
Veteran Assistance (Food, Fuel, Utilities, Housing)	$200.00
Financial Assistance (Food Boxes, Kroger/Walmart Cards)	$ 75.00

OTHER ACTIVITIES

WSGI 1190 - One Street Over w/ Lavern Vivio	1
Coffee and Comradery	1
Miscellaneous Events (see Page 3)	3

Veteran Service Office Monthly Report – February "Wins" 2026

(District 6) 92-year-old Army Veteran awarded 80% service-connection for severe hearing loss which VA previously denied. After thorough review/research of Veterans file, it was determined he did not have a hearing evaluation upon his separation from active military service. Cited VAs "presumption of soundness" law in argument stating they could not prove Veterans current hearing loss was not caused by service with this missing piece of his exam. Veterans' monthly VA compensation increased from $200/month to over $2000/month. (TVB00236368)

(District 6) Retired Marine Corps Veteran came in for assistance with his benefits in 2025. He had been rated at only 20% for 15 years but now had a very concerning heart condition. We assisted the veteran with a claim for his heart, and VA completed their duty to assist in ordering exam with a VA contracted vendor, who gave a positive medical opinion. This medical opinion connected the heart condition to Veterans service-connected high blood pressure (secondary service-connection). Due to the severity of his heart condition, connection was granted at the 100% permanent and total (P&T) rate, and the Veteran received several months of backpay - totaling $24,488 in addition to a monthly award. (TVB 00265149)

Peacetime Veteran first came in for assistance in 2024. As it happens, he had a history of cancer and was a firefighter in the Navy. This suggested a possible connection to AFFF (Aqueous Film Forming Foam) or Firefighting Foam. Issue at hand, his duty assignment did not reflect his service as a firefighter. With extensive research into the military personnel records, we were able to locate a document that noted his training as a firefighter, and thus the exposure to AFFF. This TERA (Toxic Exposure Risk Activity) was finally conceded by VA, after nearly two years, connecting his cancer to service at the 100% disability rate. Because we kept this claim alive for the entirety of two years, the Veteran received backpay for that time - totaling $75,693. (TVB00016971)

Miscellaneous Events:

The short month of February was busy! Outreach events included the monthly visit to NHC Springfield, and an invitation to speak at Springfield Rotary luncheon to let our community know about the services we provide. Also, Abigail attended the Widowed Spouse breakfast in White House hosted by the VFW. Our monthly Coffee & Camaraderie held at Credit Union of Robertson County continues to be successful and attended by many Veterans just to socialize and discuss new VA initiatives. We were invited to speak at the American Legion/White House monthly meeting covering benefits, our location, and how to reach us for assistance/questions. Monthly training with TDVS consisted of information for "Brain Injury Awareness Month." Lastly, at our monthly radio show we invited Julie and Jamie from Operation Stand Down to offer comprehensive Veteran-serving assistance in middle Tennessee connecting Veterans with careers, community, and crisis services.

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

We have created a QR code for our office Facebook page. Please feel free to "Like" and "Follow" us for news and events.

ROBERTSON COUNTY REGIONAL PLANNING COMMISSION

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

PLANNING AND ZONING

02-01-2026 – 02-28-2026

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

Re: Growth Data

Single-Family Dwelling Permit	21
Other Permits Issued	13
Plumbing Permits Issued	26
Mechanical Permits Issued	22
Total Permits Issued	82
Commercial / Industrial AFT Collected	$ 630

Permits	Rezonings	Site Plans	Subdivisions	Appeals Board	Adequate Facilities Tax
$84,474.95	$330.00	$255.00	$ 0	$ 1620.00	$ 238,312.60

ADEQUATE FACILITIES TAX

	2024-2025	Previous YTD	2025-2026	Year to Date
July	$ 110,952.50	$ 110,952.00	$ 201,615.00	$ 201,615.00
August	$ 223,539.00	$ 334,491.50	$ 217,755.00	$ 419,370.00
September	$ 148,609.10	$ 483,100.60	$ 138,904.50	$ 558,274.50
October	$ 163,118.60	$ 646,219.20	$ 152,966.50	$ 711,241.00
November	$ 111,467.55	$ 757,686.75	$ 150,991.70	$ 862,232.70
December	$ 132,346.00	$ 890,032.75	$ 138,692.00	$1,000,924.70
January	$ 112,040.00	$ 1,002,072.75	$ 178,112.50	$1,179,037.20
February	$ 170,713.00	$ 1,172,785.75	$ 238,312.60	$1,417,349.80
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

2/20/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	2,700.00
2/18/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	3,736.50
2/18/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	3,736.50
2/18/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	3,441.00
2/18/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	3,441.00
2/10/2026	CT	ADR ADEQUATE FACILITIES RESIDENTIAL	3,322.50
			$20,377.50

Group: GB

2/24/2026	GB	ADR ADEQUATE FACILITIES RESIDENTIAL	2,161.50
2/11/2026	GB	ADR ADEQUATE FACILITIES RESIDENTIAL	2,548.50
			$4,710.00

Group: MLV

2/25/2026	MLV	ADR ADEQUATE FACILITIES RESIDENTIAL	2,854.50
2/25/2026	MLV	ADR ADEQUATE FACILITIES RESIDENTIAL	2,854.50
2/25/2026	MLV	ADR ADEQUATE FACILITIES RESIDENTIAL	2,854.50
2/4/2026	MLV	ADR ADEQUATE FACILITIES RESIDENTIAL	2,145.00
2/4/2026	MLV	ADR ADEQUATE FACILITIES RESIDENTIAL	2,163.00
2/4/2026	MLV	ADR ADEQUATE FACILITIES RESIDENTIAL	2,163.00
2/4/2026	MLV	ADR ADEQUATE FACILITIES RESIDENTIAL	2,163.00
2/4/2026	MLV	ADR ADEQUATE FACILITIES RESIDENTIAL	2,145.00

2/4/2026	MLV	ADR ADEQUATE FACILITIES RESIDENTIAL	2,163.00
			$21,505.50

Group: SPF

2/18/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,259.00
2/18/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	1,809.00
2/18/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	1,809.00
2/18/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	1,809.00
2/18/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	1,809.00
2/18/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,259.00
2/11/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	1,620.00
2/11/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	1,620.00
2/11/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	1,897.50
2/10/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,832.00
2/10/2026	SPF	ADR ADEQUATE FACILITIES RESIDENTIAL	2,296.50
			$22,020.00

Group: WTH

2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,876.00
2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,403.50
2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	4,269.00
2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,403.50

2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,396.50
2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,396.50
2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,662.00
2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,396.50
2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,653.00
2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,653.00
2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,405.50
2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,662.00
2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,396.50
2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,405.50
2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,653.00
2/25/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	1,653.00
2/23/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,117.00
2/23/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,117.00
2/23/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,117.00
2/20/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,824.50
2/20/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,694.00
2/23/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,607.50

2/19/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	4,288.50
2/19/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,876.00
2/16/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,325.00
2/16/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,560.50
2/11/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	4,260.00
2/11/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,142.00
2/13/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,334.00
2/13/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	2,334.00
2/4/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	3,625.50
2/4/2026	WTH	ADR ADEQUATE FACILITIES RESIDENTIAL	4,350.00
			$83,857.50
TOTAL FEBRUARY 2026			**$152,470.50**

ROBERTSON COUNTY
SOLID WASTE DEPARTMENT
MONTHLY REPORT

February 2026

Tipping Fees & Sales Revenue:

	Month	Year to Date	Feb.Last Yr.
Transfer Station Income	$300,950.90	$2,994,299.03	$306,740.95
Accts.Rec. Billed this month	$452,363.71	$3,265,738.38	$391,012.64
Credit Card Fees	$2,777.84	$21,639.20	$2,119.48
Payout for Disposal Waste & Tires	$308,917.39	$2,632,209.04	$262,984.41
Solid Waste Received (tons)	6,892.66	59,718.87	6,251.40
Solid Waste Shipped (tons)	7,163.09	61,614.87	6,263.77

	Month	Year to Date	Feb. Last Yr.
Recycling Center Income:	$3,166.00	$36,986.72	$7,178.22
Recyclables Shipped (tons)			
Cardboard	19.60	190.64	11.01
Mixed Steel	25.56	222.67	22.18
Waste Oil (gallons)	147	2332	298
Recyclables Collected			
Refrigeration units	19	253	16

ROBERTSON COUNTY
EMERGENCY MANAGEMENT AGENCY

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

BILLY VOGLE
COUNTY MAYOR

BLAKE PIERCE
DIRECTOR

MONTHLY REPORT

INCIDENTS----------February 1st --------February 28th 2026

MVA----------07
COMMERCIAL VEHICLE CRASH---------01
STRUCTURE FIRE----------03
MISSING PERSON----------01
HAZMAT ----------01
EXPLOSIVES----------00
VECHICLE FIRE----------02
WATER RESCUE----------00
SEVERE WEATHER ----------00
MEDICAL ----------03
SUSPICIOUS PACKAGE----------00
GRASS FIRE ----------00
ILLEGAL BURN----------00
Technical Rescue----------00

TRAINING AND ACITVITY:
Winter Storm Fern Response
FEMA PA Meeting

Robertson County EMS
EMERGENCY MEDICAL SERVICES

Date: March 18, 2026

To: Mayor Vogle and Robertson County Commissioners

From: Brent Dyer, Director, Robertson County EMS

Re: EMS Report for March 2026

Mayor and Commissioners,

Please accept this report for the EMS Department for the month of March 2026. Hopefully many of your families and friends are safely enjoying Spring Break. In this report, I would like to update you all on some State legislative measures that are underway and let you know what I plan to propose to the EMS committee Monday evening for this coming fiscal year's budget planning.

I recently received a call from a long-time friend who currently serves as President of the well established Tennessee Ambulance Service Association (TASA). He was updating me to some of the bills going before the State lawmakers that will hopefully positively impact EMS, rural healthcare across TN, and here in Robertson County. We need to ensure our State elected officials are supportive of these, and that is why I want our county leaders to be in the know on this as well. With this, there are also some federal impacts.

From the "One Big Beautiful Bill" Act, for rural healthcare, there is what I was told to be around $500M allotted. Tennessee government will receive our state's portion of these funds and will distribute some time likely this fiscal year from what I am told. From the State Department of Health, Tennessee will be able to distribute $300K per County that qualifies for the rural healthcare funding. This is to go towards the purchase of an ambulance for each qualifying County. Robertson County is said to qualify for this. If this does happen, it will be a great thing for us, as this year, I was hoping to request 2 ambulances. We already have 1 on order for FY 26-27 that we will receive around March 2027, at a cost of $377-378K. If we receive these funds to go toward a 2nd ambulance, we would need to fund the remaining cost of approximately $80K.

From the Tennessee State Legislature, a bill is in motion, and believed to have a likelihood of becoming law, regarding "Ambulance Transport Balanced Billing", in which commercial insurance companies would be required to pay around 400-425% of the Medicare allowable rates for each year. The Medicare rates for transport are set low, and

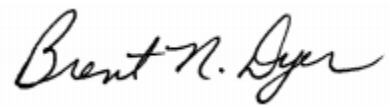
sadly Tenncare reimburses even lower, despite our set transport fees and mileage rates. The government will only pay what they will pay, hence the major fiscal setbacks in ambulance transportation across America, and our own State. This has gained the attention of our federal and state leaders, as in many places, ambulance operations have almost closed due to fiscal demise. As that has occurred, it clearly gets the attention of taxpayers everywhere, as EMS is a major infrastructure in every community. This is a good thing that change is taking place to make things better. Here, in Middle TN, especially the greater Nashville area, our emergency services are much more stable and stronger than many places across the Country. If this bill passes, it would enhance our revenues some, I expect at least $100K or so, maybe more. Approximately 30% of our ambulance transports are filed under commercial/private insurances. The State of Indiana enacted this similar bill and did so at 400% of the Medicare allowable rates. It is expected that TN will likely be somewhere very comparable if this passes. It is also said that in the feasibility studies done on this, there was no expected increased out of pocket expenses to the patient / taxpayer. As I learn more and hear updates, I will communicate them to you all.

The last thing from State legislative updates to share is that there is another bill moving forward that will affect Tenncare reimbursements to ambulance services for "non-emergency" transports. If passed (it is expected to), these transports will start paying 100% of the Medicare allowable rates. Tenncare has historically reimbursed at a lower percentage, barely even covering the actual cost per call, so this may very well lead to better profit margins for non-emergency transports (discharges from hospital to nursing home, dialysis transports, convalescent doctor's office visits, etc). Ambulance services that operate non-emergency units to take these transports often do make some additional revenues from this. Currently, without this change, we could make approximately $150-200K/year, so if this change does happen, it would be my recommendation to implement at least one, if not two non-emergency ambulance teams to handle these types of transports that are needed daily in the community. Currently, private ambulance companies are coming in handling these and making their profits. FYI

Regarding the budget proposal for the coming fiscal year, we invite everyone to the EMS Committee meeting this coming Monday evening at 5PM at EMS station 1. Like all departments, we are hopeful of seeing a cost of living increase. We have already calculated our costs to continue with the pay plan we have been using for the past 2 fiscal years, that will include those who have graduated from AEMT to Paramedic, those who have upgraded to Critical Care Paramedic, and the step increases for those who qualify based on tenure under our recruitment and retention plan. Along with this, I would like to ask for 3 full time paramedic positions to have a "floater" position for each of our 3 shifts. This will greatly assist us in keeping all units staffed daily with last-minute call outs, covering time off requests, FMLA, and so forth. It will also help keep us where we need to be to eventually put the 2nd White House ambulance staffed 24 hours, once we can get building infrastructure in place to do so. Those are the main needs for the EMS department and will be presented in the EMS Committee Monday, March 23rd at 5PM.

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

Best Regards,



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

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT

DEPARTMENT Adams MONTH February

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

14 TOTAL CALLS

County Fire Report

3 AVERAGE MEN PER CALL

12 AVERAGE RESPONSE TIME DISPATCHE SCENE

3 AVERAGE MEN ON DUTY

2 AVERAGE MONTHLY HOURLY TRAINING PROGRAMS

COMMENTS:

Donovan Tucker
FIRE CHIEF

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

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT

DEPARTMENT Adams MONTH Febraury

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	8	FIRST RESPONDER
____	FALSE CALL	____	MISC. RUN

8 TOTAL CALLS

Adams City calls

2 AVERAGE MEN PER CALL

7 AVERAGE RESPONSE TIME DISPATCHE SCENE

2 AVERAGE MEN ON DUTY

2 AVERAGE MONTHLY HOURLY TRAINING PROGRAMS

COMMENTS:

Donovan Tucker
FIRE CHIEF

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

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE
UNIFORM MONTHLY REPORT

DEPARTMENT CROSS PLAINS MONTH Feb 26

NO.	CALL TYPE	NO.	CALL TYPE
2	Structure Fires	2	MVA-10-45
3	Brush/Grass Fires	2	MVA-10-46
N	Vehicle Fires	1	Extrication's
7	Mutual Aid Assist	12	EMS Assist
3	Hazmat/Chemical Spills	2	First Responder
5	False Calls	6	Miscellaneous
47	Total Calls		

3	Average Men per Call	8.1	Average Response Time Dispatch-scene
3	Average Men on Duty	6	Average Monthly Hourly Training

COMMENTS

Chief Chief Tony [illegible] Date 3-2-26

Chief

Miles

Gallons

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT FOR PLEASANT VIEW VFD

MONTH: February 2025

NO.	CALL TYPE	NO.	CALL TYPE
0	STRUCTURE FIRE	0	MVA 10-45
2	BRUSH/GRASS FIRE	3	MVA 10-46
0	VEHICLE FIRE	1	EXTRICATION
4	MUTUAL AID ASSIST	15	EMS ASSIST
0	HAZMAT CHEMICAL	1	FIRST RESPONDER
10	FALSE CALL	4	MISC RUN

36 + 4 MA TOTAL CALLS

2.4	AVERAGE MEN PER CALL	15:17	AVERAGE RESPONSE TIME FROM DISPATCH TO ONSCENE
8.60	AVERAGE MEN ON DUTY	118	HOURS OF TRAINING FROM DEPARTMENT PROGRAMS

ROBERTSON COUNTY VOLUNTEER FIRE SERVICE

UNIFORM MONTHLY REPORT

DEPARTMENT Ridgetop Fire Dept MONTH Feb

NO.	CALL TYPE	NO.	CALL TYPE
2	Structure Fires		MVA-10-45
3	Brush/Grass Fires		MVA-10-46
	Vehicle Fires	1	Extrication's
5	Mutual Aid Assist	17	EMS Assist
	Hazmat/Chemical Spills	6	First Responder
	False Calls	9	Miscellaneous

2	Average Men per Call	6	Average Response Time Dispatch-Scene
1	Average Men on Duty	10	Average Monthly Hourly Training

Comments: _____

_____

_____

_____ Date: _____

Miles: _____ Gallons: _____

ROBERTSON COUNTY, TENNESSEE

FINANCIAL REPORT

JANUARY 31, 2026

UNAUDITED

PREPARED BY
FINANCE DEPARTMENT

JODY STEWART
FINANCE DIRECTOR

ROBERTSON COUNTY, TENNESSEE

UNAUDITED FINANCIAL REPORT

TABLE OF CONTENTS

INTRODUCTORY SECTION	PAGE
Title Page	i
Table of Contents	ii
Letter of Transmittal	iv
FINANCIAL SECTIONS	
General Fund:	
Balance Sheet	1
Statement of Revenues	2
Statement of Expenses	3
Statement of Changes in Fund Balance	4
Solid Waste/Sanitation Fund:	
Balance Sheet	5
Statement of Revenues	6
Statement of Expenses	7
Statement of Changes in Fund Balance	8
Highway Fund:	
Balance Sheet	9
Statement of Revenues	10
Statement of Expenses	11
Statement of Changes in Fund Balance	12
School Fund:	
Balance Sheet	13
Statement of Revenues	14
Statement of Expenses	15
Statement of Changes in Fund Balance	16
Debt Service Fund:	
Balance Sheet	17
Statement of Revenues	18
Statement of Expenses	19
Statement of Changes in Fund Balance	20

General Capital Projects Fund:
Balance Sheet 21
Statement of Revenues 22
Statement of Expenses 23
Statement of Changes in Fund Balance 24

Community Development / RCEDB / Red River Preserve PILOT Fund:
Balance Sheet 25
Statement of Revenues 26
Statement of Expenses 27
Statement of Changes in Fund Balance 28

School Capital Projects Fund:
Balance Sheet 29
Statement of Revenues 30
Statement of Expenses 31
Statement of Changes in Fund Balance 32

County Medical Self Insurance Fund:
Balance Sheet 33
Statement of Revenues 34
Statement of Expenses 35
Statement of Changes in Fund Balance 36

Long Term Debt Schedules:
Schedule of Bond Payments 37
Schedule of Note Payments 38

Robertson County Tennessee

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

February 28, 2026

Board of County Commissioners
Robertson County Courthouse
Springfield, Tennessee 37172

Dear Commissioners:

The unaudited financial report for the period ending January 31, 2026 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
January 31, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH ON HAND		700.00	
CASH WITH TRUSTEE		27,380,635.54	
COUNTY SELF FUNDED INSURANCE - FUND 263 CASH		3,351,209.34	
AMERICAN RESCUE PLAN ACT OF 2021-FUND 127 CASH		1,496,946.29	
ACCOUNTS RECEIVABLE		0.00	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			32,229,491.17
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE / ACCRUED PAYROLL		(250.00)	
AMERICAN RESCUE PLAN ACT OF 2021-FUND 127		1,496,946.29	
ESCROW PAYABLE - RENT DEPOSIT - BLDG. SOLD - SEPT 2022		0.00	
COUNTY SELF FUNDED INSURANCE - FUND 263		3,351,209.34	
TOTAL CURRENT LIABILITIES			4,847,905.63
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		676,908.13	
BEGINNING FUND BALANCE	23,061,844.36		
PLUS CURRENT REVENUES	31,562,400.45		
LESS CURRENT EXPENSES	30,865,012.94		
UNRESERVED FUND BALANCE		23,759,231.87	
PLUS RESERVED FUND BALANCE		2,945,445.54	
TOTAL FUND EQUITY			27,381,585.54
TOTAL LIABILITIES AND FUND EQUITY			32,229,491.17

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
GENERAL FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	32,010,000.00	19,346,751.84	(12,663,248.16)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	421,773.00	274,738.38	(147,034.62)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	153,280.00	38,913.64	(114,366.36)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	160,521.00	46,087.69	(114,433.31)
PAYMENTS IN LIEU OF PROPERTY TAX	609,592.00	161,667.40	(447,924.60)
LOCAL OPTION SALES TAX	1,140,000.00	570,000.00	(570,000.00)
HOTEL / MOTEL TAX	1,300,000.00	413,403.14	(886,596.86)
LITIGATION TAXES - GENERAL	308,613.00	157,805.60	(150,807.40)
BANK EXCISE TAX	384,448.00	0.00	(384,448.00)
WHOLESALE BEER TAX	134,525.00	60,593.62	(73,931.38)
CABLE TV FRANCHISE	75,397.00	49,271.61	(26,125.39)
BUILDING PERMITS	650,000.00	391,507.01	(258,492.99)
CIRCUIT COURT FINES	53,262.00	21,416.52	(31,845.48)
GENERAL SESSION COURT FINES	529,887.00	226,188.80	(303,698.20)
JUVENILE COURT FINES	2,065.00	2,675.90	610.90
CHANCERY COURT OFFICERS COST	7,597.00	4,140.11	(3,456.89)
DRUG COURT FEES & VETERANS TREATMENT COURT FEES	60,778.00	27,039.60	(33,738.40)
AMBULANCE PATIENT CHARGES	2,600,000.00	1,595,145.80	(1,004,854.20)
SCHOOL PATROL OFFICERS	525,000.00	525,000.00	0.00
DRIVERS SCHOOL FEES / OTHER GEN SERVICES	206,396.00	212,054.75	5,658.75
COPYING, COMPUTER, PHONE VENDING & FEES	372,572.00	208,158.27	(164,413.73)
OTHER LOCAL REVENUES	218,225.00	328,549.59	110,324.59
COUNTY CLERK FEES	1,431,000.00	658,815.38	(772,184.62)
CIRCUIT COURT CLERK FEES	233,864.00	121,445.58	(112,418.42)
GENERAL SESSIONS COURT FEES	517,182.00	259,822.38	(257,359.62)
CHANCERY COURT FEES	171,003.00	66,258.73	(104,744.27)
JUVENILE COURT FEES	26,270.00	14,651.84	(11,618.16)
REGISTER OF DEEDS FEES	528,000.00	299,734.83	(228,265.17)
SHERIFF FEES	47,000.00	22,090.89	(24,909.11)
TRUSTEE FEES	2,275,000.00	1,287,287.52	(987,712.48)
SCHOOL RESOURCE OFFICER GRANTS	1,650,000.00	1,575,000.00	(75,000.00)
JUVENILE SERVICES PROGRAM	9,000.00	4,500.00	(4,500.00)
OTHER GENERAL GOVERNMENT GRANTS-SAFE BABY COURT	100,000.00	81,486.19	(18,513.81)
LAW ENFORCEMENT TRAINING PROGRAM & EMS ADD FY25/FY26	286,103.00	23,000.00	(263,103.00)
DRUG CONTROL GRANT - DRUG COURT - MHC	219,000.00	109,118.93	(109,881.07)
HEALTH DEPARTMENT PROGRAM	970,000.00	328,488.87	(641,511.13)
LITTER PROGRAM	56,400.00	38,983.00	(17,417.00)
STATE BEER TAX	17,752.00	9,212.27	(8,539.73)
VEHICLE CERTIFICATE OF TITLE FEES	12,546.00	6,839.75	(5,706.25)
STATE ALCOHOLIC BEVERAGE TAX	155,486.00	78,654.61	(76,831.39)
STATE SHARED SPORTS GAMING-OPIOID SETTLEMENT FUNDS	68,946.00	30,662.68	(38,283.32)
CONTRACTED PRISONER BOARDING	3,300,000.00	1,139,345.40	(2,160,654.60)
REGISTRAR OF VOTERS SALARY GRANT	15,164.00	7,582.00	(7,582.00)
OTHER STATE GRANTS & REVENUES	71,834.00	55,457.74	(16,376.26)
LAW ENFORCEMENT GRANT	512,522.00	344,542.58	(167,979.42)
OTHER FEDERAL THROUGH STATE - ELECTIONS	70,000.00	0.00	(70,000.00)
OTHER GOVERNMENTS - CONTRIB - OPIOID SETTLE PAST	12,263.00	88,705.62	76,442.62
INSURANCE RECOVERY	72,409.00	249,604.39	177,195.39
TOTAL REVENUES	54,752,675.00	31,562,400.45	(23,190,274.55)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
GENERAL FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
COUNTY COMMISSION	529,319.00	264,097.83	265,221.17
COUNTY MAYOR	590,934.00	271,938.19	318,995.81
ELECTION COMMISSION	583,514.00	315,844.40	267,669.60
REGISTER OF DEEDS	410,286.00	236,959.57	173,326.43
PLANNING	594,750.00	263,634.49	331,115.51
ENGINEERING	251,525.00	133,260.41	118,264.59
COUNTY BUILDINGS	1,629,821.00	763,640.36	866,180.64
ARCHIVES	197,058.00	99,142.70	97,915.30
FINANCE DEPARTMENT	767,761.00	428,531.83	339,229.17
PROPERTY ASSESSOR	674,828.00	393,801.05	281,026.95
COUNTY TRUSTEE	441,394.00	272,838.94	168,555.06
COUNTY CLERK	942,226.00	523,598.45	418,627.55
CIRCUIT COURT	1,264,046.00	689,489.30	574,556.70
GENERAL SESSIONS COURT	636,789.00	344,601.33	292,187.67
DRUG COURT	568,256.00	202,613.72	365,642.28
CHANCERY COURT	414,362.00	234,884.39	179,477.61
JUVENILE COURT	713,420.00	372,314.58	341,105.42
COUNTY SHERIFF	22,652,577.00	12,359,238.13	10,293,338.87
FIRE PREVENTION	1,985,775.00	1,141,265.17	844,509.83
EMERGENCY MANAGEMENT	294,585.00	125,429.68	169,155.32
HEALTH DEPARTMENT	1,139,200.00	443,501.23	695,698.77
ANIMAL CONTROL	431,496.00	229,486.23	202,009.77
AMBULANCE SERVICE	8,439,526.00	5,101,890.52	3,337,635.48
LITTER GRANT PROGRAM	103,599.00	58,690.00	44,909.00
AGRICULTURE EXTENSION SERVICE	238,340.00	51,614.51	186,725.49
OTHER CHARGES	8,932,141.00	5,041,477.68	3,890,663.32
CONTRIBUTIONS TO OTHER AGENCIES	659,971.00	501,228.25	158,742.75
OPERATING TRF TO GEN CAP PROJECTS - CRTHSE ROOF	0.00	0.00	0.00
TOTAL EXPENSES	56,087,499.00	30,865,012.94	25,222,486.06

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	54,752,675.00	31,562,400.45	(23,190,274.55)
TOTAL EXPENSES	56,087,499.00	30,865,012.94	25,222,486.06
EXCESS REVENUES (EXPENSES)	(1,334,824.00)	697,387.51	2,032,211.51
BEGINNING UNRESERVED FUND BALANCE	23,061,844.36	23,061,844.36	0.00
ENDING UNRESERVED FUND BALANCE	21,727,020.36	23,759,231.87	2,032,211.51

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SOLID WASTE/SANITATION FUND
January 31, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH ON HAND		700.00	
CASH WITH TRUSTEE		3,654,700.30	
ACCOUNTS RECEIVABLE		0.00	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			3,655,400.30
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	3,166,144.96		
LESS CURRENT EXPENSES	3,261,812.25		
UNRESERVED FUND BALANCE		3,255,400.30	
PLUS RESERVED FUND BALANCE		400,000.00	
TOTAL FUND EQUITY			3,655,400.30
TOTAL LIABILITIES AND FUND EQUITY			3,655,400.30

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SOLID WASTE/SANITATION FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	660,000.00	398,907.05	(261,092.95)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	17,790.00	5,713.81	(12,076.19)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	5,784.00	802.35	(4,981.65)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	5,689.00	981.17	(4,707.83)
DISPOSAL FEE	4,990,000.00	2,693,348.13	(2,296,651.87)
RECYCLED MATERIALS	40,737.00	39,490.72	(1,246.28)
OTHER LOCAL REVENUES / MISC. REFUNDS	0.00	0.00	0.00
SALE OF EQUIPMENT	0.00	0.00	0.00
SOLID WASTE GRANTS	0.00	0.00	0.00
SOLID WASTE - OTHER STATE REVENUES	50,000.00	26,901.73	(23,098.27)
INSURANCE RECOVERY	0.00	0.00	0.00
TOTAL REVENUES	5,770,000.00	3,166,144.96	(2,603,855.04)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SOLID WASTE/SANITATION FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CONVENIENCE CENTERS	378,032.00	203,668.12	174,363.88
TRANSFER STATIONS	5,248,192.00	2,836,689.97	2,411,502.03
RECYCLING CENTER	80,596.00	33,432.29	47,163.71
POSTCLOSURE CARE COSTS	139,538.00	74,440.92	65,097.08
OTHER CHARGES	253,343.00	113,580.95	139,762.05
OPERATING TRANSFER	0.00	0.00	0.00
TOTAL EXPENSES	6,099,701.00	3,261,812.25	2,837,888.75

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SOLID WASTE/SANITATION FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	5,770,000.00	3,166,144.96	(2,603,855.04)
TOTAL EXPENSES	6,099,701.00	3,261,812.25	2,837,888.75
EXCESS REVENUES (EXPENSES)	(329,701.00)	(95,667.29)	234,033.71
BEGINNING UNRESERVED FUND BALANCE	3,351,067.59	3,351,067.59	0.00
ENDING UNRESERVED FUND BALANCE	3,021,366.59	3,255,400.30	234,033.71

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
HIGHWAY FUND
January 31, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		2,637,248.78	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			2,637,248.78
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE / ACCRUED PAYROLL		0.00	
NOTES PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		329,596.00	
BEGINNING FUND BALANCE	1,560,069.66		
PLUS CURRENT REVENUES	3,535,195.02		
LESS CURRENT EXPENSES	3,787,611.90		
UNRESERVED FUND BALANCE		1,307,652.78	
PLUS RESERVED FUND BALANCE		1,000,000.00	
TOTAL FUND EQUITY			2,637,248.78
TOTAL LIABILITIES AND FUND EQUITY			2,637,248.78

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
HIGHWAY FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
WHEEL TAX	1,912,774.00	1,073,058.24	(839,715.76)
MINERAL SEVERANCE TAX	200,000.00	110,497.55	(89,502.45)
PERMITS	15,400.00	15,950.00	550.00
GENERAL SERVICE CHARGES	40,400.00	51,800.00	11,400.00
OTHER LOCAL REVENUES	8,500.00	32,215.40	23,715.40
SALE OF EQUIPMENT	0.00	0.00	0.00
STATE OF TENNESSEE-LOCAL GOV DIRECT APP GRANT-LGDAG	0.00	0.00	0.00
BRIDGE PROGRAM	0.00	0.00	0.00
STATE AID PROGRAM	708,200.00	658,229.32	(49,970.68)
GASOLINE & MOTOR FUEL TAX	3,035,093.00	1,546,790.52	(1,488,302.48)
HYBRID / ELECTRIC VEHICLE REGISTRATION	36,595.00	22,534.97	(14,060.03)
PETROLEUM SPECIAL TAX	48,238.00	24,119.02	(24,118.98)
STATE OF TENNESSEE-OTHER STATE REVENUE	0.00	0.00	0.00
INSURANCE RECOVERY	0.00	0.00	0.00
TOTAL REVENUES	6,005,200.00	3,535,195.02	(2,470,004.98)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
HIGHWAY FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
ADMINISTRATION	469,080.00	263,470.65	205,609.35
HIGHWAY MAINTENANCE	3,432,133.00	1,948,115.30	1,484,017.70
EQUIPMENT OPERATION	581,784.00	282,045.41	299,738.59
OTHER CHARGES	504,003.00	309,679.91	194,323.09
CAPITAL OUTLAY	1,204,000.00	984,300.63	219,699.37
TOTAL EXPENSES	6,191,000.00	3,787,611.90	2,403,388.10

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
HIGHWAY FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	6,005,200.00	3,535,195.02	(2,470,004.98)
TOTAL EXPENSES	6,191,000.00	3,787,611.90	2,403,388.10
EXCESS REVENUES (EXPENSES)	(185,800.00)	(252,416.88)	(66,616.88)
BEGINNING UNRESERVED FUND BALANCE	1,560,069.66	1,560,069.66	0.00
ENDING UNRESERVED FUND BALANCE	1,374,269.66	1,307,652.78	(66,616.88)

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SCHOOL FUND
January 31, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		36,001,063.52	
ACCOUNTS RECEIVABLE		(1,996.57)	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			35,999,066.95
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
ACCOUNTS PAYABLE		2,233,455.38	
RETAINAGE PAYABLE		0.00	
TOTAL CURRENT LIABILITIES			2,233,455.38
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		820,965.97	
BEGINNING FUND BALANCE	31,130,722.00		
PLUS CURRENT REVENUES	84,373,324.78		
LESS CURRENT EXPENSES	82,995,808.20		
UNRESERVED FUND BALANCE		32,508,238.58	
PLUS RESERVED FUND BALANCE (AFTER CARE & TECHNOLOGY)		436,407.02	
TOTAL FUND EQUITY			33,765,611.57
TOTAL LIABILITIES AND FUND EQUITY			35,999,066.95

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SCHOOL FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	19,470,000.00	11,767,618.88	(7,702,381.12)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	350,000.00	172,082.15	(177,917.85)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	205,000.00	23,669.12	(181,330.88)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	150,000.00	28,267.18	(121,732.82)
PAYMENTS IN LIEU OF PROPERTY TAX	1,100,000.00	594,641.22	(505,358.78)
SALES TAX	18,100,000.00	10,889,002.71	(7,210,997.29)
BUSINESS TAX	1,250,000.00	215,936.65	(1,034,063.35)
MIXED DRINK TAX	90,000.00	51,534.66	(38,465.34)
INTERSTATE TELECOMMUNICATIONS TAX	0.00	0.00	0.00
MARRIAGE LICENSES	5,000.00	2,707.50	(2,292.50)
CHARGES FOR CURRENT SERVICES	20,000.00	17,816.36	(2,183.64)
EDUCATION CHARGES	1,240,000.00	586,345.88	(653,654.12)
OTHER LOCAL REVENUES	231,484.00	32,768.52	(198,715.48)
STATE OF TENNESSEE	94,692,815.00	56,893,338.87	(37,799,476.13)
FEDERAL GOVERNMENT	5,825,000.00	3,024,648.45	(2,800,351.55)
CONTRACTED SERVICES	145,000.00	62,529.41	(82,470.59)
INSURANCE RECOVERY	50,000.00	10,417.22	(39,582.78)
OPERATING TRANSFERS IN FROM FEDERAL PROJECTS	0.00	0.00	0.00
TOTAL REVENUES	142,924,299.00	84,373,324.78	(58,550,974.22)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SCHOOL FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
REGULAR EDUCATION PROGRAM	72,633,361.00	38,994,353.86	33,639,007.14
ALTERNATIVE EDUCATION PROGRAM	1,330,129.00	691,964.57	638,164.43
SPECIAL EDUCATION PROGRAM	10,701,545.00	5,582,840.45	5,118,704.55
VOCATIONAL EDUCATION PROGRAM	7,874,785.00	3,597,188.78	4,277,596.22
STUDENT BODY EDUCATION PROGRAM	417,300.00	289,013.38	128,286.62
ADULT EDUCATION PROGRAM	0.00	0.00	0.00
ATTENDANCE SERVICES SUPPORT	917,000.00	476,369.89	440,630.11
HEALTH SERVICES SUPPORT	2,717,600.00	1,338,297.18	1,379,302.82
OTHER STUDENT SUPPORT	3,669,480.00	2,230,280.12	1,439,199.88
REGULAR EDUCATION SUPPORT	3,138,300.00	1,667,827.37	1,470,472.63
ALTERNATIVE EDUCATION SUPPORT	0.00	0.00	0.00
SPECIAL EDUCATION SUPPORT	1,146,200.00	553,748.67	592,451.33
VOCATIONAL EDUCATION SUPPORT	377,725.00	195,521.86	182,203.14
TECHNOLOGY	2,019,700.00	1,143,487.58	876,212.42
BOARD OF EDUCATION	1,808,100.00	1,244,145.51	563,954.49
DIRECTOR'S OFFICE	868,700.00	503,010.39	365,689.61
PRINCIPALS' OFFICES	9,367,484.00	4,981,475.17	4,386,008.83
FISCAL SERVICES	370,350.00	214,763.75	155,586.25
HUMAN RESOURCES	475,700.00	264,442.44	211,257.56
PLANT OPERATION	7,353,200.00	4,736,016.84	2,617,183.16
PLANT MAINTENANCE	4,115,184.00	2,276,767.13	1,838,416.87
TRANSPORTATION	8,155,700.00	4,556,661.72	3,599,038.28
FOOD SERVICES	5,779,100.00	3,439,855.24	2,339,244.76
COMMUNITY SERVICES	1,300,400.00	650,522.52	649,877.48
PRE - K PROGRAM	1,418,700.00	723,802.05	694,897.95
CAPITAL OUTLAY	5,073,341.00	1,597,170.73	3,476,170.27
OPERATING TRANSFER	1,046,282.00	1,046,281.00	1.00
TOTAL EXPENSES	154,075,366.00	82,995,808.20	71,079,557.80

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SCHOOL FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	142,924,299.00	84,373,324.78	(58,550,974.22)
TOTAL EXPENSES	154,075,366.00	82,995,808.20	71,079,557.80
EXCESS REVENUES (EXPENSES)	(11,151,067.00)	1,377,516.58	12,528,583.58
BEGINNING UNRESERVED FUND BALANCE	31,130,722.00	31,130,722.00	0.00
ENDING UNRESERVED FUND BALANCE	19,979,655.00	32,508,238.58	12,528,583.58

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
DEBT SERVICE FUND
January 31, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		29,986,150.94	
ACCOUNTS RECEIVABLE		0.00	
PROPERTY TAXES RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			
TOTAL CURRENT ASSETS			29,986,150.94
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	10,682,986.81		
LESS CURRENT EXPENSES	976,406.15		
UNRESERVED FUND BALANCE		29,986,150.94	
PLUS RESERVED FUND BALANCE		0.00	
PLUS RESERVED FUND BALANCE		0.00	
TOTAL FUND EQUITY			29,986,150.94
TOTAL LIABILITIES AND FUND EQUITY			29,986,150.94

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
DEBT SERVICE FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
CURRENT PROPERTY TAX COLLECTIONS	7,260,000.00	4,387,918.15	(2,872,081.85)
TRUSTEE'S P. T. COLLECTIONS - PRIOR YEAR	75,188.00	64,304.14	(10,883.86)
CHANCERY COURT P. T. COLLECTIONS - PRIOR YEARS	25,334.00	8,825.77	(16,508.23)
PROPERTY TAX INTEREST & PENALTY COLLECTIONS	28,282.00	10,748.46	(17,533.54)
WHEEL TAX	4,855,879.00	2,500,792.54	(2,355,086.46)
LITIGATION TAX - JAIL	335,124.00	192,803.43	(142,320.57)
ADEQUATE FACILITIES TAX	2,195,912.00	1,255,249.00	(940,663.00)
INTEREST EARNED - Other Investments	2,900,000.00	1,497,995.81	(1,402,004.19)
SALE OF EQUIPMENT	0.00	18,068.51	18,068.51
SALE OF PROPERTY	0.00	0.00	0.00
OTHER LOCAL REVENUES - RENT ON DMV BUILDING	0.00	0.00	0.00
BONDS ISSUED	0.00	0.00	0.00
REFUNDING DEBT ISSUED	0.00	0.00	0.00
PREMIUMS ON DEBT ISSUED	0.00	0.00	0.00
OPERATING TRANSFERS	746,281.00	746,281.00	0.00
TOTAL REVENUES	18,422,000.00	10,682,986.81	(7,739,013.19)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
DEBT SERVICE FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
GENERAL DEBT SERVICE:			
PRINCIPAL ON BONDS	2,895,804.00	0.00	2,895,804.00
PRINCIPAL ON NOTES	0.00	0.00	0.00
INTEREST ON BONDS	223,975.00	111,987.12	111,987.88
INTEREST ON NOTES	0.00	0.00	0.00
TOTAL GENERAL DEBT SERVICE	3,119,779.00	111,987.12	3,007,791.88
HIGHWAY DEBT SERVICE:			
PRINCIPAL ON BONDS	0.00	0.00	0.00
PRINCIPAL ON NOTES	0.00	0.00	0.00
INTEREST ON BONDS	0.00	0.00	0.00
INTEREST ON NOTES	0.00	0.00	0.00
TOTAL HIGHWAY DEBT SERVICE	0.00	0.00	0.00
SCHOOL DEBT SERVICE:			
PRINCIPAL ON BONDS	8,619,196.00	0.00	8,619,196.00
PRINCIPAL ON NOTES	0.00	0.00	0.00
INTEREST ON BONDS	1,456,222.00	728,111.01	728,110.99
INTEREST ON NOTES	0.00	0.00	0.00
TOTAL SCHOOL DEBT SERVICE	10,075,418.00	728,111.01	9,347,306.99
OTHER DEBT SERVICE EXPENSES:			
TRUSTEE'S COMMISSION	247,803.00	134,608.02	113,194.98
OTHER DEBT SERVICE COSTS	12,000.00	1,700.00	10,300.00
TOTAL OTHER DEBT SERVICE EXPENSES	259,803.00	136,308.02	123,494.98
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	976,406.15	12,478,593.85

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
DEBT SERVICE FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	18,422,000.00	10,682,986.81	(7,739,013.19)
TOTAL EXPENSES	13,455,000.00	976,406.15	12,478,593.85
EXCESS REVENUES (EXPENSES)	4,967,000.00	9,706,580.66	4,739,580.66
BEGINNING UNRESERVED FUND BALANCE	20,279,570.28	20,279,570.28	0.00
ENDING UNRESERVED FUND BALANCE	25,246,570.28	29,986,150.94	4,739,580.66

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
GENERAL CAPITAL PROJECTS FUND
January 31, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		2,493,211.94	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			2,493,211.94
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
RETAINAGE PAYABLE / AGRICULTURE EXTENSION BUILDING & ROOF		0.00	
RETAINAGE PAYABLE / RENOVATION HISTORIC COURTHOUSE		0.00	
RETAINAGE PAYABLE / DENTAL CLINIC HVAC		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		690,652.50	
BEGINNING FUND BALANCE	1,724,973.17		
PLUS CURRENT REVENUES	934,210.98		
LESS CURRENT EXPENSES	856,624.71		
UNRESERVED FUND BALANCE		1,802,559.44	
ADJUSTMENT REQUIRED-IDB-RED RIVER PRESERVE-NOW 172		0.00	
TOTAL FUND EQUITY			2,493,211.94
TOTAL LIABILITIES AND FUND EQUITY			2,493,211.94

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
GENERAL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	ACTUAL FY 2025-2026
LOCAL OPTION SALES TAX	600,000.00
OTHER STATE GRANTS-TDEC STORM WATER-PASS THRU TO VARIOUS ENTITIES	334,210.98
OTHER STATE GRANTS-TNECD BROADBAND-PASS THRU T0 CITY OF SPRINGFIELD	0.00
BOND PROCEEDS	0.00
PREMIUMS ON DEBT ISSUED	0.00
NOTE PROCEEDS	0.00
TRANSFER IN FOR ADDITIONAL FUNDS	0.00
TRANSFER IN FOR HISTORIC COURTHOUSE ROOF REPAIR	0.00
TRANSFER IN FOR EIGHT (8) HVAC UNITS FOR THE ROBCO OFFICE BUILDING (TRANE)	0.00
TRANSFER IN FOR DRUG COURT OFFICES	0.00
TRANSFER IN FOR ELECTION MACHINES ROOM - 3rd Floor	0.00
TRANSFER IN FOR SOLID WASTE FUND 116 SAFETY PROJECT	0.00
TRANSFER IN FOR PLUMBING PROJECT FOR SHERIFF DEPT.	0.00
TOTAL REVENUES	934,210.98

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
GENERAL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	ACTUAL FY 2025-2026
ARCHITECTS AND ENGINEERING FEES	0.00
CONSULTANTS	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / SHERIFF'S PLUMBING PROJECT	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / DENTAL CLINIC ROOF / HVAC	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / ADA	21,725.00
MAINTENANCE & REPAIR SERV-BUILDINGS / AGEXT ROOF	5,791.13
MAINTENANCE & REPAIR SERV-BUILDINGS / HIGHWAY DEPT ROOF	14,000.00
MAINTENANCE & REPAIR SERV-BUILDINGS / COURTHOUSE	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / DENTAL / PREVIOUS FUNDS	0.00
MAINTENANCE & REPAIR SERV-BUILDINGS / COURTHOUSE RELOCATION	311.98
TRUSTEE'S COMMISSION	7,000.00
UNDERWRITERS DISCOUNT	0.00
OTHER DEBT ISSUANCE CHARGES	0.00
BUILDING IMPROVEMENTS / 2HVAC	33,642.00
BUILDING IMPROVEMENTS / COURTHOUSE / RENOVATIONS	64,018.94
BUILDING IMPROVEMENTS / ROBCO OFF BLDG / DRUG COURT OFF RENOVATION	341,900.00
BUILDING IMPROVEMENTS / ROBCO OFFICE BLDG / HVAC	0.00
BUILDING IMPROVEMENTS / ROBCO OFFICE BLDG / JHVAC (JAIL)	27,015.00
BUILDING IMPROVEMENTS / COURTHOUSE / ROOF REPAIRS	0.00
OTHER CAPITAL OUTLAY / TN DEVELOPMT ECONOMIC CONSERVATION-TDEC- (STORM WATER IMPROVE)	341,220.66
OTHER CAPITAL OUTLAY PROJECT / BROADBAND COMMUNITY DEVELOPMENT / TNECD	0.00
TOTAL EXPENSES	856,624.71

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
GENERAL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	ACTUAL FY 2025-2026
TOTAL REVENUES	934,210.98
TOTAL EXPENSES	856,624.71
EXCESS REVENUES (EXPENSES)	77,586.27
BEGINNING UNRESERVED FUND BALANCE	1,724,973.17
ENDING UNRESERVED FUND BALANCE	1,802,559.44

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
January 31, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		2,883,653.03	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			2,883,653.03
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	821,690.64		
LESS CURRENT EXPENSES	0.00		
UNRESERVED FUND BALANCE		0.00	
PLUS RESERVED FUND BALANCE FOR RED RIVER PRESERVE		2,883,653.03	
TOTAL FUND EQUITY			2,883,653.03
TOTAL LIABILITIES AND FUND EQUITY			2,883,653.03

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	ACTUAL FY 2025-2026
PAYMENT IN LIEU OF TAXES (PILOT)	789,111.00
INTEREST EARNED	32,579.64
NOTE PROCEEDS	0.00
OTHER LOANS ISSUED	0.00
TOTAL REVENUES	821,690.64

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND:
FOR THE PERIOD ENDED 1/31/2026

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 1/31/2026

DESCRIPTION	ACTUAL FY 2025-2026
TOTAL REVENUES	821,690.64
TOTAL EXPENSES	0.00
EXCESS REVENUES (EXPENSES)	821,690.64
BEGINNING UNRESERVED FUND BALANCE	2,061,962.39
ENDING UNRESERVED FUND BALANCE	2,883,653.03

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SCHOOL CAPITAL PROJECTS FUND
January 31, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		717,692.53	
TOTAL CURRENT ASSETS			717,692.53
LIABILITIES AND FUND EQUITY			
CURRENT LIABILITIES:			
RETAINAGE PAYABLE / MOBILE FIXTURE & EQUIPMENT		0.00	
RETAINAGE PAYABLE / TENN-KY AUTOMATIC SPRINKLER		0.00	
TOTAL CURRENT LIABILITIES			0.00
FUND EQUITY:			
RESERVE FOR ENCUMBRANCES		591,690.17	
BEGINNING FUND BALANCE	998,299.31		
PLUS CURRENT REVENUES	300,000.00		
LESS CURRENT EXPENSES	1,172,296.95		
UNRESERVED FUND BALANCE		126,002.36	
PLUS RESERVED FUND BALANCE		0.00	
TOTAL FUND EQUITY			717,692.53
TOTAL LIABILITIES AND FUND EQUITY			717,692.53

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SCHOOL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 1/31/2026

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

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SCHOOL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	ACTUAL FY 2025-2026
INSTRUCTIONAL SUPPLIES	0.00
ARCHITECTS	0.00
CONSTRUCTION MANAGER SERVICES	0.00
OTHER CHARGES	0.00
UNDERWRITER'S DISCOUNT	0.00
OTHER DEBT ISSUANCE CHARGES	0.00
LAND	0.00
BUILDING IMPROVEMENTS	1,172,296.95
BUILDING IMPROVEMENTS - INNOVATION ACADEMY (IA) RENOVATION	0.00
FOOD SERVICE EQUIPMENT	0.00
OTHER CAPITAL OUTLAY	0.00
TRANSFER TO DEBT SERVICE FUND	0.00
TOTAL EXPENSES	1,172,296.95

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SCHOOL CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	ACTUAL FY 2025-2026
TOTAL REVENUES	300,000.00
TOTAL EXPENSES	1,172,296.95
EXCESS REVENUES (EXPENSES)	(872,296.95)
BEGINNING UNRESERVED FUND BALANCE	998,299.31
ENDING UNRESERVED FUND BALANCE	126,002.36

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
COUNTY MEDICAL SELF INSURANCE FUND
January 31, 2026

DESCRIPTION	AMOUNT	AMOUNT	BALANCE
ASSETS			
CURRENT ASSETS:			
CASH WITH TRUSTEE		3,351,209.34	
ACCOUNTS RECEIVABLE		0.00	
TOTAL CURRENT ASSETS			3,351,209.34
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	3,333,891.23		
LESS CURRENT EXPENSES	2,777,774.10		
UNRESERVED FUND BALANCE		1,060,989.77	
PLUS RESERVED FUND BALANCE		300,000.00	
TOTAL FUND EQUITY			1,360,989.77
TOTAL LIABILITIES AND FUND EQUITY			3,351,209.34

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
COUNTY MEDICAL SELF INSURANCE FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
PREMIUMS/CONTRIBUTIONS	0.00	3,005,070.09	3,005,070.09
INTEREST EARNED	0.00	43,306.08	43,306.08
MISCELLANEOUS REFUNDS - REBATES	0.00	285,515.06	285,515.06
TRANSFERS IN	0.00	0.00	0.00
TOTAL REVENUES	0.00	3,333,891.23	3,333,891.23

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
COUNTY MEDICAL SELF INSURANCE FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
ADMINISTRATIVE COSTS & HANDLING COSTS	0.00	379,871.37	(379,871.37)
MEDICAL CLAIMS	0.00	1,652,998.03	(1,652,998.03)
MEDICAL - CLINIC	0.00	54,665.60	(54,665.60)
MEDICAL - RX / PRESCRIPTION CLAIMS	0.00	690,239.10	(690,239.10)
TOTAL EXPENSES	0.00	2,777,774.10	(2,777,774.10)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
COUNTY MEDICAL SELF INSURANCE FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	0.00	3,333,891.23	3,333,891.23
TOTAL EXPENSES	0.00	2,777,774.10	(2,777,774.10)
EXCESS REVENUES (EXPENSES)	0.00	556,117.13	556,117.13
BEGINNING UNRESERVED FUND BALANCE	0.00	504,872.64	504,872.64
ENDING UNRESERVED FUND BALANCE	0.00	1,060,989.77	1,060,989.77

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

JANUARY 31, 2026

UNAUDITED

PREPARED BY
FINANCE DEPARTMENT

JODY STEWART
FINANCE DIRECTOR

ROBERTSON COUNTY, TENNESSEE

SCHOOL FEDERAL PROJECTS
UNAUDITED FINANCIAL REPORT

TABLE OF CONTENTS

INTRODUCTORY SECTION	PAGE
Title Page	i
Table of Contents	ii
FINANCIAL SECTIONS	
School Federal Projects Fund:	
Balance Sheet	1
Statement of Revenues	2
Statement of Expenses	3
Statement of Changes in Fund Balance	4

ROBERTSON COUNTY, TENNESSEE
BALANCE SHEET
SCHOOL FEDERAL PROJECTS FUND
January 31, 2026

DESCRIPTION		AMOUNT	AMOUNT	BALANCE
ASSETS				
CURRENT ASSETS:				
CASH ON HAND				
CASH WITH TRUSTEE			106,894.31	
ACCOUNTS RECEIVABLE			0.00	
DUE FROM OTHER GOVERNMENTS			0.00	
				106,894.31
LIABILITIES AND FUND EQUITY				
CURRENT LIABILITIES:				
ACCOUNTS PAYABLE	AMERITAS VISION		633.44	
	CIGNA MEDICAL INSURANCE		93,585.70	
RETAINAGE PAYABLE			0.00	
ACCRUED PAYROLL			0.00	
TOTAL CURRENT LIABILITIES				94,219.14
FUND EQUITY:				
RESERVE FOR ENCUMBRANCES			145,900.40	
BEGINNING FUND BALANCE		0.00		
PLUS CURRENT REVENUES		2,859,036.99		
LESS CURRENT EXPENSES		3,492,262.22		
UNRESERVED FUND BALANCE			(633,225.23)	
PLUS RESERVED FUND BALANCE			500,000.00	
TOTAL FUND EQUITY				12,675.17
TOTAL LIABILITIES AND FUND EQUITY				106,894.31

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF REVENUES
SCHOOL FEDERAL PROJECTS FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
VOCATIONAL PROGRAM IMPROVEMENT	179,917.80	94,018.10	(85,899.70)
TITLE I - IMPROVING BASIC PROGRAMS	2,651,024.87	858,032.04	(1,792,992.83)
IDEA PART B - SPECIAL EDUCATION	3,462,278.68	1,373,811.15	(2,088,467.53)
IDEA PRESCHOOL SPECIAL EDUCATION	149,096.70	30,021.24	(119,075.46)
TITLE III - ENGLISH LANGUAGE ACQUISITION	209,924.39	18,852.09	(191,072.30)
TITLE IX - HOMELESS EDUCATION	90,905.26	49,359.23	(41,546.03)
TITLE II - PROFESSIONAL DEVELOPMENT	642,052.56	232,094.98	(409,957.58)
COVID-19 GRANT #1	0.00	0.00	0.00
COVID-19 GRANT #3	0.00	0.00	0.00
COVID-19 GRANT A	0.00	0.00	0.00
COVID-19 GRANT B	0.00	0.00	0.00
COVID-19 GRANT D	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #1	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #2	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #3	0.00	0.00	0.00
AMERICAN RESCUE PLAN ACT GRANT #4	0.00	0.00	0.00
OTHER FEDERAL THROUGH STATE	416,787.04	202,848.16	(213,938.88)
TRANSFERS IN	0.00	0.00	0.00
TOTAL REVENUES	7,801,987.30	2,859,036.99	(4,942,950.31)

ROBERTSON COUNTY, TENNESSEE
STATEMENT OF EXPENSES
SCHOOL FEDERAL PROJECTS FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
REGULAR INSTRUCTION PROGRAM	1,598,795.72	742,400.79	856,394.93
SPECIAL EDUCATION PROGRAM	2,203,911.92	1,106,657.63	1,097,254.29
VOCATIONAL EDUCATION PROGRAM	121,134.24	112,158.08	8,976.16
HEALTH SERVICES	316,631.64	180,378.80	136,252.84
OTHER STUDENT SUPPORT	371,503.81	40,706.33	330,797.48
REGULAR INSTRUCTION PROGRAM SUPPORT	1,756,110.81	749,663.12	1,006,447.69
SPECIAL EDUCATION PROGRAM SUPPORT	1,407,463.46	555,088.10	852,375.36
VOCATIONAL EDUCATION PROGRAM SUPPORT	3,300.00	476.80	2,823.20
BOARD OF EDUCATION	0.00	0.00	0.00
TECHNOLOGY	0.00	0.00	0.00
OPERATION OF PLANT	0.00	0.00	0.00
TRANSPORTATION	23,135.70	4,732.57	18,403.13
REGULAR CAPITAL OUTLAY	0.00	0.00	0.00
FOOD SERVICE	0.00	0.00	0.00
OPERATING TRANSFER	0.00	0.00	0.00
TOTAL EXPENSES	7,801,987.30	3,492,262.22	4,309,725.08

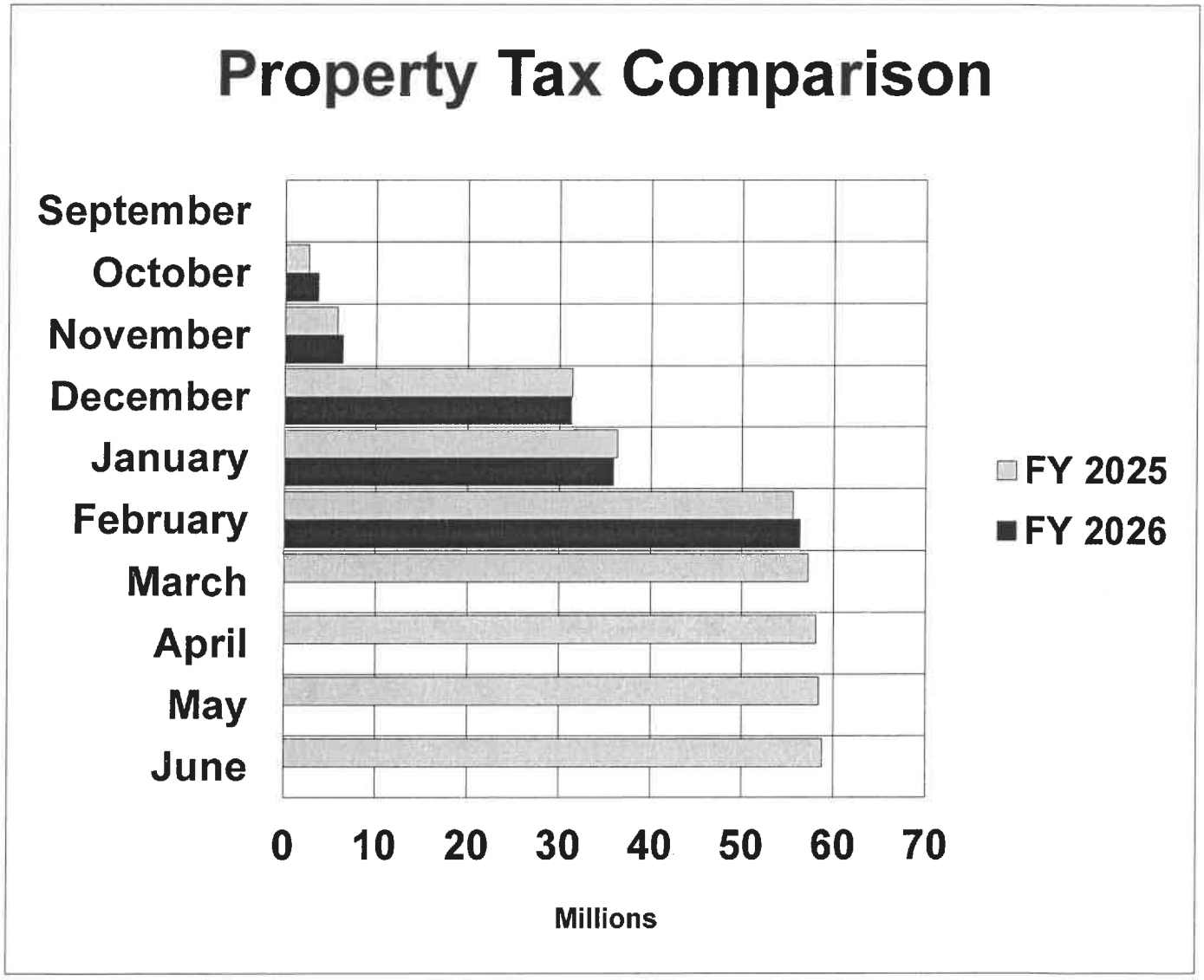
ROBERTSON COUNTY, TENNESSEE
STATEMENT OF CHANGES IN FUND BALANCE
SCHOOL FEDERAL PROJECTS FUND
FOR THE PERIOD ENDED 1/31/2026

DESCRIPTION	BUDGET FY 2025-2026	ACTUAL FY 2025-2026	POSITIVE (NEGATIVE) VARIANCE
TOTAL REVENUES	7,801,987.30	2,859,036.99	(4,942,950.31)
TOTAL EXPENSES	7,801,987.30	3,492,262.22	4,309,725.08
EXCESS REVENUES (EXPENSES)	0.00	(633,225.23)	(633,225.23)
BEGINNING UNRESERVED FUND BALANCE	0.00	0.00	0.00
ENDING UNRESERVED FUND BALANCE	0.00	(633,225.23)	(633,225.23)

ROBERTSON COUNTY, TENNESSEE
FOR FISCAL YEAR 2025-2026

FOR PERIOD ENDING FEBRUARY 28, 2026
PROPERY TAX COLLECTION - COMPARISONS

	FEBRUARY ACTUAL FY 24-25	FEBRUARY ACTUAL FY 25-26	POSITIVE (NEGATIVE) VARIANCE	TOTAL BUDGET FY 25-26	FEBRUARY ACTUAL FY 25-26	POSITIVE (NEGATIVE) VARIANCE
GENERAL FUND	29,960,660	30,384,555	423,895	32,010,000	30,384,555	(1,625,445)
SANITATION FUND	617,753	626,492	8,740	660,000	626,492	(33,508)
SCHOOL FUND	18,223,506	18,481,338	257,832	19,470,000	18,481,338	(988,662)
DEBT SERVICE	6,795,193	6,891,334	96,141	7,260,000	6,891,334	(368,666)
TOTAL	55,597,111	56,383,719	786,608	59,400,000	56,383,719	(3,016,281)



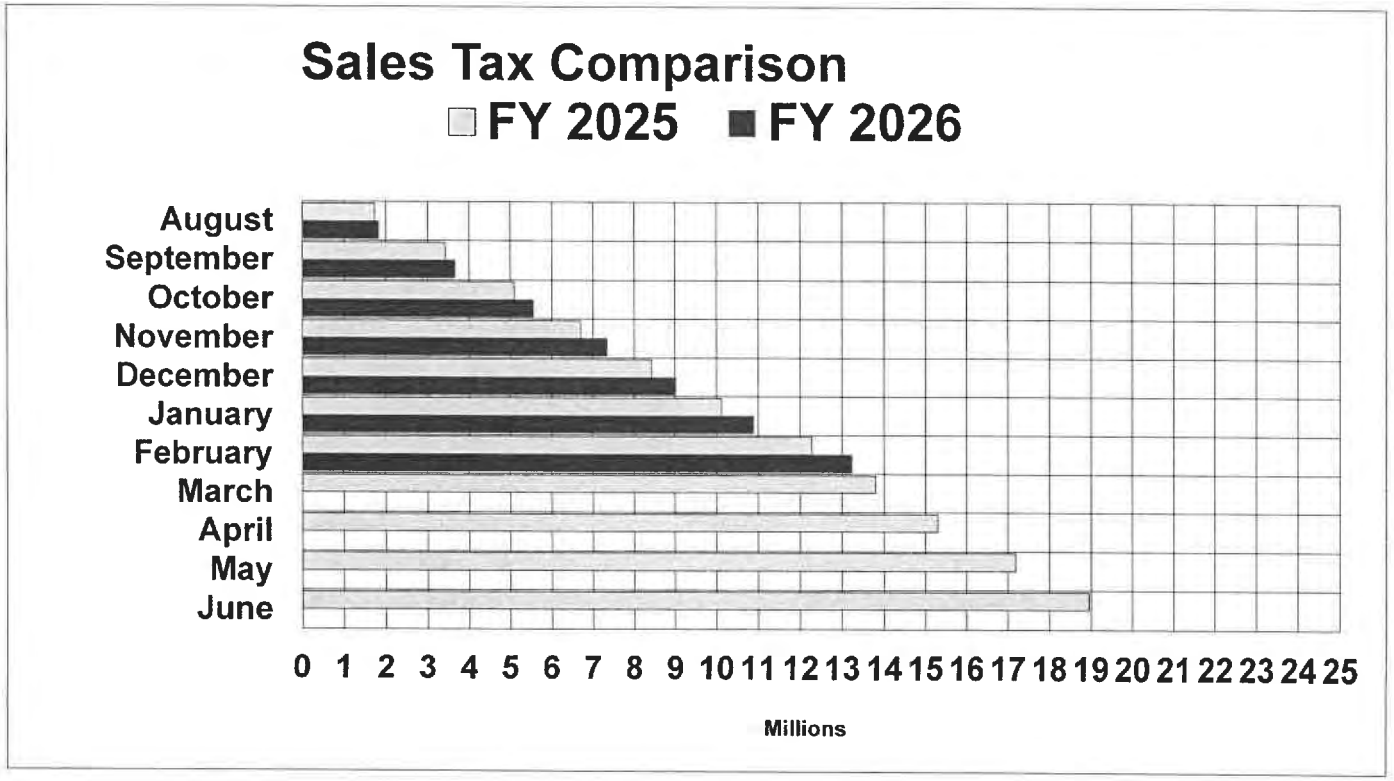
ROBERTSON COUNTY, TENNESSEE
FOR FISCAL YEAR 2025-2026

FOR PERIOD ENDING FEBRUARY 28, 2026
SALES TAX COLLECTION - COMPARISONS

ACTUAL FY 24-25	ACTUAL FY 25-26	POSITIVE (NEGATIVE) VARIANCE	BUDGET FY 25-26	ACTUAL FY 25-26	POSITIVE (NEGATIVE) VARIANCE
12,285,380	13,239,320	953,940	18,100,000	13,239,320	(4,860,680)

7.76%
Increase Over FY25

BUDGET PERCENTAGE	ACTUAL PERCENTAGE
58.33%	73.15%



Robertson County Commission Resolution No. 121525100

Corrected 3/23/26

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO AMEND THE BUILDING CODES BY ADOPTING THE 2021 INTERNATIONAL BUILDING CODE, INCLUDING APPENDIXES A THRU J, THE 2021 INTERNATIONAL RESIDENTIAL CODE INCLUDING APPENDIXES AA THRU AJ AND AM THRU AQ, AND ALL AMENDMENTS EXCEPT FOR SECTION R313.2 (ONE AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS) AND CHAPTER 11 (ENERGY EFFICIENCY) INCLUDING ALL AMENDMENTS AND STATE RULES AND REGULATIONS AS LISTED BELOW AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas, the Robertson County Commission has adopted a building code to promote the general welfare of the citizens of Robertson County, and,

Whereas, the 2018 International Building Code, including Appendixes A thru J, as published by the International Code Council, and the 2018 International Residential Code, including Appendixes A thru J and M thru P as published by the International Code Council,

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

1. The 2018 International Building Code, including Appendixes A thru J, to be repealed and the 2021 International Building Code, including Appendixes A thru J to be adopted and made a part of this resolution by reference in its place pursuant to authority granted by Tennessee Code Annotated 5-1-116; and

2. The 2018 International Residential, including Appendixes A thru J and M thru P, be repealed and the 2021 International Residential Building Code, including Appendixes AA thru AJ and AM thru AQ and all amendments be adopted and made a part of this resolution by reference in its place, except for the following, Section R313.2, One and two-family dwellings automatic fire systems pursuant to Tennessee Code Annotated 61-120-101 9a/ (8) and Chapter 11 Energy Efficiency and all state rules and regulations as listed below pursuant to authority granted by Tennessee Code Annotated 5-1-116; and

A. Tenn.Comp. R. & Regs. 0780-02-023-.02 – Adoption by Reference

a. Tenn. Comp. R. & Regs. 0780-02-23-.02 ("International Residential Code (IRC), 2018 edition, published by the International Code Council, Inc. (ICC), 500 New Jersey Avenue Northwest, 6th Floor, Washington, D.C., 20001, and Appendix Q except that:")

5. Section N1102.4.1.2 (R402.4.1.2) Testing is replaced with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection from 2009 IRC.

6. Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional.

7. Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirement by Component and Table N1102.1.4 (R402.1.4) Equivalent U-Factors from 2018 IRC are replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 IRC.

8. Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety.

9. Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "l": "Log walls complying with ICC400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 3 when a Fenestration U-Factor of .50 or lower is used, a Skylight U-Factor of .65 or lower is used, a Glazed Fenestration SHGC of .30 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used."

10. Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "m": "Log walls complying with ICC400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 4 when a Fenestration U-Factor of .35 or lower is used, a Skylight U-Factor of .60 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used."

BE IT FURTHER RESOLVED that it shall be unlawful for any person to violate or fail to comply with any provision of these codes as adopted by reference.

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

Approved and adopted the _____day of _____, 2026.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

ROBERTSON COUNTY 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: March 13, 2026

The Robertson County Commission will hold its monthly meeting on Monday, March 23, 2026, at 7:00 P. M., in the Judicial Complex, 2nd Floor, Robertson County Office Building, Springfield, Tennessee. The following items have been placed on the agenda for your review.

Zoning Map Amendment Requests:

Rezoning Request AG-2 to R-40

Resolution No. 032326020 – ACS Homebuilders on behalf of Donna Saad: Request to rezone 2.96 surveyed acres of the 6.65 acres of property from AG-2 to R-40 located at 3509 Pinson School Rd. Tax Map 093, Part of Parcel 200.00 (3rd Voting District).
The Planning Commission recommended approval with the understanding that there were deficiencies with the traffic assessment and without setting precedent by a vote of 8 – 0.

Rezoning Request AG-2 to RP-80

Resolution No. 032326021 – ACS Homebuilders on behalf of Donna Saad: Request to rezone 3.69 surveyed acres of the 6.65 acres of property from AG-2 to RP-80 located at 3509 Pinson School Rd. Tax Map 093, Part of Parcel 200.00 (3rd Voting District).
The Planning Commission recommended approval with the understanding that there were deficiencies with the traffic assessment and without setting precedent by a vote of 8 – 0.

Resolution No. 032326022 – Cheryl Pentecost: Request to rezone 5.15 surveyed acres of property from AG-2 to RP-80 located at 3770 Baggett Road. Tax Map 082, Parcel 139.00 (11th Voting District).
The Planning Commission recommended by a vote of 8 – 0.

Rezoning Request C-1 to AG-2

Resolution No. 032326023 – Theilia Raines: Request to rezone .83 acres of the 7.59 acres from C-1 to AG-2 located at 5319 Highway 161. Tax Map 044, Part of Parcel 015.00 (8th Voting District).
The Planning Commission recommended by a vote of 8 – 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. 032326020

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 2.96 SURVEYED ACRES OF THE 6.65 ACRES OF PROPERTY LOCATED AT 3509 PINSON SCHOOL ROAD, SPRINGFIELD, MORE PARTICULARLY IDENTIFIED AS TAX MAP 093, PART OF PARCEL 200.00 FROM AG-2 TO R-40, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas ACS Homebuilder on behalf of Donna Saad requests to rezone 2.96 surveyed acres of the 6.65 acres of Tax Map 093, Part of Parcel 200.00, located at 3509 Pinson School 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 Planning and Zoning Office; and

Whereas, the Robertson County Planning Commission evaluated and recommended approval with the understanding that there were deficiencies with the traffic assessment and without setting precedent the request at their February 23, 2026, 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 093, Part of Parcel 200.00, located at 3509 Pinson School 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 _____, 2026.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

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

Application for Rezoning

Applicant Information:

Name: ACS Homebuilders (Cam Suggs)
Mailing Address:
Email:
Telephone Number:

Applicant's Representative Information:

Name: Todd Bollinger
Name of Firm: Todd Bollinger & Assoc.
Mailing Address:
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission): Donna Saad
Physical Address:
Tax Map and Parcel Number: Map 93 P/o Pcl 200.00
Current Zoning Designation: AG-2
Requested Zoning Designation: R-40

ATB
3509 Pinson School Rd Springfield

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

Purpose of rezoning request:

To Subdivide

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.

Owner of Record Signature & DATE

Applicant's Signature & DATE

Hunter Mantooth

From: ANTHONY BOLLINGER <toddrls@bellsouth.net>
Sent: Friday, February 6, 2026 8:40 AM
To: Hunter Mantooth
Subject: [EXTERNAL]Fw: Subject: 3509 Pinson School Rd, Springfield, TN (Rezoning)

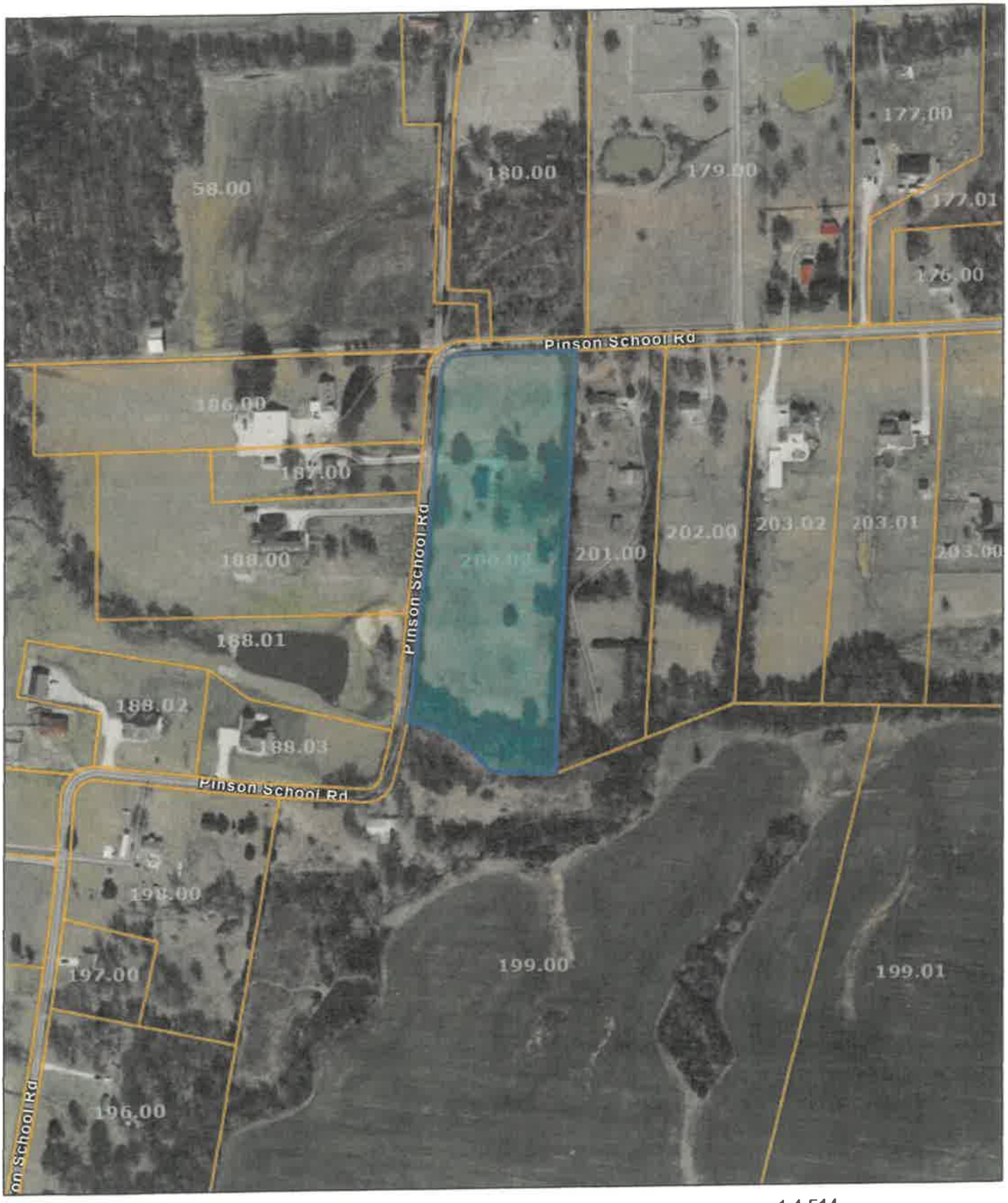
----- Forwarded Message -----
From: DJ S <donnasaad0403@gmail.com>
To: toddrls@bellsouth.net <toddrls@bellsouth.net>
Cc: Rebecca Richards - EXIT Realty Garden Gate Team <becky@sellwithbecky.com>; DJ S <donnasaad0403@gmail.com>
Sent: Friday, February 6, 2026 at 08:37:53 AM CST
Subject: Subject: 3509 Pinson School Rd, Springfield, TN (Rezoning)

To Whom it May Concern:

I, Donna J. Saad, give my permission for:
Anthony Camdon Suggs, to speak on my behalf regarding the
Rezoning of my property at 3509 Pinson School Rd., Springfield, TN 37172.

Signed,
Donna J. Saad
02/06/2026

Robertson County - Parcel: 093 200.00



Date: January 22, 2026

County: ROBERTSON
Owner: SAAD DONNA J
Address: PINSON SCHOOL RD 3509
Parcel ID: 093 200.00
Deeded Acreage: 0
Calculated Acreage: 6.7

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

The property lines are compiled from information maintained by your local

PLAT CONTAINS 3.69 ACRES

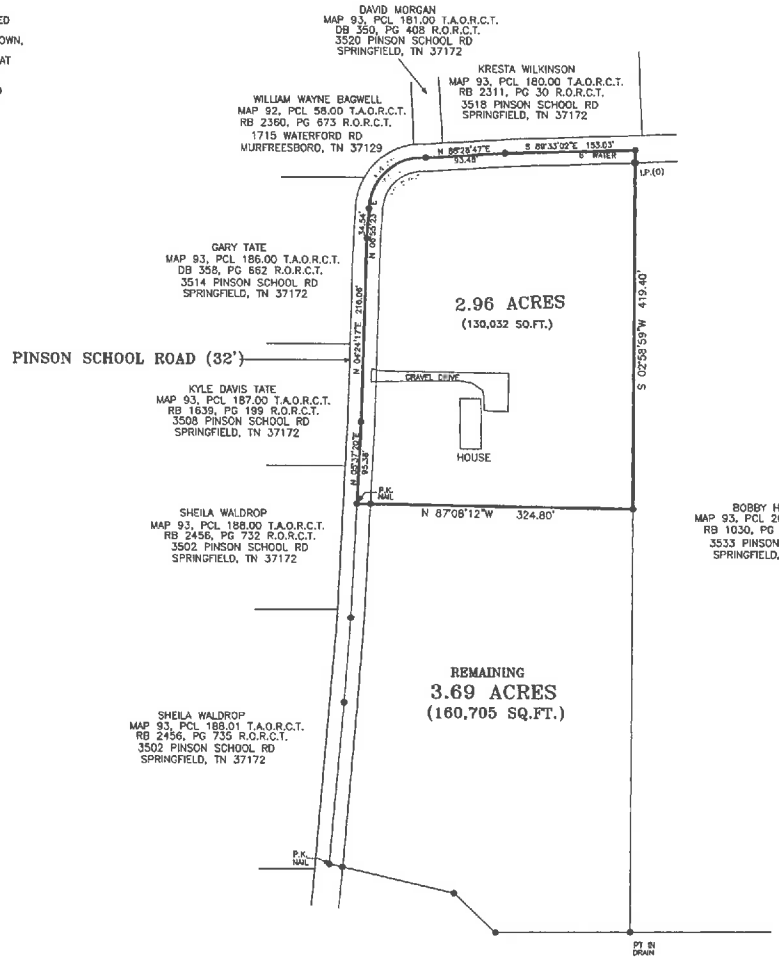
NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

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 TN STATE PLANE (NAD 83).





ZONED AG2
REQUESTING R-40

SCALE 1"= 100'

0 100 200 300

PROPERTY REFERENCE
DONNA J.SAAD
MAP 93, PCL 200.00 T.A.O.R.C.T.
RB 2006, PG 380 R.O.R.C.T.

DEVELOPER
ACS HOMEBUILDERS
2410 PLUMNELLY LN
GREENBRIER, TN 37073
615/533-1244

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

REZONING PLAT FOR
ACS HOMEBUILDERS
DONNA J. SAAD PROPERTY

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	A.T.B.	A.T.B.	01/21/26

10TH CIVIL DISRICT

ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
ACSPSR

Property Description

2.96 Acres

Being a tract of land in the 10th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Donna J. Saad in RB 2006, PG 380 R.O.R.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 01/21/26 as follows:

Beginning at a point on the centerline of Pinson School Road, marked by an existing iron pin in the southerly margin, said pin being the northwest corner of Bobby Holland in RB 1030, PG 610 R.O.R.C.T.; Thence now leaving said centerline and passing the northwest corner of said Bobby Holland S 02°58'59" W, 419.40' to a set iron pin; thence now leaving said Holland with a new line N 87°08'12" W, 324.80' to a pk nail in the centerline of said Pinson School Road; thence with said centerline for the next six calls: N 05°37'20" E, 95.96' ; thence N 04°24'17" E, 216.06'; thence N 06°55'23" E, 34.54'; thence with a curve to the right, having a radius of 63.52', delta 90°00'00", and a length of 99.77'; thence N 88°28'47" E, 93.48'; thence S 89°33'02" E, 153.03' to the point of beginning containing 2.96 acres.

WHITE HOUSE UTILITY DISTRICT
P.O. BOX 608, 2315 HIGHWAY 31-W—WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

January 29, 2026

Mr. Todd Bollinger
1199 Fisher Dr
Greenbrier, TN 37073

RE: Water Availability for 3509 Pinson School Rd
Robertson County, Tax Map 093 Parcel 200.00
Springfield, TN

Dear Mr. Bollinger,

This letter will confirm White House Utility District can provide three additional domestic water services for the property mentioned above as long as each tract fronts Pinson School 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 four residential tracts will result. There is currently one water tap associated with the property.

WHUD's existing six-inch water main located on the south and east side of Pinson School 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 tract 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

Traffic Assessment

Map 93 Parcel 200 Rezone
Robertson County, TN

Prepared For:
ACS Home Builders

Prepared by:
Houston Smith, PE
TTL, Inc
2971 International Blvd., Suite C
Clarksville, TN 37040



TTL

January 2026

RECEIVED
JAN 22 2026
BY: Hmanfield

Table of Contents

1.0 GENERAL SITE DESCRIPTION 3
2.0 ITE TRIP GENERATION 3
2.1 TRIP GENERATION 3
2.1.1 Single-Family Detached Housing 4
2.2 Total Trips Generated 4
3.0 ROADWAY CONDITIONS AND ACCESS POTENTIAL 5
3.1 LANE CAPACITY ANALYSIS 5
4.0 CONCLUSIONS 6

List of Figures

FIGURE 1. SITE EXHIBIT 3
FIGURE 2. PINSON SCHOOL ROAD AERIAL 5

List of Tables

TABLE 1. PROPOSED RESIDENTIAL POTENTIAL 4
TABLE 2. ITE TRIP GENERATION FOR SINGLE-FAMILY DETACHED HOUSING 4
TABLE 3. ITE GENERATED TRAFFIC COUNT TOTALS FOR DEVELOPMENT 4

1.0 GENERAL SITE DESCRIPTION

The purpose of this Traffic Assessment is to assess the feasibility of a property currently zoned AG-2 for an RP-80 zoning classification in Robertson County, Tennessee.

The site is a 6.6-acre tract located south and east of Pinson School Road, west of the Bobby W Holland property, and north of the Reyes Construction LLC property in Robertson County, Tennessee. Around the property, there are agricultural fields and single-family homesteads in the vicinity of the property. The proposed development will include single family homes with 2 acres per lot. All proposed lots will access Pinson School Road. A site exhibit is shown in Figure 1 and Appendix A.



Figure 1: Site Exhibit

2.0 ITE TRIP GENERATION

2.1 TRIP GENERATION

A trip generation process was used to estimate the amount of traffic expected to be generated by the proposed development. Anticipated trips from the proposed development were projected using the ITE's *Trip Generation*, 11th Edition. The ITE trip-generated calculations for the site are provided in Appendix B of this report. For planning purposes, the development is assumed to include the following residential amounts as described in Table 1.

Proposed Residential Potential				
Tract ID	Area (sq ft)	Area (ac)	Minimum Lot Size (ac)	Max Total Housing
093 200.00	293257	6.7	2	3
			Total **Proposed** Units	2

Table 1. Proposed Residential Potential

As described, the maximum density for this development is 3 units. Once residential unit already exists on the property therefore the maximum increase is 2 units.

Trip distribution for each land use can be seen in section 2.1.1 the appropriate Land Use Code from the ITE's *Trip Generation*, 11th Edition.

2.1.1 Single-Family Detached Housing

The anticipated trips from the Single-Family Detached Housing were calculated using the Land Use: 210 (*Single-Family Detached Housing*). The description of this land use per ITE is as follows: "A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision." Anticipated trips for daily, AM, and PM peak hour can be seen in the table below:

Single Family Detached Housing (ITE Land Use Code 210)								
Prop Units (Units):		2						
On a Weekday			A.M. Peak Hour of Adjacent Street			P.M. Peak Hour of Adjacent Street		
Average Rate Per Unit		9.43	Average Rate Per Unit		0.70	Average Rate Per Unit		0.94
Trip Ends	50% Enter	50% Exit	Trip Ends	25% Enter	75% Exit	Trip Ends	63% Enter	37% Exit
22	11	11	2	0	1	2	1	1

Table 2. ITE Trip Generation for Single-Family Detached Housing

2.2 Total Trips Generated

Table 3 presents the daily, AM, and PM peak hour trip generation for the ITE-generated land uses as shown below:

Daily	AM Peak		PM Peak	
	Enter	Exit	Enter	Exit
22	0	1	1	1

Table 3. ITE Generated Traffic Count Totals for Development

The generated traffic numbers were based on maximum density for the lot for the purpose of this assessment. Exhibits from ITE are provided in Appendix B supporting the trip generation totals shown above.

3.0 ROADWAY CONDITIONS AND ACCESS POTENTIAL

The potential access points to the property are on Pinson School Road.

Pinson School Road extends generally north to south with major intersections at Worsham Springs Road and Highway 76 E. The road is developed with a mix of residential and rural development along the corridor. The section that spans our site is mostly a mixture of residential and rural development. The road near the project site is a 2-lane, undivided asphalt road with 9-foot lanes. The posted speed limit is assumed to be 30 mph in the vicinity of the site. An aerial image of the lane configuration near our site can be seen in Figure 2 at the end of this section:



Figure 2. Pinson School Road Aerial

3.1 LANE CAPACITY ANALYSIS

For this site, the lane capacity analyses were performed on Pinson School Road since that road will have access points to the proposed development. The traffic numbers used for the analysis came from ITE-generated numbers of the property for the AM and PM peak hours in addition to the existing traffic counts on Bethlehem Road for the current year 2026 using a growth projection from the year 2024 of the latest study performed by TDOT. The reason the traffic counts on Bethlehem Road were chosen for the lane capacity analysis numbers was due to the fact no TDOT traffic counts existed on Pinson School Road. To account, a comparable road was chosen to reasonably analyze the Pinson School Road roadway. From that, the TDOT traffic counts on Bethlehem Road were used to model the lane capacity analysis for Pinson School Road. The program

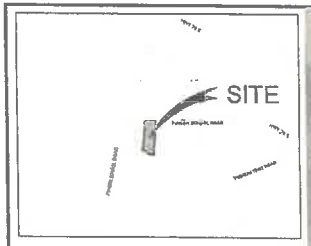
used for the lane capacity analysis was HCS 7, which utilizes lane capacity calculations based on the Highway Capacity Manual. In the analysis, Pinson School Road was modeled with the AM and PM peak hour traffic ITE-generated numbers for the lane segment analysis based on current road conditions. In addition, data from the TCDS portal provided from TDOT was utilized in the analysis of the report, specifically focusing on the thru movements on Bethlehem Road for the AM and PM peak hours respectively. A growth factor of 1.67% was utilized as based on the report, and the projected timeline was assumed to be 5 years into the future from 2026 since the site is expected to be built in a 5-year timeframe. The end year analyzed for the lane segment capacity analysis was 2031 while maintaining the same growth factor of 1.67%. Since TDOT did not provide adequate directional counts for northbound and southbound directions during the AM and PM peak hours on Bethlehem Road at Location ID 74000120 from the TCDS portal, the end year volume was halved for each thru direction as an assumption to provide directional traffic volumes. Additionally, the AM and PM peak hour volumes were assumed to be 10% of the directional traffic volumes to be more conservative. From the analysis, it was determined that the road operated at a level of service E for both AM and PM conditions. Lane capacity results are presented in Appendix B.

4.0 CONCLUSIONS

Based on the analysis in this report, the surrounding road network can adequately handle the additional traffic from a development based on the proposed rezone request.

Appendix A

Site Exhibit



VICINITY MAP
(NOT TO SCALE)



0 50 100 150
SCALE: 1" = 50'

NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
GRID NORTH
VERTICAL DATUM: N.A.V.D. 88

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING CONTOUR INTERVAL
- 568 EXISTING CONTOUR INDEX

ISSUED FOR: ☐ PERMITTING ☐ BID PURPOSES ☐ CONSTRUCTION

TTL
2971 International Blvd., Ste. C | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

3509 PINSON SCHOOL ROAD PROPERTY EXHIBIT

DONNA J SAAD
3509 PINSON SCHOOL ROAD, SPRINGFIELD
ROBERTSON COUNTY, TENNESSEE

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

No.	Date	Revision Description

Sheet Title
SITE EXHIBIT

Drawn By: DS
Date: January 23, 2026
Project No.: 24-0400154
Address: 3509 Pinson School Road Spring

Sheet No.
SE 1.00

Appendix B

ITE Generated and Lane Capacity Calculations

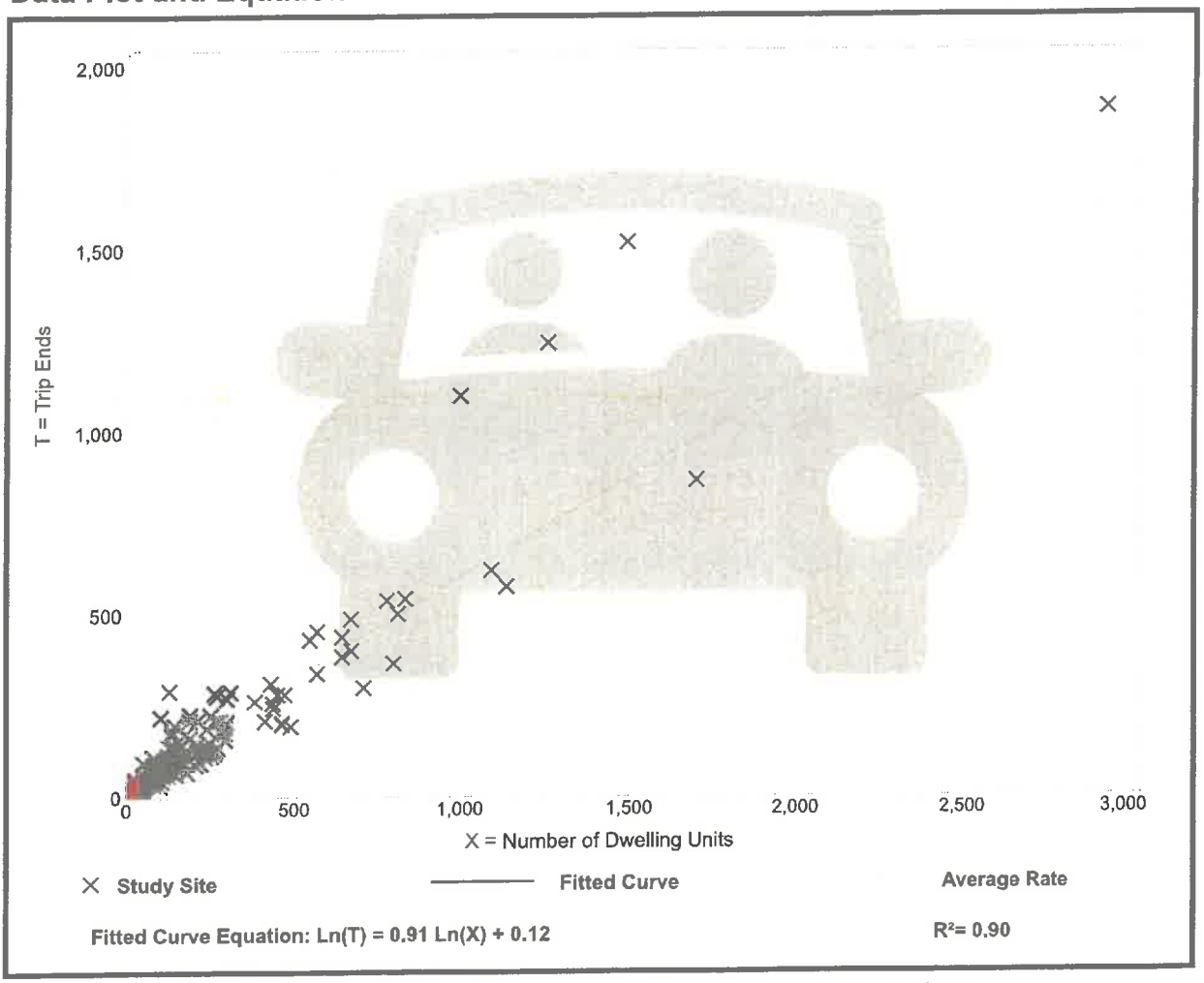
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



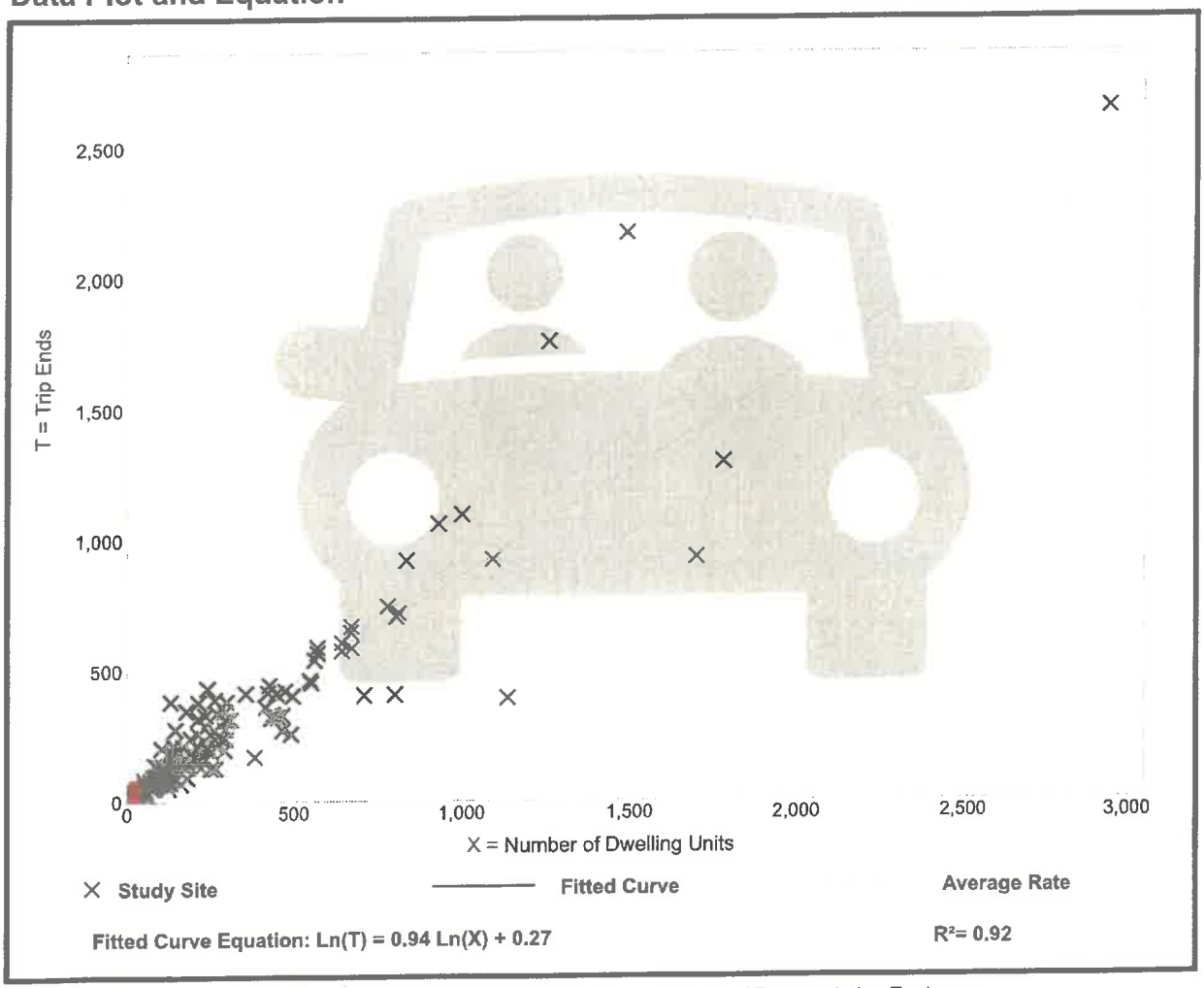
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Single-Family Detached Housing
(210)

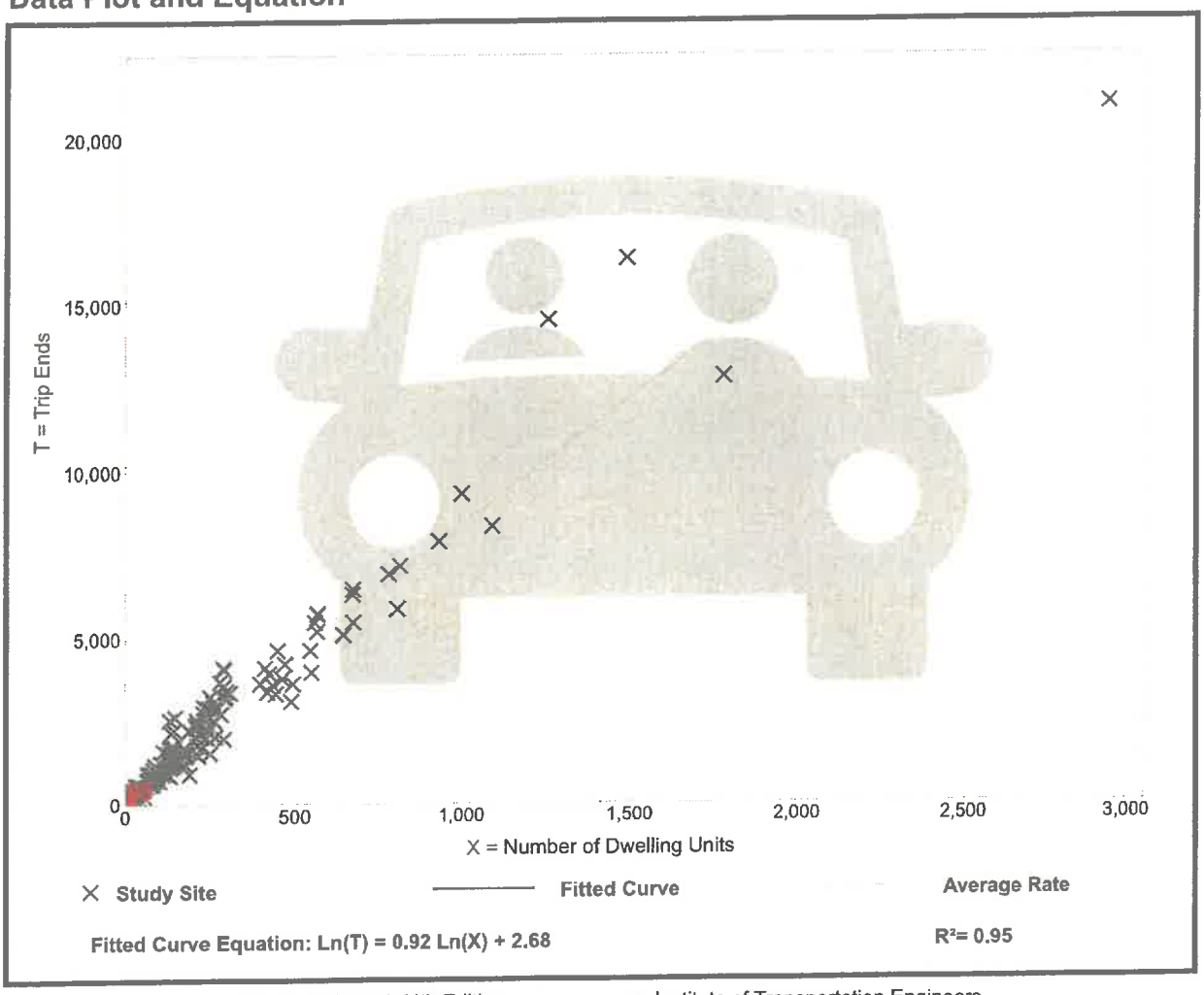
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Phone: Fax:
E-Mail:

Directional Two-Lane Highway Segment Analysis

Analyst	Houston Smith
Agency/Co.	TTL, Inc
Date Performed	1/21/2026
Analysis Time Period	AM PEAK HOUR
Highway	Pinson School Road
From/To	Pinson School Road
Jurisdiction	Robertson County
Analysis Year	2026
Description	3509 Pinson School Road

Input Data

Highway class	Class 1		Peak hour factor, PHF	0.92	
Shoulder width	0.0	ft	% Trucks and buses	3	%
Lane width	9.0	ft	% Trucks crawling	0.0	%
Segment length	1.0	mi	Truck crawl speed	0.0	mi/hr
Terrain type	Rolling		% Recreational vehicles	0	%
Grade: Length	-	mi	% No-passing zones	100	%
Up/down	-	%	Access point density	26	/mi

Analysis direction volume, Vd 70 veh/h
Opposing direction volume, Vo 71 veh/h

Average Travel Speed

Direction	Analysis (d)		Opposing (o)	
PCE for trucks, ET	2.0*		2.0*	
PCE for RVs, ER	1.1		1.1	
Heavy-vehicle adj. factor, (note-5) fHV	0.971		0.971	
Grade adj. factor, (note-1) fg	0.67		0.67	
Directional flow rate, (note-2) vi	117	pc/h	119	pc/h

Free-Flow Speed from Field Measurement:		
Field measured speed, (note-3) S FM	-	mi/h
Observed total demand, (note-3) V	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, (note-3) BFFS	45.0	mi/h
Adj. for lane and shoulder width, (note-3) fLS	6.4	mi/h
Adj. for access point density, (note-3) fA	6.5	mi/h
Free-flow speed, FFSd	32.1	mi/h
Adjustment for no-passing zones, fnp	2.7	mi/h
Average travel speed, ATSd	27.6	mi/h
Percent Free Flow Speed, PFFS	85.9	%

Percent Time-Spent-Following

Direction	Analysis(d)		Opposing (o)	
PCE for trucks, ET	1.9		1.9	
PCE for RVs, ER	1.0		1.0	
Heavy-vehicle adjustment factor, fHV	0.974		0.974	
Grade adjustment factor,(note-1) fg	0.73		0.73	
Directional flow rate,(note-2) vi	107	pc/h	109	pc/h
Base percent time-spent-following,(note-4) BPTSFd	12.4	%		
Adjustment for no-passing zones, fnp	53.7			
Percent time-spent-following, PTSFd	39.0	%		

Level of Service and Other Performance Measures

Level of service, LOS	E	
Volume to capacity ratio, v/c	0.04	
Peak 15-min vehicle-miles of travel, VMT15	19	veh-mi
Peak-hour vehicle-miles of travel, VMT60	70	veh-mi
Peak 15-min total travel time, TT15	0.7	veh-h
Capacity from ATS, CdATS	1685	veh/h
Capacity from PTSF, CdPTSF	1700	veh/h
Directional Capacity	1685	veh/h

Passing Lane Analysis

Total length of analysis segment, Lt	1.0	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSd (from above)	27.6	mi/h
Percent time-spent-following, PTSFd (from above)	39.0	
Level of service, LOSd (from above)	E	

Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSpl	-	
Percent free flow speed including passing lane, PFFSpl	0.0	%

Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	E	
Peak 15-min total travel time, TT15	-	veh-h

Bicycle Level of Service

Posted speed limit, Sp	45
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	76.1
Effective width of outside lane, We	14.85
Effective speed factor, St	4.42
Bicycle LOS Score, BLOS	4.16
Bicycle LOS	D

Notes:
1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific dewngrade segments are treated as level terrain.
2. If vi (vd or vo) >= 1,700 pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for v>200 veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.

* These items have been entered or edited to override calculated value

Phone: Fax:
E-Mail:

Directional Two-Lane Highway Segment Analysis

Analyst	Houston Smith
Agency/Co.	TTL, Inc
Date Performed	1/21/2026
Analysis Time Period	PM PEAK HOUR
Highway	Pinson School Road
From/To	Pinson School Road
Jurisdiction	Robertson County
Analysis Year	2026
Description	3509 Pinson School Road

Input Data

Highway class	Class 1		Peak hour factor, PHF	0.92	
Shoulder width	0.0	ft	% Trucks and buses	3	%
Lane width	9.0	ft	% Trucks crawling	0.0	%
Segment length	1.0	mi	Truck crawl speed	0.0	mi/hr
Terrain type	Rolling		% Recreational vehicles	0	%
Grade: Length	-	mi	% No-passing zones	100	%
Up/down	-	%	Access point density	26	/mi

Analysis direction volume, Vd 71 veh/h
Opposing direction volume, Vo 71 veh/h

Average Travel Speed

Direction	Analysis (d)		Opposing (o)	
PCE for trucks, ET	2.0*		2.0*	
PCE for RVs, ER	1.1		1.1	
Heavy-vehicle adj. factor, (note-5) fHV	0.971		0.971	
Grade adj. factor, (note-1) fg	0.67		0.67	
Directional flow rate, (note-2) vi	119	pc/h	119	pc/h

Free-Flow Speed from Field Measurement:		
Field measured speed, (note-3) S FM	-	mi/h
Observed total demand, (note-3) V	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, (note-3) BFFS	45.0	mi/h
Adj. for lane and shoulder width, (note-3) fLS	6.4	mi/h
Adj. for access point density, (note-3) fA	6.5	mi/h
Free-flow speed, FFSd	32.1	mi/h
Adjustment for no-passing zones, fnp	2.7	mi/h
Average travel speed, ATSd	27.5	mi/h
Percent Free Flow Speed, PFFS	85.8	%

Percent Time-Spent-Following

Direction	Analysis (d)		Opposing (o)	
PCE for trucks, ET	1.9		1.9	
PCE for RVs, ER	1.0		1.0	
Heavy-vehicle adjustment factor, fHV	0.974		0.974	
Grade adjustment factor, (note-1) fg	0.73		0.73	
Directional flow rate, (note-2) vi	109	pc/h	109	pc/h
Base percent time-spent-following, (note-4) BPTSFd	12.6	%		
Adjustment for no-passing zones, fnp	53.8			
Percent time-spent-following, PTSFd	39.5	%		

Level of Service and Other Performance Measures

Level of service, LOS	E	
Volume to capacity ratio, v/c	0.05	
Peak 15-min vehicle-miles of travel, VMT15	19	veh-mi
Peak-hour vehicle-miles of travel, VMT60	71	veh-mi
Peak 15-min total travel time, TT15	0.7	veh-h
Capacity from ATS, CdATS	1685	veh/h
Capacity from PTSF, CdPTSF	1700	veh/h
Directional Capacity	1685	veh/h

Passing Lane Analysis

Total length of analysis segment, Lt	1.0	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSd (from above)	27.5	mi/h
Percent time-spent-following, PTSFd (from above)	39.5	
Level of service, LOSd (from above)	E	

Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSpl	-	
Percent free flow speed including passing lane, PFFSpl	0.0	%

Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	E	
Peak 15-min total travel time, TT15	-	veh-h

Bicycle Level of Service

Posted speed limit, Sp	45
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	77.2
Effective width of outside lane, We	14.81
Effective speed factor, St	4.42
Bicycle LOS Score, BLOS	4.17
Bicycle LOS	D

Notes:
1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific dewngrade segments are treated as level terrain.
2. If vi (vd or vo) >= 1,700 pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for v>200 veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.

* These items have been entered or edited to override calculated value

February 18, 2026
N-S Project No. 20550.001.001

Ms. Hunter Mantooth
Assistant Director
Robertson County Planning and Zoning
527 S Brown St.
Springfield, TN 37172

Subject: Review of Traffic Assessment Report
Pinson School Road TA

Dear Hunter:

Please accept this correspondence as documentation of our review of the referenced Traffic Assessment (TA) prepared by TTL, Inc. on behalf of ACS Home Builders. This summary provides technical input to assist Robertson County staff in evaluating the proposed development and its potential transportation impacts.

At the County's request, we reviewed the Traffic Assessment prepared for the proposed Map 93, Parcel 200 rezoning (Pinson School Road TA), located in the southeastern portion of Robertson County. The review evaluated the study's methodology, assumptions, operational analysis, and conclusions to determine consistency with accepted traffic engineering practice, applicable local requirements, and relevant state guidance. The study established the existing conditions (2026) and full buildout conditions (2031) along Pinson School Road within the vicinity of the project site.

The proposed project consists of two (2) single-family residential homes on an existing 6.6-acre tract along Pinson School Road. The parcel is currently zoned AG-2 (Agricultural/Residential District) and is proposed to be rezoned to RP-80 (Rural Preservation District). This review does not evaluate zoning policy or land use considerations; it acknowledges the zoning reclassification as documented in the TA.

The review confirmed that a limited Traffic Assessment (TA) is appropriate based on the review criteria outlined in the Robertson County TIS & TIA Requirements document. The proposed site exceeds the minimum lot size threshold of five (5) acres, thereby meeting the criteria for preparation of a Traffic Assessment. However, the development does not meet the thresholds that would require a full Traffic Impact Study (TIS) to be performed.

Review Remarks and Recommendations

We offer the following comments and recommendations for consideration by Robertson County officials. These remarks are provided as independent technical input based on engineering judgment and professional experience.

NEEL-SCHAFFER
engineers | planners | surveyors | environmental scientists | landscape architects
P: 615.217.0500 | F: 615.383.9984
201 East Main Street, Suite 325
Murfreesboro, TN 37130
www.neel-schaffer.com

Traffic Data Collection
The review noted that the TA did not reference vehicular traffic counts collected along Pinson School Road, the project corridor, within the study limits. Instead, the study relied on data from TDOT Count Station No. 74000120 located on Bethlehem Road to represent existing traffic volumes. While it is standard practice to reference nearby historic count stations to establish a background traffic growth rate, it is not standard practice to substitute raw traffic volumes from a different roadway segment. Traffic volumes on Bethlehem Road may not necessarily reflect existing traffic conditions on Pinson School Road. Although both roadways are located within a rural setting, differences in access to nearby amenities, roadway connectivity and local travel patterns may result in different traffic demands.

Therefore, review concludes that updated bi-directional traffic counts should be collected along Pinson School Road within the study area as part of a revised Traffic Assessment. These counts will ensure that existing and forecasted conditions are based on corridor-specific data.

Traffic Forecast Growth Rate
The review notes that the basis for the 1.67% growth assumption is not clearly documented in the Traffic Assessment. The report should provide details about the determination of this value.

Additionally, the TA should distinguish between growth rate and growth factor, as these terms are not interchangeable.

- A growth rate is expressed as a percentage (e.g., 1.67% per year) and is typically derived from historic traffic count data, such as TDOT permanent count stations. It represents the estimated year-over-year increase in traffic volumes and is applied annually when forecasting future traffic conditions.

- A growth factor is a cumulative adjustment multiplier applied over a defined time period to reflect total anticipated traffic change. It is not expressed as an annual percentage.

Based on the review of the calculations presented in the TA, the 1.67% value appears to function as an annual growth rate, not a growth factor as labeled in the report. The terminology in the study should be confirmed to ensure technical clarity.

Traffic Operations Methodology
The TA performed the two-lane highway Level of Service (LOS) analysis using the Highway Capacity Manual (HCM), 6th Edition, with Release Version 7.3 of Highway Capacity Software (HCS7). Since publication of the 6th Edition, the HCM 7th Edition has been released, along with updated software (HCS2026, Release Version 8.5). This review takes exception to the use of the 6th Edition methodology, as differences between the 6th and 7th Editions may produce notable variations in calculated performance measures and LOS outcomes. While the low amount of traffic associated with this development is not expected to impact overall roadway performance, the analysis should reflect current industry standards.

It is recommended that the revised study utilize the HCM 7th Edition and corresponding updated software. Future traffic studies shall reference the most current edition of the Highway Capacity Manual.

Trip Generation Reference
The TA utilized the *ITE Trip Generation Manual, 11th Edition.* It is noted that the 12th Edition has recently been released. Given the minimal trip generation associated with this two-lot residential development, review finds no reason for the study to update the trip generation assessment to the 12th edition for purposes of this report. However, future traffic studies shall reference the most current edition of the ITE Trip Generation Manual.

Driveway Sight Distance
The review recommends that project designers evaluate and verify minimum driveway sight distance requirements for residential access along Pinson School Road. Based on aerial imagery and the proposed site layout, there is potential concern regarding available line-of-sight due to existing roadway geometry, horizontal curvature, vertical grades, and vegetation.

Driveway locations should be positioned to maximize available departure sight distance and meet minimum requirements. Sight distance determinations shall reference TDOT design guidelines where projects are on state routes and the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* (The Green Book) for design criteria and technical guidance.

Summary of Review Recommendations
In summary, the review recommends that Robertson County officials consider a revised Traffic Assessment. The following items should be incorporated into the revised Traffic Assessment to ensure consistency with County requirements and accepted traffic engineering practice:

1. The outline and content of the Traffic Assessment shall conform to the structure and guidance provided in the County's TIS & TA Requirements document. At a minimum, the report should include sections addressing:
    - General Site Description
    - Trip Generation
    - Existing Roadway Conditions and Access Potential
    - Traffic Operations Analysis
    - Conclusions and Recommendations

2. The assessment shall follow standard traffic engineering methodologies for conducting Level of Service (LOS) analyses under the following scenarios:

    - **Existing Conditions:** Includes current traffic volumes based on collected field data, along with existing roadway geometry, traffic control, and intersection configurations.

- **Background Conditions:** Includes forecasted traffic volumes at the horizon date under existing roadway and intersection conditions, excluding traffic generated by the proposed development. This scenario evaluates how the study area is expected to operate without the project.

- **Full Buildout Conditions:** Includes total projected traffic volumes (background growth and site-generated traffic). This scenario shall also account for any proposed access locations, driveway configurations, or roadway/intersection modifications associated with the development. Operational results should be evaluated against the County's acceptable Level of Service thresholds to determine whether improvements are necessary to maintain adequate and safe performance.

3. Collect and analyze updated bi-directional traffic counts along Pinson School Road within the study limits.

4. Document the derivation of the 1.67% annual growth rate, correct the terminology from "growth factor" to "growth rate," and present the supporting data source used to validate and justify its application.

5. Update future horizon year traffic conditions based on revised traffic counts.

6. Re-evaluate two-lane highway Level of Service traffic capacity analysis using the HCM 7th Edition and HCS2026. The updated results shall be compared to the level-of-service thresholds and tolerances outlined in the County's TIS & TIA Requirements document to determine whether roadway improvements are necessary to maintain or achieve acceptable operational performance.

7. Determination and verification of minimum driveway departure sight distance in accordance with AASHTO Green Book criteria prior to final driveway placement.

8. The Traffic Assessment (TA) should be updated if the project proposal changes in the future

Thank you for allowing us the opportunity to assist the County with this review. We are happy to answer any questions or provide clarification as needed. Please contact us if additional information is needed.

Sincerely,
NEEL-SCHAFFER, INC.

Jacob Carson

Jacob Carson, P.E., PTOE, RSP1
Engineer I

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
Februaru 26, 2026

Applicant: ACS Homebuilders on behalf of Donna Saad
Surveyor: Todd Bollinger

Request: Rezone **2.96 surveyed *acres***
of the 6.65 acres
Tax Map 093, Part of Parcel 200.00
from AG-2 to R-40



Figure 1: Tax Map 093, Parcel 200 is highlighted

Property Information:
- Tax Map 093, Part of Parcel 200.00
- 3509 Pinson School Rd., Springfield
- Total lot acreage: 6.65 surveyed acres (289,674 sq. ft.)
- **Rezone Request: 2.96 surveyed acres. (128,937.60 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%.

Zoning: The applicant intends to rezone 2.96 surveyed acres of the 6.65 surveyed acres to divide the property. The property is bordered by AG-2 zones and a few RP-80 lots. Several nearby lots are non-conforming and would now be zoned RP-80 and R-40 according to current standards. The applicant's proposal to rezone to R-40 seems to be dimensionally appropriate. Please see Exhibit 1 for excerpts from the Robertson County zoning map and the Robertson County Growth Map.

Comprehensive Plan: The Saad property is divided between two designations in the Comprehensive Plan: Rural and Suburban. The purpose of the Rural Character Area is to ensure the continued existence of agrarian and rural land uses that define the County's heritage and landscape. These areas are meant to preserve agricultural activity, open space, and low-density development patterns. While agriculture remains the main focus, Rural areas near cities, towns, or villages may gradually shift toward rural residential uses, as long as development stays low density and is compatible with

surrounding agricultural operations. Most of the County will remain designated as Rural throughout the planning horizon of this land use plan, demonstrating a commitment to long-term farmland preservation and responsible growth management. Suitable uses within Rural areas include agriculture, forestry, open space conservation, farmsteads and homesteads linked to agricultural activity, and agriculture-related service businesses. Limited low-density residential development may occur when it supports, rather than conflicts with, the area's rural and agrarian character.

The purpose of the Sub-Urban Character Area is to act as a transition zone between Rural areas and more developed urban zones. These regions primarily feature low-density residential areas and compatible support services, with intensity gradually increasing toward General Urban zones and decreasing toward Rural zones. This transition helps manage growth while remaining compatible with both rural landscapes and urban infrastructure. Sub-Urban zones often serve as buffers between farmland and higher-density development. Common uses include low-density or estate residential development, limited neighborhood support services, and compatible agricultural or equestrian activities. Development here should preserve a semi-rural character while allowing gradual residential expansion that aligns with existing infrastructure and land-use patterns.

Review of Traffic Assessment: Neel-Schaffer and Associates performed a review of the Traffic Assessment performed by the applicants as required by the Robertson County Zoning Resolution for this rezoning (February 18, 2026, N-S Project No. 20550.001.001). That report was submitted under separate cover and is only briefly summarized here. Several deficiencies were identified in Neel-Schaffer's review, including but not limited to a lack of basic information required, such as a general site description, trip generation, existing roadway conditions, access potential, traffic operations analysis, and conclusions and recommendations. In summary, Neel-Schaffer writes: ...[the] review recommends that Robertson County officials consider a revised Traffic Assessment. The following items should be incorporated into the revised Traffic Assessment to ensure consistency with County requirements and accepted traffic engineering practice..."

Recommendation: Staff respectfully recommends either a negative recommendation to the County Commission for the rezoning of the subject parcel to RP-80, finding that the required application is incomplete, or recommends a deferral to give the applicant time to re-commission a Traffic Assessment that meets the minimum requirements of the Robertson County Zoning Resolution.

**** END COMMENTS ****

ACS Homebuilders on behalf of Donna Saad Rezoning Request
For Tax Map 093, Part of Parcel 200.00, from AG-2 to R-40

Exhibit 1

Austin Peay University Zoning Map

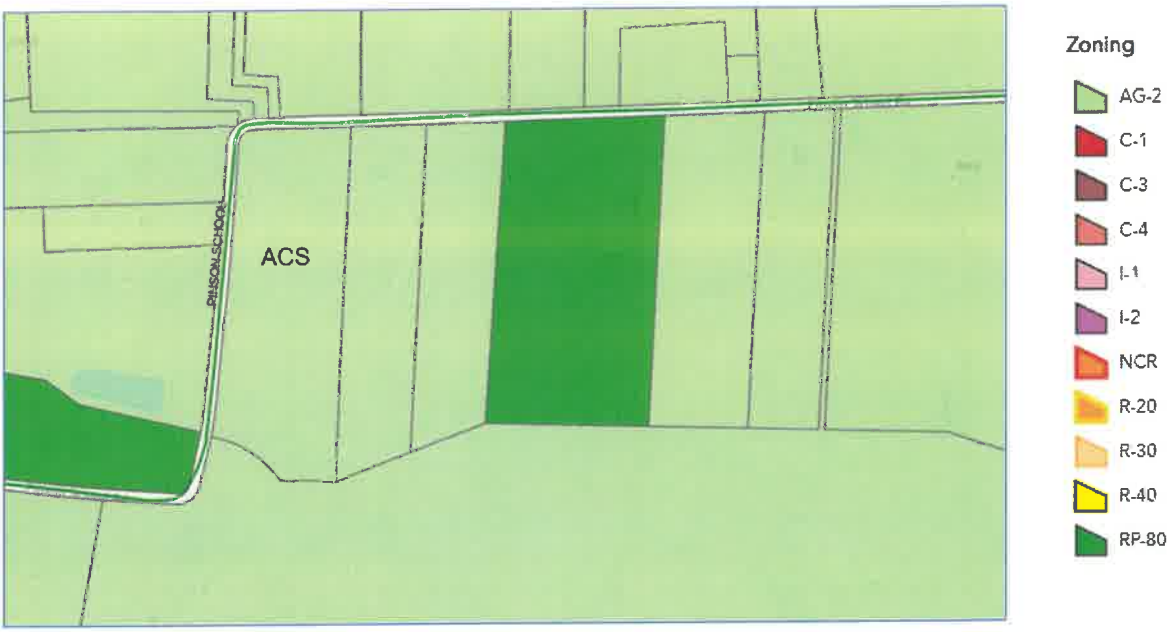




TABLE 6-5-A

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. 032326021

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 3.69 SURVEYED ACRES OF THE 6.65 ACRES OF PROPERTY LOCATED AT 3509 PINSON SCHOOL ROAD, SPRINGFIELD, MORE PARTICULARLY IDENTIFIED AS TAX MAP 093, PART OF PARCEL 200.00 FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas ACS Homebuilder on behalf of Donna Saad requests to rezone 3.69 surveyed acres of the 6.65 acres of Tax Map 093, Part of Parcel 200.00, located at 3509 Pinson School 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 approval with the understanding that there were deficiencies with the traffic assessment and without setting precedent the request at their February 23, 2026, regular meeting, finding the size of the subject parcel dimensionally appropriate for the RP-80 zoning designation, and water availability present.

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

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 093, Part of Parcel 200.00, located at 3509 Pinson School Road, from AG-2 to RP-80; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

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

Approved and adopted the _____day of _____, 2026.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

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

Application for Rezoning

Applicant Information:

Name: ACS Homebuilders (Cam Suggs)
Mailing Address:
Email:
Telephone Number:

Applicant's Representative Information:

Name: Todd Bollinger
Name of Firm: Todd Bollinger & Assoc.
Mailing Address:
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission): Donna Saad
Physical Address: 3509 Pinson School Rd Springfield TN
Tax Map and Parcel Number: 93 1200.00
Current Zoning Designation: AG2
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 Subdivide

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.

Owner of Record Signature & DATE

Applicant's Signature & DATE

Hunter Mantooth

From: ANTHONY BOLLINGER <toddrls@bellsouth.net>
Sent: Friday, February 6, 2026 8:40 AM
To: Hunter Mantooth
Subject: [EXTERNAL]Fw: Subject: 3509 Pinson School Rd, Springfield, TN (Rezoning)

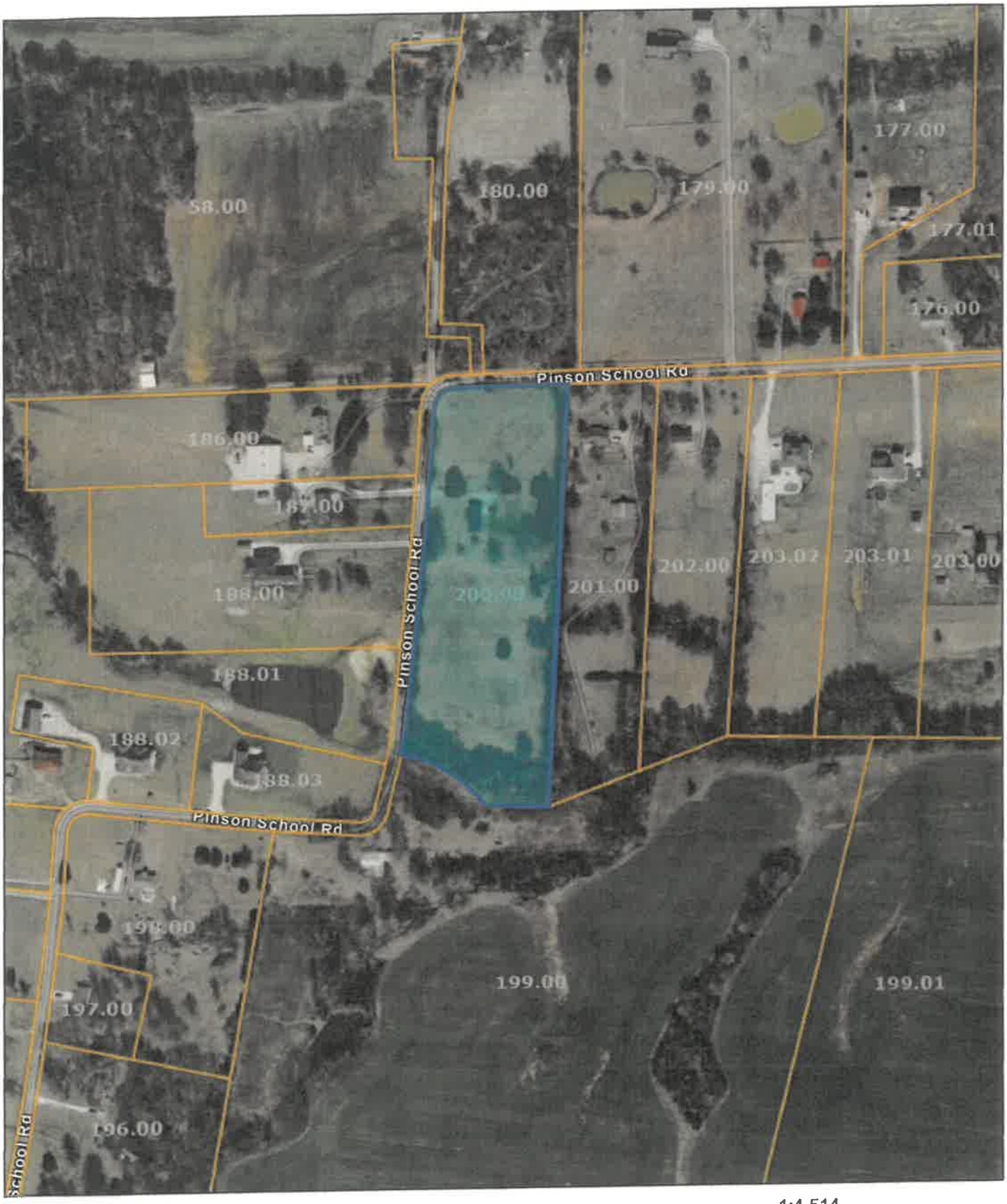
----- Forwarded Message -----
From: DJ S <donnasaad0403@gmail.com>
To: toddrls@bellsouth.net <toddrls@bellsouth.net>
Cc: Rebecca Richards - EXIT Realty Garden Gate Team <becky@sellwithbecky.com>; DJ S <donnasaad0403@gmail.com>
Sent: Friday, February 6, 2026 at 08:37:53 AM CST
Subject: Subject: 3509 Pinson School Rd, Springfield, TN (Rezoning)

To Whom it May Concern:

I, Donna J. Saad, give my permission for:
Anthony Camdon Suggs, to speak on my behalf regarding the
Rezoning of my property at 3509 Pinson School Rd., Springfield, TN 37172.

Signed,
Donna J. Saad
02/06/2026

Robertson County - Parcel: 093 200.00



Date: January 22, 2026

County: ROBERTSON
Owner: SAAD DONNA J
Address: PINSON SCHOOL RD 3509
Parcel ID: 093 200.00
Deeded Acreage: 0
Calculated Acreage: 6.7

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

The property lines are compiled from information maintained by your local

Property Description

3.69 Acres

Being a tract of land in the 10th Civil District of Robertson County Tennessee, and a portion of that property conveyed to Donna J. Saad in RB 2006, PG 380 R.O.R.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 01/21/26 as follows:

Beginning at a point on the center of Pinson School Road, marked by an existing iron pin in the easterly margin, said pin being the northwest corner of Reyes Construction, INC in RB 2183, PG 423 R.O.R.C.T. and being the most southwest corner of herein described tract; Thence now leaving said Reyes Construction with the said centerline for the next 3 calls: N 07°52'18"E 190.85 feet to a point; Thence N 07°03'02"E 100.57 feet to a point; Thene N 05°37'20"E 134.89 feet to a P.K. nail in the centerline of Pinson School Road marked by iron pin in the easterly margin and being the most northwest corner of herein described tract; Thence now leaving said centerline with new line S 87°08'12"E 324.80 feet to a set iron pin in the westerly line of Bobby Holland RB 1030, PG 610 R.O.R.C.T.; Thence with said Holland S 02°58'59"W 499.82 feet to a point in the center of a drain, said point being a common corner to previously stated Reyes Construction; Thence now leaving said Holland generally with the drain and said Reyes Construction for the next 3 calls: N 88°22'16"W 158.38 feet to a point; Thence N 43°49'09"W 67.35 feet to a point; Thence N 74°53'51"W 150.33 feet to the point of beginning containing 3.69 acres.

PLAT CONTAINS 3.69 ACRES

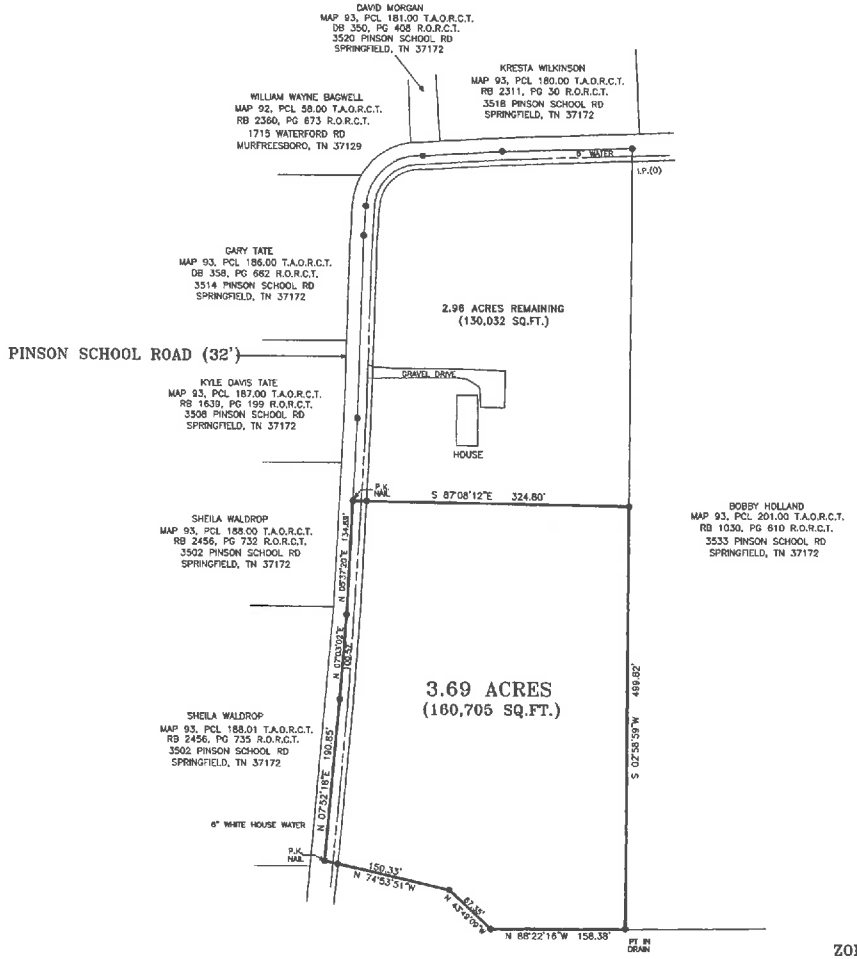
NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

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 TN STATE PLANE (NAD 83).





ZONED AG2
REQUESTING RP-80

PROPERTY REFERENCE
DONNA J.SAAD
MAP 93, PCL 200.00 T.A.O.R.C.T.
RB 2006, PG 380 R.O.R.C.T.

DEVELOPER
ACS HOMEBUILDERS
8410 PLUMNELLY LN
GREENBRIER, TN 37073
615/533-1244

SCALE 1"= 100'

0 100 200 300

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

REZONING PLAT FOR
ACS HOMEBUILDERS
DONNA J. SAAD PROPERTY

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	A.T.B.	A.T.B.	01/21/26

10TH CIVIL DISRICT

ROBERTSON COUNTY
TENNESSEE

DRAWING NO.
ACSPSR

WHITE HOUSE UTILITY DISTRICT
P.O. BOX 608, 2315 HIGHWAY 31-W—WHITE HOUSE, TENNESSEE 37188
TELEPHONE (615) 672-4110 — FAX (615) 672-8098

January 29, 2026

Mr. Todd Bollinger
1199 Fisher Dr
Greenbrier, TN 37073

RE: Water Availability for 3509 Pinson School Rd
Robertson County, Tax Map 093 Parcel 200.00
Springfield, TN

Dear Mr. Bollinger,

This letter will confirm White House Utility District can provide three additional domestic water services for the property mentioned above as long as each tract fronts Pinson School 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 four residential tracts will result. There is currently one water tap associated with the property.

WHUD's existing six-inch water main located on the south and east side of Pinson School 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 tract 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

Traffic Assessment

Map 93 Parcel 200 Rezone
Robertson County, TN

Prepared For:
ACS Home Builders

Prepared by:
Houston Smith, PE
TTL, Inc
2971 International Blvd., Suite C
Clarksville, TN 37040



TTL

January 2026

RECEIVED
JAN 22 2026
BY:

Table of Contents

1.0 GENERAL SITE DESCRIPTION 3
2.0 ITE TRIP GENERATION 3
2.1 TRIP GENERATION 3
2.1.1 Single-Family Detached Housing 4
2.2 Total Trips Generated 4
3.0 ROADWAY CONDITIONS AND ACCESS POTENTIAL 5
3.1 LANE CAPACITY ANALYSIS 5
4.0 CONCLUSIONS 6

List of Figures

FIGURE 1. SITE EXHIBIT 3
FIGURE 2. PINSON SCHOOL ROAD AERIAL 5

List of Tables

TABLE 1. PROPOSED RESIDENTIAL POTENTIAL 4
TABLE 2. ITE TRIP GENERATION FOR SINGLE-FAMILY DETACHED HOUSING 4
TABLE 3. ITE GENERATED TRAFFIC COUNT TOTALS FOR DEVELOPMENT 4

1.0 GENERAL SITE DESCRIPTION

The purpose of this Traffic Assessment is to assess the feasibility of a property currently zoned AG-2 for an RP-80 zoning classification in Robertson County, Tennessee.

The site is a 6.6-acre tract located south and east of Pinson School Road, west of the Bobby W Holland property, and north of the Reyes Construction LLC property in Robertson County, Tennessee. Around the property, there are agricultural fields and single-family homesteads in the vicinity of the property. The proposed development will include single family homes with 2 acres per lot. All proposed lots will access Pinson School Road. A site exhibit is shown in Figure 1 and Appendix A.



Figure 1: Site Exhibit

2.0 ITE TRIP GENERATION

2.1 TRIP GENERATION

A trip generation process was used to estimate the amount of traffic expected to be generated by the proposed development. Anticipated trips from the proposed development were projected using the ITE's *Trip Generation*, 11th Edition. The ITE trip-generated calculations for the site are provided in Appendix B of this report. For planning purposes, the development is assumed to include the following residential amounts as described in Table 1.

Proposed Residential Potential				
Tract ID	Area (sq ft)	Area (ac)	Minimum Lot Size (ac)	Max Total Housing
093 200.00	293257	6.7	2	3
			Total **Proposed** Units	2

Table 1. Proposed Residential Potential

As described, the maximum density for this development is 3 units. Once residential unit already exists on the property therefore the maximum increase is 2 units.

Trip distribution for each land use can be seen in section 2.1.1 the appropriate Land Use Code from the ITE's *Trip Generation*, 11th Edition.

2.1.1 Single-Family Detached Housing

The anticipated trips from the Single-Family Detached Housing were calculated using the Land Use: 210 (*Single-Family Detached Housing*). The description of this land use per ITE is as follows: "A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision." Anticipated trips for daily, AM, and PM peak hour can be seen in the table below:

Single Family Detached Housing (ITE Land Use Code 210)								
Prop Units (Units):		2						
On a Weekday			A.M. Peak Hour of Adjacent Street			P.M. Peak Hour of Adjacent Street		
Average Rate Per Unit		9.43	Average Rate Per Unit		0.70	Average Rate Per Unit		0.94
Trip Ends	50% Enter	50% Exit	Trip Ends	25% Enter	75% Exit	Trip Ends	63% Enter	37% Exit
22	11	11	2	0	1	2	1	1

Table 2. ITE Trip Generation for Single-Family Detached Housing

2.2 Total Trips Generated

Table 3 presents the daily, AM, and PM peak hour trip generation for the ITE-generated land uses as shown below:

Daily	AM Peak		PM Peak	
	Enter	Exit	Enter	Exit
22	**0**	**1**	**1**	**1**

Table 3. ITE Generated Traffic Count Totals for Development

The generated traffic numbers were based on maximum density for the lot for the purpose of this assessment. Exhibits from ITE are provided in Appendix B supporting the trip generation totals shown above.

3.0 ROADWAY CONDITIONS AND ACCESS POTENTIAL

The potential access points to the property are on Pinson School Road.

Pinson School Road extends generally north to south with major intersections at Worsham Springs Road and Highway 76 E. The road is developed with a mix of residential and rural development along the corridor. The section that spans our site is mostly a mixture of residential and rural development. The road near the project site is a 2-lane, undivided asphalt road with 9-foot lanes. The posted speed limit is assumed to be 30 mph in the vicinity of the site. An aerial image of the lane configuration near our site can be seen in Figure 2 at the end of this section:



Figure 2. Pinson School Road Aerial

3.1 LANE CAPACITY ANALYSIS

For this site, the lane capacity analyses were performed on Pinson School Road since that road will have access points to the proposed development. The traffic numbers used for the analysis came from ITE-generated numbers of the property for the AM and PM peak hours in addition to the existing traffic counts on Bethlehem Road for the current year 2026 using a growth projection from the year 2024 of the latest study performed by TDOT. The reason the traffic counts on Bethlehem Road were chosen for the lane capacity analysis numbers was due to the fact no TDOT traffic counts existed on Pinson School Road. To account, a comparable road was chosen to reasonably analyze the Pinson School Road roadway. From that, the TDOT traffic counts on Bethlehem Road were used to model the lane capacity analysis for Pinson School Road. The program

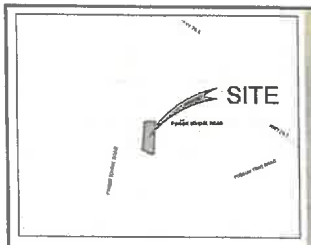
used for the lane capacity analysis was HCS 7, which utilizes lane capacity calculations based on the Highway Capacity Manual. In the analysis, Pinson School Road was modeled with the AM and PM peak hour traffic ITE-generated numbers for the lane segment analysis based on current road conditions. In addition, data from the TCDS portal provided from TDOT was utilized in the analysis of the report, specifically focusing on the thru movements on Bethlehem Road for the AM and PM peak hours respectively. A growth factor of 1.67% was utilized as based on the report, and the projected timeline was assumed to be 5 years into the future from 2026 since the site is expected to be built in a 5-year timeframe. The end year analyzed for the lane segment capacity analysis was 2031 while maintaining the same growth factor of 1.67%. Since TDOT did not provide adequate directional counts for northbound and southbound directions during the AM and PM peak hours on Bethlehem Road at Location ID 74000120 from the TCDS portal, the end year volume was halved for each thru direction as an assumption to provide directional traffic volumes. Additionally, the AM and PM peak hour volumes were assumed to be 10% of the directional traffic volumes to be more conservative. From the analysis, it was determined that the road operated at a level of service E for both AM and PM conditions. Lane capacity results are presented in Appendix B.

4.0 CONCLUSIONS

Based on the analysis in this report, the surrounding road network can adequately handle the additional traffic from a development based on the proposed rezone request.

Appendix A

Site Exhibit



VICINITY MAP
(NOT TO SCALE)



0 50 100 150
SCALE: 1" = 50'

NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
GRID NORTH
VERTICAL DATUM: N.A.V.D. 88

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING ROADWAY CENTER LINE
- EXISTING CONTOUR INTERVAL
- 540 EXISTING CONTOUR INDEX

ISSUED FOR: ☐ PERMITTING ☐ BID PURPOSES ☐ CONSTRUCTION

TTL
2971 International Blvd., Ste. C | Clarksville, TN 37040
931.647.8959 | www.ttlinc.com

3509 PINSON SCHOOL ROAD PROPERTY EXHIBIT

DONNA J SAAD
3509 PINSON SCHOOL ROAD, SPRINGFIELD
ROBERTSON COUNTY, TENNESSEE

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION)

Sheet Title
SITE EXHIBIT

No.	Date	Revision Description

Drawn By: CS | Checked By: MS
Date: July 23, 2024 | Proj. No.: 24-23-00158
File Name: 3509 Pinson School Road.dwg

Sheet No.
SE 1.00

Appendix B

ITE Generated and Lane Capacity Calculations

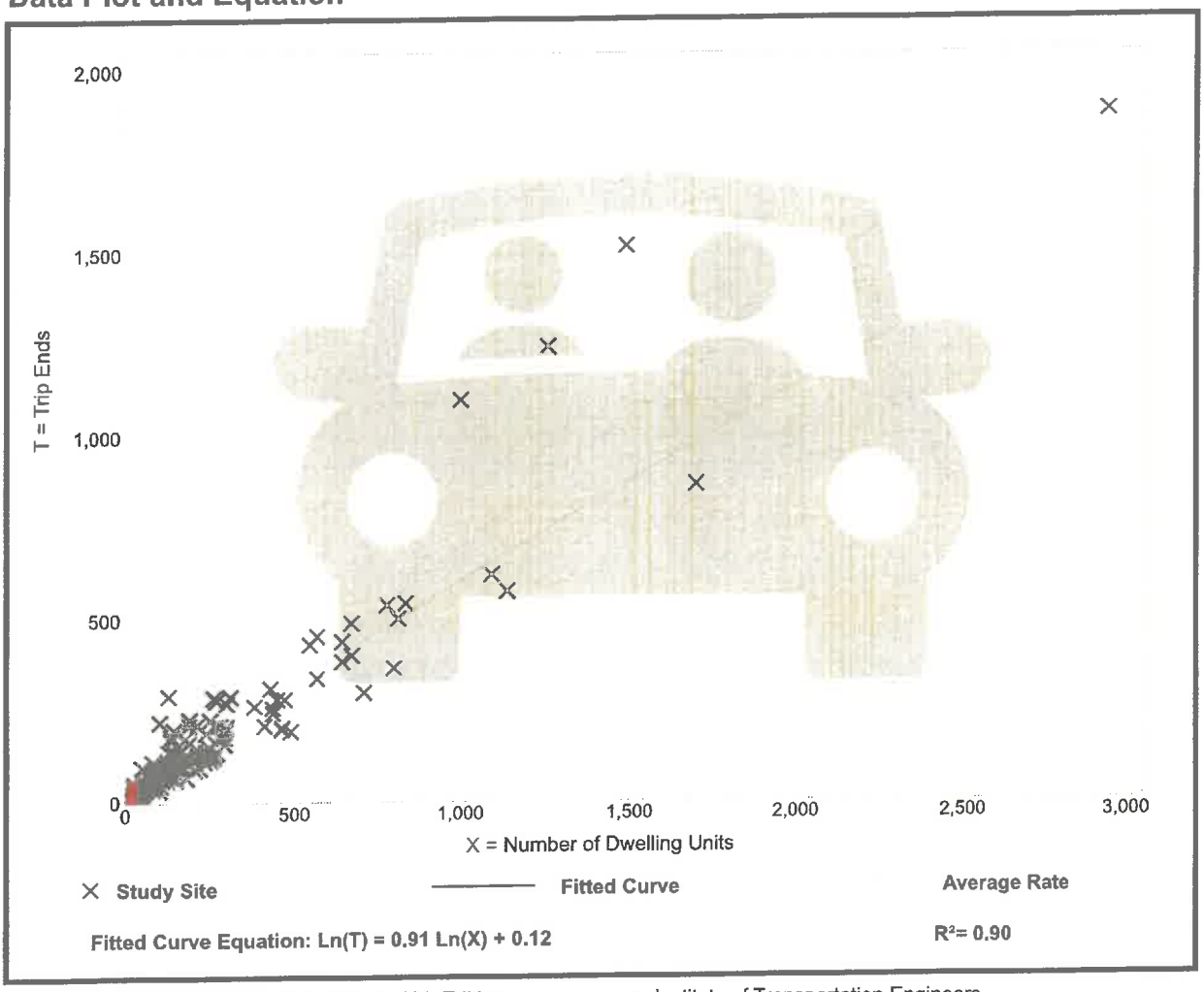
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



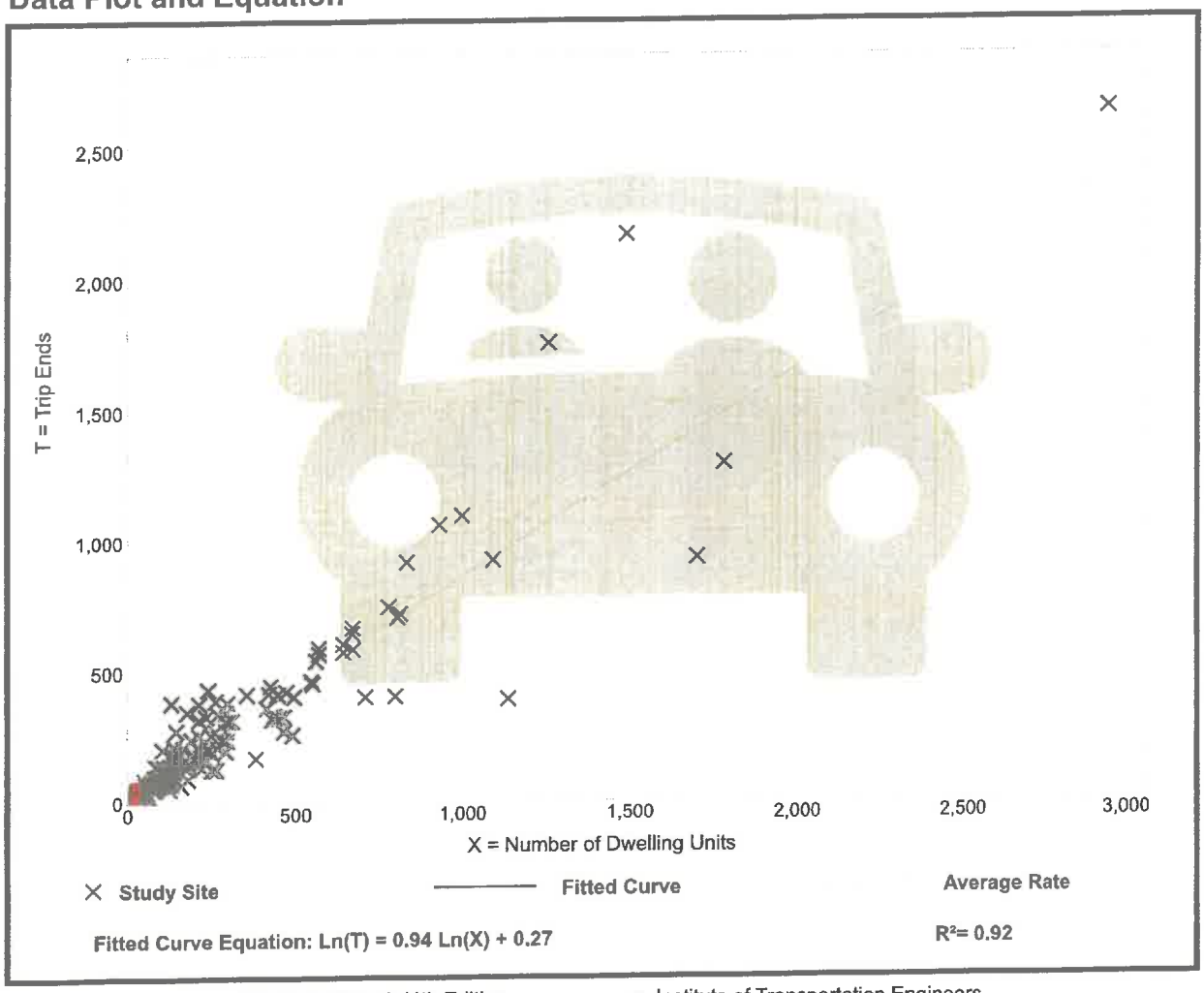
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Single-Family Detached Housing
(210)

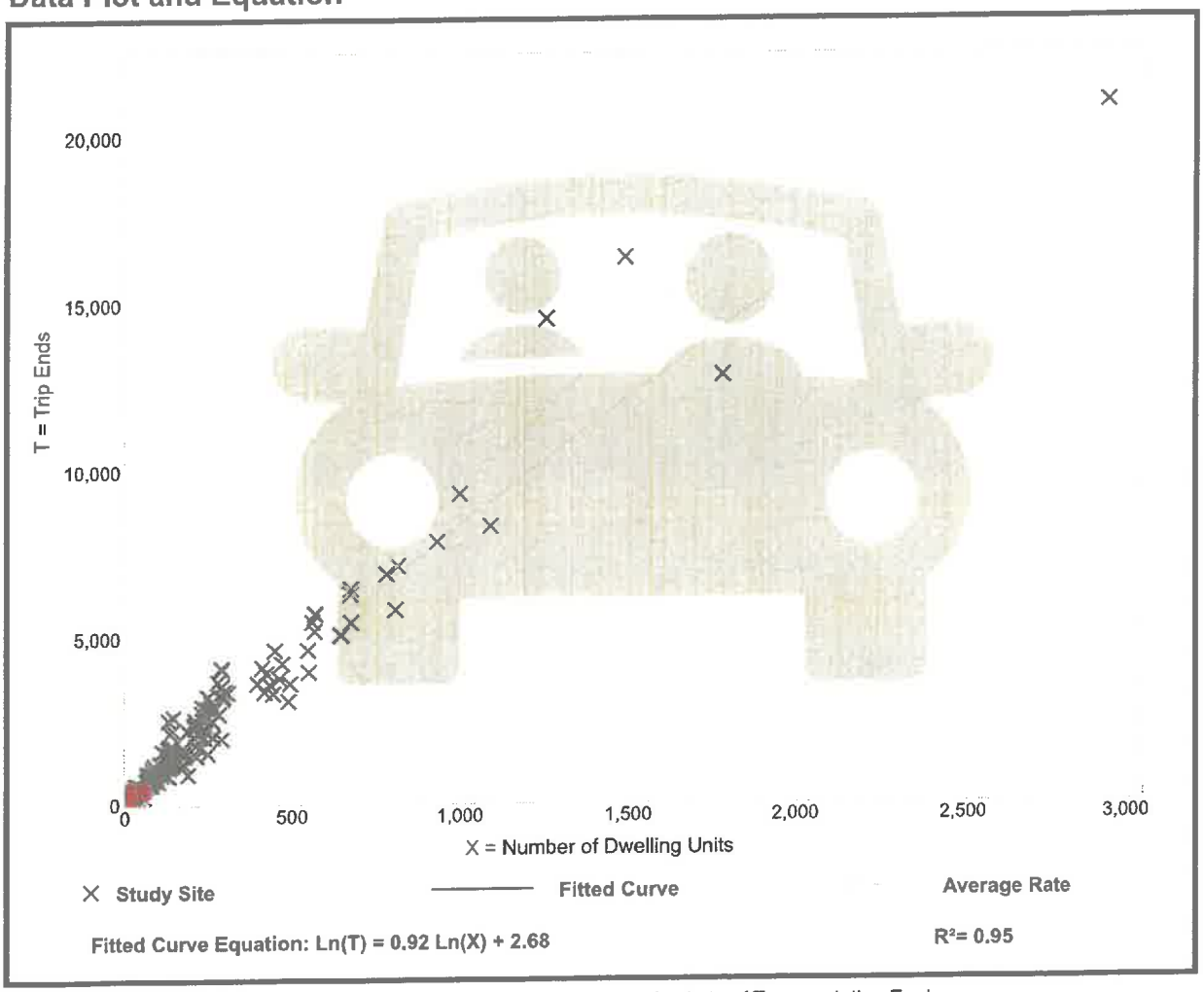
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Phone: Fax:
E-Mail:

Directional Two-Lane Highway Segment Analysis

Analyst	Houston Smith
Agency/Co.	TTL, Inc
Date Performed	1/21/2026
Analysis Time Period	AM PEAK HOUR
Highway	Pinson School Road
From/To	Pinson School Road
Jurisdiction	Robertson County
Analysis Year	2026
Description	3509 Pinson School Road

Input Data

Highway class	Class 1		Peak hour factor, PHF	0.92	
Shoulder width	0.0	ft	% Trucks and buses	3	%
Lane width	9.0	ft	% Trucks crawling	0.0	%
Segment length	1.0	mi	Truck crawl speed	0.0	mi/hr
Terrain type	Rolling		% Recreational vehicles	0	%
Grade: Length	-	mi	% No-passing zones	100	%
Up/down	-	%	Access point density	26	/mi

Analysis direction volume, Vd 70 veh/h
Opposing direction volume, Vo 71 veh/h

Average Travel Speed

Direction	Analysis (d)		Opposing (o)	
PCE for trucks, ET	2.0*		2.0*	
PCE for RVs, ER	1.1		1.1	
Heavy-vehicle adj. factor, (note-5) fHV	0.971		0.971	
Grade adj. factor, (note-1) fg	0.67		0.67	
Directional flow rate, (note-2) vi	117	pc/h	119	pc/h

Free-Flow Speed from Field Measurement:		
Field measured speed, (note-3) S FM	-	mi/h
Observed total demand, (note-3) V	-	veh/h
Estimated Free-Flow Speed:		
Base free-flow speed, (note-3) BFFS	45.0	mi/h
Adj. for lane and shoulder width, (note-3) fLS	6.4	mi/h
Adj. for access point density, (note-3) fA	6.5	mi/h
Free-flow speed, FFSd	32.1	mi/h
Adjustment for no-passing zones, fnp	2.7	mi/h
Average travel speed, ATSd	27.6	mi/h
Percent Free Flow Speed, PFFS	85.9	%

Percent Time-Spent-Following

Direction	Analysis(d)		Opposing (o)	
PCE for trucks, ET	1.9		1.9	
PCE for RVs, ER	1.0		1.0	
Heavy-vehicle adjustment factor, fHV	0.974		0.974	
Grade adjustment factor,(note-1) fg	0.73		0.73	
Directional flow rate,(note-2) vi	107	pc/h	109	pc/h
Base percent time-spent-following,(note-4) BPTSFd	12.4	%		
Adjustment for no-passing zones, fnp	53.7			
Percent time-spent-following, PTSFd	39.0	%		

Level of Service and Other Performance Measures

Level of service, LOS	E	
Volume to capacity ratio, v/c	0.04	
Peak 15-min vehicle-miles of travel, VMT15	19	veh-mi
Peak-hour vehicle-miles of travel, VMT60	70	veh-mi
Peak 15-min total travel time, TT15	0.7	veh-h
Capacity from ATS, CdATS	1685	veh/h
Capacity from PTSF, CdPTSF	1700	veh/h
Directional Capacity	1685	veh/h

Passing Lane Analysis

Total length of analysis segment, Lt	1.0	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSd (from above)	27.6	mi/h
Percent time-spent-following, PTSFd (from above)	39.0	
Level of service, LOSd (from above)	E	

Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSpl	-	
Percent free flow speed including passing lane, PFFSpl	0.0	%

Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	E	
Peak 15-min total travel time, TT15	-	veh-h

Bicycle Level of Service

Posted speed limit, Sp	45
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	76.1
Effective width of outside lane, We	14.85
Effective speed factor, St	4.42
Bicycle LOS Score, BLOS	4.16
Bicycle LOS	D

Notes:
1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific dewngrade segments are treated as level terrain.
2. If vi (vd or vo) >= 1,700 pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for v>200 veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.

* These items have been entered or edited to override calculated value

HCS7: Two-Lane Highways Release 7.3

Phone: Fax:
E-Mail:

Directional Two-Lane Highway Segment Analysis

Analyst	Houston Smith
Agency/Co.	TTL, Inc
Date Performed	1/21/2026
Analysis Time Period	PM PEAK HOUR
Highway	Pinson School Road
From/To	Pinson School Road
Jurisdiction	Robertson County
Analysis Year	2026
Description	3509 Pinson School Road

Input Data

Highway class	Class 1		Peak hour factor, PHF	0.92	
Shoulder width	0.0	ft	% Trucks and buses	3	%
Lane width	9.0	ft	% Trucks crawling	0.0	%
Segment length	1.0	mi	Truck crawl speed	0.0	mi/hr
Terrain type	Rolling		% Recreational vehicles	0	%
Grade: Length	-	mi	% No-passing zones	100	%
Up/down	-	%	Access point density	26	/mi

Analysis direction volume, Vd 71 veh/h
Opposing direction volume, Vo 71 veh/h

Average Travel Speed

Direction	Analysis (d)		Opposing (o)	
PCE for trucks, ET	2.0*		2.0*	
PCE for RVs, ER	1.1		1.1	
Heavy-vehicle adj. factor, (note-5) fHV	0.971		0.971	
Grade adj. factor, (note-1) fg	0.67		0.67	
Directional flow rate, (note-2) vi	119	pc/h	119	pc/h

Free-Flow Speed from Field Measurement:

Field measured speed, (note-3) S FM	-	mi/h
Observed total demand, (note-3) V	-	veh/h

Estimated Free-Flow Speed:

Base free-flow speed, (note-3) BFFS	45.0	mi/h
Adj. for lane and shoulder width, (note-3) fLS	6.4	mi/h
Adj. for access point density, (note-3) fA	6.5	mi/h
Free-flow speed, FFSd	32.1	mi/h
Adjustment for no-passing zones, fnp	2.7	mi/h
Average travel speed, ATSd	27.5	mi/h
Percent Free Flow Speed, PFFS	85.8	%

Percent Time-Spent-Following

Direction	Analysis (d)		Opposing (o)	
PCE for trucks, ET	1.9		1.9	
PCE for RVs, ER	1.0		1.0	
Heavy-vehicle adjustment factor, fHV	0.974		0.974	
Grade adjustment factor, (note-1) fg	0.73		0.73	
Directional flow rate, (note-2) vi	109	pc/h	109	pc/h
Base percent time-spent-following, (note-4) BPTSFd	12.6	%		
Adjustment for no-passing zones, fnp	53.8			
Percent time-spent-following, PTSFd	39.5	%		

Level of Service and Other Performance Measures

Level of service, LOS	E	
Volume to capacity ratio, v/c	0.05	
Peak 15-min vehicle-miles of travel, VMT15	19	veh-mi
Peak-hour vehicle-miles of travel, VMT60	71	veh-mi
Peak 15-min total travel time, TT15	0.7	veh-h
Capacity from ATS, CdATS	1685	veh/h
Capacity from PTSF, CdPTSF	1700	veh/h
Directional Capacity	1685	veh/h

Passing Lane Analysis

Total length of analysis segment, Lt	1.0	mi
Length of two-lane highway upstream of the passing lane, Lu	-	mi
Length of passing lane including tapers, Lpl	-	mi
Average travel speed, ATSd (from above)	27.5	mi/h
Percent time-spent-following, PTSFd (from above)	39.5	
Level of service, LOSd (from above)	E	

Average Travel Speed with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for average travel speed, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for average travel speed, Ld	-	mi
Adj. factor for the effect of passing lane on average speed, fpl	-	
Average travel speed including passing lane, ATSpl	-	
Percent free flow speed including passing lane, PFFSpl	0.0	%

Percent Time-Spent-Following with Passing Lane

Downstream length of two-lane highway within effective length of passing lane for percent time-spent-following, Lde	-	mi
Length of two-lane highway downstream of effective length of the passing lane for percent time-spent-following, Ld	-	mi
Adj. factor for the effect of passing lane on percent time-spent-following, fpl	-	
Percent time-spent-following including passing lane, PTSFpl	-	%

Level of Service and Other Performance Measures with Passing Lane

Level of service including passing lane, LOSpl	E	
Peak 15-min total travel time, TT15	-	veh-h

Bicycle Level of Service

Posted speed limit, Sp	45
Percent of segment with occupied on-highway parking	0
Pavement rating, P	3
Flow rate in outside lane, vOL	77.2
Effective width of outside lane, We	14.81
Effective speed factor, St	4.42
Bicycle LOS Score, BLOS	4.17
Bicycle LOS	D

Notes:
1. Note that the adjustment factor for level terrain is 1.00, as level terrain is one of the base conditions. For the purpose of grade adjustment, specific dewngrade segments are treated as level terrain.
2. If vi (vd or vo) >= 1,700 pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for v>200 veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a specific downgrade.

* These items have been entered or edited to override calculated value

February 18, 2026
N-S Project No. 20550.001.001

Ms. Hunter Mantooth
Assistant Director
Robertson County Planning and Zoning
527 S Brown St.
Springfield, TN 37172

Subject: Review of Traffic Assessment Report
Pinson School Road TA

Dear Hunter:

Please accept this correspondence as documentation of our review of the referenced Traffic Assessment (TA) prepared by TTL, Inc. on behalf of ACS Home Builders. This summary provides technical input to assist Robertson County staff in evaluating the proposed development and its potential transportation impacts.

At the County's request, we reviewed the Traffic Assessment prepared for the proposed Map 93, Parcel 200 rezoning (Pinson School Road TA), located in the southeastern portion of Robertson County. The review evaluated the study's methodology, assumptions, operational analysis, and conclusions to determine consistency with accepted traffic engineering practice, applicable local requirements, and relevant state guidance. The study established the existing conditions (2026) and full buildout conditions (2031) along Pinson School Road within the vicinity of the project site.

The proposed project consists of two (2) single-family residential homes on an existing 6.6-acre tract along Pinson School Road. The parcel is currently zoned AG-2 (Agricultural/Residential District) and is proposed to be rezoned to RP-80 (Rural Preservation District). This review does not evaluate zoning policy or land use considerations; it acknowledges the zoning reclassification as documented in the TA.

The review confirmed that a limited Traffic Assessment (TA) is appropriate based on the review criteria outlined in the Robertson County TIS & TIA Requirements document. The proposed site exceeds the minimum lot size threshold of five (5) acres, thereby meeting the criteria for preparation of a Traffic Assessment. However, the development does not meet the thresholds that would require a full Traffic Impact Study (TIS) to be performed.

Review Remarks and Recommendations

We offer the following comments and recommendations for consideration by Robertson County officials. These remarks are provided as independent technical input based on engineering judgment and professional experience.

NEEL-SCHAFFER
engineers | planners | surveyors | environmental scientists | landscape architects
P: 615.217.0500 | F: 615.383.9984
201 East Main Street, Suite 325
Murfreesboro, TN 37130
www.neel-schaffer.com

Traffic Data Collection
The review noted that the TA did not reference vehicular traffic counts collected along Pinson School Road, the project corridor, within the study limits. Instead, the study relied on data from TDOT Count Station No. 74000120 located on Bethlehem Road to represent existing traffic volumes. While it is standard practice to reference nearby historic count stations to establish a background traffic growth rate, it is not standard practice to substitute raw traffic volumes from a different roadway segment. Traffic volumes on Bethlehem Road may not necessarily reflect existing traffic conditions on Pinson School Road. Although both roadways are located within a rural setting, differences in access to nearby amenities, roadway connectivity and local travel patterns may result in different traffic demands.

Therefore, review concludes that updated bi-directional traffic counts should be collected along Pinson School Road within the study area as part of a revised Traffic Assessment. These counts will ensure that existing and forecasted conditions are based on corridor-specific data.

Traffic Forecast Growth Rate
The review notes that the basis for the 1.67% growth assumption is not clearly documented in the Traffic Assessment. The report should provide details about the determination of this value.

Additionally, the TA should distinguish between growth rate and growth factor, as these terms are not interchangeable.

- A growth rate is expressed as a percentage (e.g., 1.67% per year) and is typically derived from historic traffic count data, such as TDOT permanent count stations. It represents the estimated year-over-year increase in traffic volumes and is applied annually when forecasting future traffic conditions.

- A growth factor is a cumulative adjustment multiplier applied over a defined time period to reflect total anticipated traffic change. It is not expressed as an annual percentage.

Based on the review of the calculations presented in the TA, the 1.67% value appears to function as an annual growth rate, not a growth factor as labeled in the report. The terminology in the study should be confirmed to ensure technical clarity.

Traffic Operations Methodology
The TA performed the two-lane highway Level of Service (LOS) analysis using the Highway Capacity Manual (HCM), 6th Edition, with Release Version 7.3 of Highway Capacity Software (HCS7). Since publication of the 6th Edition, the HCM 7th Edition has been released, along with updated software (HCS2026, Release Version 8.5). This review takes exception to the use of the 6th Edition methodology, as differences between the 6th and 7th Editions may produce notable variations in calculated performance measures and LOS outcomes. While the low amount of traffic associated with this development is not expected to impact overall roadway performance, the analysis should reflect current industry standards.

It is recommended that the revised study utilize the HCM 7th Edition and corresponding updated software. Future traffic studies shall reference the most current edition of the Highway Capacity Manual.

Trip Generation Reference
The TA utilized the *ITE Trip Generation Manual, 11th Edition*. It is noted that the 12th Edition has recently been released. Given the minimal trip generation associated with this two-lot residential development, review finds no reason for the study to update the trip generation assessment to the 12th edition for purposes of this report. However, future traffic studies shall reference the most current edition of the ITE Trip Generation Manual.

Driveway Sight Distance
The review recommends that project designers evaluate and verify minimum driveway sight distance requirements for residential access along Pinson School Road. Based on aerial imagery and the proposed site layout, there is potential concern regarding available line-of-sight due to existing roadway geometry, horizontal curvature, vertical grades, and vegetation.

Driveway locations should be positioned to maximize available departure sight distance and meet minimum requirements. Sight distance determinations shall reference TDOT design guidelines where projects are on state routes and the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* (The Green Book) for design criteria and technical guidance.

Summary of Review Recommendations
In summary, the review recommends that Robertson County officials consider a revised Traffic Assessment. The following items should be incorporated into the revised Traffic Assessment to ensure consistency with County requirements and accepted traffic engineering practice:

1. The outline and content of the Traffic Assessment shall conform to the structure and guidance provided in the County's TIS & TA Requirements document. At a minimum, the report should include sections addressing:
    - General Site Description
    - Trip Generation
    - Existing Roadway Conditions and Access Potential
    - Traffic Operations Analysis
    - Conclusions and Recommendations

2. The assessment shall follow standard traffic engineering methodologies for conducting Level of Service (LOS) analyses under the following scenarios:

    - **Existing Conditions:** Includes current traffic volumes based on collected field data, along with existing roadway geometry, traffic control, and intersection configurations.

- **Background Conditions:** Includes forecasted traffic volumes at the horizon date under existing roadway and intersection conditions, excluding traffic generated by the proposed development. This scenario evaluates how the study area is expected to operate without the project.

- **Full Buildout Conditions:** Includes total projected traffic volumes (background growth and site-generated traffic). This scenario shall also account for any proposed access locations, driveway configurations, or roadway/intersection modifications associated with the development. Operational results should be evaluated against the County's acceptable Level of Service thresholds to determine whether improvements are necessary to maintain adequate and safe performance.

3. Collect and analyze updated bi-directional traffic counts along Pinson School Road within the study limits.

4. Document the derivation of the 1.67% annual growth rate, correct the terminology from "growth factor" to "growth rate," and present the supporting data source used to validate and justify its application.

5. Update future horizon year traffic conditions based on revised traffic counts.

6. Re-evaluate two-lane highway Level of Service traffic capacity analysis using the HCM 7th Edition and HCS2026. The updated results shall be compared to the level-of-service thresholds and tolerances outlined in the County's TIS & TIA Requirements document to determine whether roadway improvements are necessary to maintain or achieve acceptable operational performance.

7. Determination and verification of minimum driveway departure sight distance in accordance with AASHTO Green Book criteria prior to final driveway placement.

8. The Traffic Assessment (TA) should be updated if the project proposal changes in the future

Thank you for allowing us the opportunity to assist the County with this review. We are happy to answer any questions or provide clarification as needed. Please contact us if additional information is needed.

Sincerely,
NEEL-SCHAFFER, INC.

Jacob Carson

Jacob Carson, P.E., PTOE, RSP1
Engineer I

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
February 26, 2026

Applicant: ACS (Suggs) Homebuilders on behalf of Donna Saad
Surveyor: Todd Bollinger

Request: Rezone **3.69 surveyed *acres***
of the 6.65 acres
Tax Map 093, Part of Parcel 200.00
from AG-2 to RP-80



Figure 1: Tax Map 093, Parcel 200 in its entirety is highlighted

Property Information:
- Tax Map 093, Part of Parcel 200.00
- 3509 Pinson School Rd., Springfield
- Total lot acreage: 6.65 surveyed acres (289,674 sq. ft.)
- **Rezone Request: 3.69 surveyed acres. (160,736.40 sq. ft.)**

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

Zoning: The applicant seeks to rezone 3.69 surveyed acres of the 6.65 surveyed acres to divide the property. The property is surrounded by AG-2 and a few RP-80 lots. Several nearby lots are non-conforming and would now be zoned RP-80 and R-40 according to current standards. The applicant's request to rezone RP-80 seems appropriately sized. Please see Exhibit 1 for excerpts from the Robertson County zoning map and the 2040 Robertson County Growth Plan.

Conformance to the Growth Plan: The Saad property is divided between the Rural and Suburban zones in the 2040 Growth Plan. The purpose of the Rural Character Area is to maintain the presence of agricultural and rural land uses that define the County's heritage and landscape. These areas aim to preserve farming, open space, and low-intensity development patterns. While agriculture remains the main focus, Rural areas near cities, towns, or villages may gradually shift toward rural residential uses, as long as development stays low-density and is compatible with surrounding agricultural

operations. Most of the County will stay designated as Rural throughout the planning horizon of this land use plan, demonstrating a commitment to long-term farmland preservation and responsible growth management. Suitable uses within Rural areas include agriculture, forestry, open space conservation, farmsteads and homesteads related to agricultural activity, and agriculture-related service businesses. Limited low-density residential development may take place where it supports, and does not conflict with, the area's ongoing rural and farming character.

The purpose of the Sub-Urban Character Area is to act as a transitional zone between Rural areas and more densely populated urban development. These zones usually feature low-density residential buildings and compatible supporting uses, with intensity gradually rising toward General Urban areas and decreasing toward Rural zones. This transition helps manage growth while maintaining compatibility with both rural landscapes and urban infrastructure. Suburban areas typically serve as buffers between farmland and higher-density development. Common uses include low-density or estate residential development, limited neighborhood support services, and compatible agricultural or equestrian activities. Development in these zones should maintain a semi-rural atmosphere while permitting gradual residential growth, consistent with existing infrastructure and surrounding land use.

Review of Traffic Assessment: Neel-Schaffer and Associates performed a review of the Traffic Assessment performed by the applicants as required by the Robertson County Zoning Resolution for this rezoning (February 18, 2026, N-S Project No. 20550.001.001). That report was submitted under separate cover and is only briefly summarized here. Several deficiencies were identified in Neel-Schaffer's review, including but not limited to a lack of basic information required, such as a general site description, trip generation, existing roadway conditions, access potential, traffic operations analysis, and conclusions and recommendations. In summary, Neel-Schaffer writes: *...[the] review recommends that Robertson County officials consider a revised Traffic Assessment. The following items should be incorporated into the revised Traffic Assessment to ensure consistency with County requirements and accepted traffic engineering practice..."*

Recommendation: Staff respectfully recommends either a negative recommendation to the County Commission for the rezoning of the subject parcel to RP-80, finding that the required application is incomplete, or recommends a deferral to give the applicant time to re-commission a Traffic Assessment that meets the minimum requirements of the Robertson County Zoning Resolution.

**** END COMMENTS ****

ACS Homebuilders on behalf of Donna Saad Rezoning Request
For Tax Map 093, Part of Parcel 200.00, from AG-2 to RP-80

Exhibit 1

Austin Peay University Zoning Map





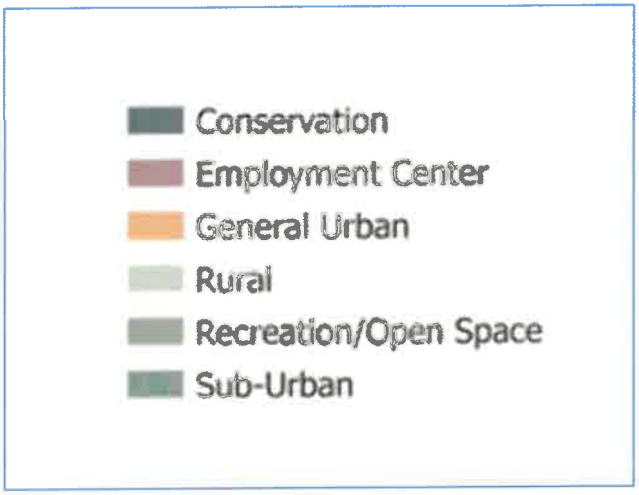


TABLE 6-5-A

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. 032326022

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 5.15 ACRES OF PROPERTY LOCATED AT 3770 BAGGETT ROAD, SPRINGFIELD, MORE PARTICULARLY IDENTIFIED AS TAX MAP 082, PARCEL 139.00 FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Cheryl Pentecost requests to rezone 5.15 acres of Tax Map 082, Parcel 139.00, located at 3770 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 February 23, 2026, regular meeting, finding the size of the subject parcel dimensionally appropriate for the RP-80 zoning designation, and water availability present.

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

1. The Zoning Atlas of Robertson County, Tennessee be amended by rezoning Tax Map 082, Parcel 139.00, located at 3770 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 _____, 2026.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

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

Application for Rezoning

** PLEASE READ CAREFULLY BEFORE SUBMITTING APPLICATION **

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

Applicant Information:

Name: Cheryl Pentecost
Mailing Address:
Email Address:
Phone Number:

Applicant's Representative Information:

Name: Steve Artz, RLS
Name of Firm: Steven E Artz & Assoc. Inc
Mailing Address: 1
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission): Johnny & Cheryl Pentecost
Physical Address: 3770 Baggett Rd. Springfield, TN 37172
Tax Map and Parcel Number: 082 - 139.00
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:

To be able to create a 2-lot subdivision

SUBMITTAL REVIEW PROCEDURE:

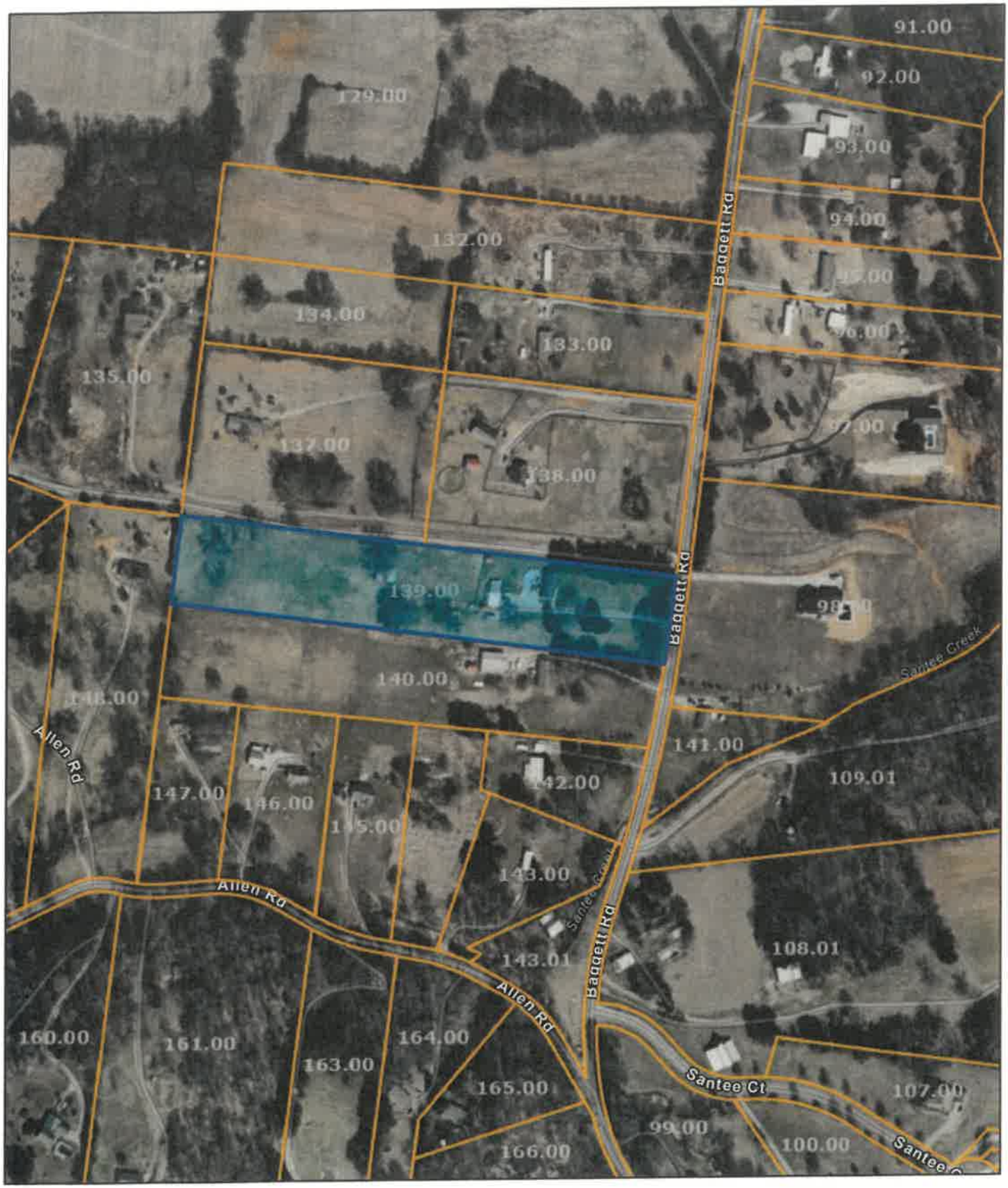
1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of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

Cheryl Pinkcost 11/13/26

Owner of Record Signature & DATE

Applicant's Signature & DATE

Robertson County - Parcel: 082 139.00



Date: January 12, 2026

County: ROBERTSON
Owner: PENTECOST JOHNNY NEAL JR ETUX CHERYL DENISE
Address: BAGGETT RD 3770
Parcel ID: 082 139.00
Deeded Acreage: 5.17
Calculated Acreage: 0

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

The property lines are compiled from information maintained by your local

Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	1°19'41"	3852.65	44.42	88.83	S 08°23'47" W	88.83

Line Table		
Line	Bearing	Distance
L1	S 07°45'57" W	111.31

Bearing Basis Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983. Two (2) control points were established using a Carlson BR:70 Dual Frequency Receiver on December 6, 2026. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing: 790150.27, Easting: 1705413.46 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

TSPCS Grid North (NAD83)

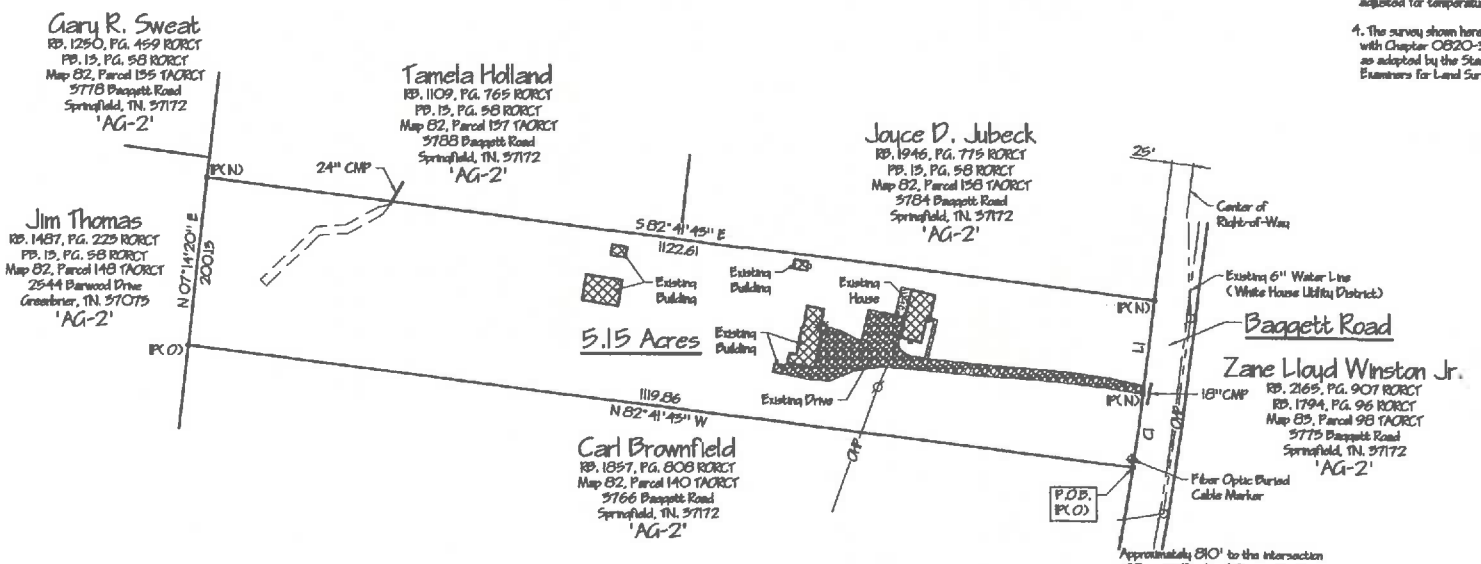
Surveying The Past, Present and Future

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.B. Point of Beginning
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New)
Power Pole
Light Pole
—OHP— Overhead Power Line
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
CMP Corrugated Metal Pipe

Cad File No. 250528SCA
Coord. File No. 250528CA

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

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

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 TENNESSEE NO. 1708 LAND SURVEYOR

Property Address:
3770 Baggett Road
Springfield, TN. 37172

Deed Reference:
Record Book 612, Page 21 RORCT
Map 82, Parcel 139 TAORCT

Rezoning Request For
Johnny Neal Pentecost Jr.
10th Civil District
Robertson County, Tennessee

Revisions			
Number	Date	By	Comment

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 923 Springfield, TN. 37172
email: artzsurvey@gmail.com
(615) 382-0418

Drawn By: SEA
Checked By: CP
Proj. No. 250528
Date: 1/9/26

RZ1
Sheet Number

Steven E. Artz and Associates, Inc.

Surveyor's Description
January 9, 2026

The following paragraph describes a tract of land in the 10th Civil District of Robertson County, Tennessee, said tract being that property which was conveyed to Johnny Neal Pentecost, Jr., et ux, by Lori C. Baldwin, in a deed of record which is recorded in Record Book 612, Page 21, Register's Office for Robertson County, Tennessee, (RORCT).

Beginning at an iron pin (old) in the westerly margin of Baggett Road, the northeast corner of a tract of land which belongs to Carl Brownfield, having a deed reference in Record Book 1857, Page 808, RORCT, the southeast corner of this tract and continuing, as follows:
N 82°41'43" W, 1119.86 feet to an iron pin (old), the northwest corner of said tract of land which belongs to Carl Browfield, in the easterly boundary of a tract of land which belongs to Jim Thomas, having deed references in record Book 1487, Page 223 and Plat Book 13, Page 58, RORCT;
thence, N 07°14'20" E, 200.13 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Jim Thomas, the southwest corner of a tract of land which belongs to Tamela Holland, having deed references in record Book 1109, Page 765 and Plat Book 13, page 58, RORCT;
thence, S 82°41'43" E, passing a common corner of said tract of land which belongs to Tamela Holland and a tract of land which belongs to Joyce D. Jubeck, having deed references in record Book 1946, Page 775 and Plat Book 13, Page 58, RORCT, and continuing on in all, 1122.61 feet to an iron pin (new), in the westerly margin of Baggett Road, the southeast corner of said tract of land which belongs to Joyce D. Jubeck;
thence with the westerly margin of said road, as follows:
S 07°43'57" W, 111.31 feet to an iron pin (new);
thence with a curve to the right, having a radius of 3832.63 feet, an arc distance of 88.83 feet, and a chord bearing and distance of S 08°23'47" W, 88.83 feet, to the point of beginning, containing **5.15 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 January 9, 2026.

The above described tract of land may be found on Tax Map 82, Parcel 139, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\250328L

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

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

November 17, 2025

Ms. Cheryl Pentecost
3770 Baggett Rd
Springfield, TN 37172

RE: Water Availability for 3770 Baggett Rd
Robertson County, Tax Map 082 Parcel 139.00
Springfield, TN

Dear Ms. Pentecost,

This letter will confirm White House Utility District can provide one additional domestic water service for the property mentioned above as long as each tract 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 tracts 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 Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
February 26, 2026

Applicant: Cheryl Pentecost
Surveyor: Steve Artz

Request: Rezone **5.15 surveyed *acres***
Tax Map 082, Parcel 139.00
from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 082, Parcel139.00
In its entirety is highlighted

Property Information:

- Tax Map 082, Parcel 139.00
- 3770 Baggett Rd., Springfield
- Total lot acreage: 5.15 surveyed acres (224,334 sq. ft.)
- **Rezone Request: 5.15 surveyed acres. (224,334 sq. ft.)**

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

Discussion & Observations:
The applicant aims to rezone 5.15 surveyed acres to enable property division. The property is surrounded by the AG-2 zone. Some of the lots are nonconforming and would now be zoned RP-80 or R-40 under current standards. The applicant's request to rezone to RP-80 appears dimensionally suitable. Please see Exhibit 1 for excerpts from the Robertson County Zoning Map and the 2024 Growth Plan.

Growth Plan Correlation: The Robertson County 2040 Growth Plan calls for this area to remain rural. The purpose of the Rural character area in the County shall be to ensure the continuation of agrarian and rural-type uses. The closer rural areas are to cities and villages, the area's focus shifts from mostly agrarian to mostly rural residential. Location of Rural Preservation Areas: The majority of the County shall remain designated as Rural during the planning horizon of this land use plan.

Uses in Rural Areas: Agrarian and rural-type uses, including open space, agriculture, homesteads associated with agricultural uses, and agricultural service businesses, are encouraged within this category.

Recommendation: Approval. RP80 is in line with the Rural designation of the Growth Plan, and the parcel meets the bulk regulatory requirements of the RP 80 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.

Robertson County Commission Resolution No. 032326023

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE .83 ACRES OF THE 7.59 ACRES OF PROPERTY LOCATED AT 5319 HIGHWAY 161, SPRINGFIELD, MORE PARTICULARLY IDENTIFIED AS TAX MAP 044, PART OF PARCEL 015.00 FROM C-1 TO AG-2, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Theilia Raines requests to rezone .83 acres of the 7.59 acres of Tax Map 044, Part of Parcel 015.00, located at 5319 Highway 161, from C-1 to AG-2; 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 February 23, 2026, regular meeting, finding the size of the subject parcel dimensionally appropriate for the AG-2 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 044, Part of Parcel 015.00, located at 5319 Highway 161, from C-1 to AG-2; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

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

Approved and adopted the _____day of _____, 2026.

_____
Robertson County Mayor

ATTEST: _____
Robertson County Clerk

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

Application for Rezoning

Applicant Information:

Name: Theilia Raines
Mailing Address:
Email: N/A
Telephone Number:

Applicant's Representative Information:

Name: Steve Artz
Name of Firm: Steven E. Artz and Associates, Inc.
Mailing Address:
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission): Theilia Raines
Physical Address: 5319 Highway #161, TN, 37172
Tax Map and Parcel Number: Map 44 Part of Parcel 15
Acreage: 0.83 Acres
Current Zoning Designation: C1
Requested Zoning Designation: AG-2

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 revert the mixed zoning of Parcel 15 to AG-2 only.

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.

Sheila Taylor Rainer Jan. 9, 2026
Owner of Record Signature & DATE

1.8.26
Applicant's Signature & DATE

Robertson County - Parcel: 044 015.00



Date: January 5, 2026

* SUBJECT PROPERTY

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

County: ROBERTSON
Owner: RAINES HUBERT R ETUX RAINES THEILIA
Address: HWY 161 5319
Parcel ID: 044 015.00
Deeded Acreage: 7.59
Calculated Acreage: 0

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

Rezoning Request For
Thellia T. Raines

4th Civil District
Robertson County, Tennessee
5319 Highway #161
Springfield, TN. 37172

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

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Know what's below. Call before you dig.
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. TENNESSEE LEGISLATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

CAD File No. 250247SCA
Coord File No. 250247CA
No. 250247
Date 12/31/25
By SEA

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

TSPCS Grid North (NAD83)

Surveying The Past, Present and Future

Approximately 330' to the intersection of TN. Hwy. #161 and Taylor Road

Hubert Ralph Raines
RB. 1379, PG. 482 RORCT
Map 44, Parcel 14 TAORCT
5319 Hwy. #161
Springfield, TN. 37172
'AG-2'

Victoria Meadows
RB. 21, PG. 123 RORCT
(Lots 1 thru 3)
'R40'

Thellia Jane Taylor Raines
RB. 2044, PG. 435 RORCT
Map 44, Parcel 16 TAORCT
5319 Hwy. #161
Springfield, TN. 37172
'AG-2'

Thellia T. Raines
DB. 199, PG. 502 RORCT
Map 44, Parcel 15 TAORCT
5319 Hwy. #161
Springfield, TN. 37172
'AG-2'

Harvey Walter Combs
RB. 277, PG. 572 RORCT
Map 44, Parcel 16.01 TAORCT
P.O. Box 1201
Springfield, TN. 37172
'AG-2'

Thellia T. Raines
DB. 199, PG. 502 RORCT
Map 44, Parcel 15 TAORCT
5319 Hwy. #161
Springfield, TN. 37172
'AG-2'

Existing Fire Hydrant
P.O.C. IPC (O)
P.O.B.
Existing Drive
Existing Building
Existing House
N 85°13'04" E 215.62
N 82°13'49" E 325.76
S 82°13'49" W 543.01
S 07°06'25" E 1920
N 07°25'55" W 2411
N 07°25'55" W 6
N 07°25'55" W 6
N 07°25'55" W 2211
0.83 Acres
SSDS Easement DB. 277, Page 770 RORCT and Previously Soil Mapped Area
C1
C2
L1
L2
1
2
3

Tennessee Highway #161

Present Zoning Classification-'C1'
Proposed Zoning Classification-'AG-2'

Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IPC (O) Iron Pin (Old)
o Meander Point
Power Pole
—OHP— Overhead Power Line
—UGP— Underground Power Line
—W— Water Line
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data

Bearing Basis Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983. Two (2) control points were established using a Carlson BRx7O Dual Frequency Receiver on October 3, 2025. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing: 790150.27, Easting: 1705413.46 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

Deed Reference:
Deed Book 199, Page 502 RORCT
Map 44, Part of Parcel 15 TAORCT

Thellia T. Raines
Owner
5319 Highway #161
Springfield, TN. 37172
(615) 308-0172

Line Table

Line	Bearing	Distance
L1	N 04°55'31" W	46.90
L2	S 07°15'55" E	85.61

Curve Table

Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	0°13'22"	20845.00	40.54	81.09	S 07°13'06" E	81.09
C2	0°08'15"	20845.00	25.00	50.00	N 07°25'55" W	50.00

STEVEN E. ARTZ REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1708 12-31-25

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

Steven E. Artz and Associates, Inc.

Surveyor's Description
December 31, 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 Theilia T. Raines, et vir, by Carl T. Raines, et ux, in a deed of record which is recorded in Deed Book 199, Page 502, Register's Office for Robertson County, Tennessee, RORCT.

Beginning at a point in the easterly boundary of Tennessee Highway #161, said point being located from an iron pin (old), in said highway, the southwest corner of a tract of land which belongs to Hubert Ralph Raines, having a deed reference in Record Book 1379, Page 782, RORCT,
S 07°06'25" E, 179.20 feet;
thence, S 07°13'06" E, 81.09 feet, **to the point of beginning,** the northwest corner of this tract and continuing, as follows:
N 82°13'49" E, 325.76 feet;
thence, N 04°53'31" W, 46.90 feet;
thence, N 85°13'04" E, 215.62 feet to a point in the westerly boundary of a tract of land which belongs to Harvey Walter Coombs, having a deed reference in Record Book 2177, Page 572, RORCT;
thence, S 07°15'55" E, 85.61 feet to a point in the westerly boundary of said tract of land which belongs to Harvey Walter Coombs;
thence with a new line, S 82°13'49" W, 543.01 feet to a point in the easterly margin of Tennessee Highway #161;
thence with a curve to the left, having a radius of 20845.00 feet, an arc distance of 50.00 feet, and a chord bearing and distance of N 07°23'55" W, 50.00 feet, to the point of beginning, containing **0.83 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 December 31, 2025.

The above described tract of land may be found on Tax Map 44, part of Parcel 15, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\250247L

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

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
February 26, 2026

Applicant: Theilia Raines
Surveyor: Steve Artz

Request: Rezone **.83 surveyed *acres***
Tax Map 044, Part of Parcel 015.00
from C-1 to AG-2



Figure 1: TN Property Viewer: Tax Map 044, Part of Parcel 015.00 In its entirety is highlighted

Property Information:

- Tax Map 044, Part of Parcel 015.00
- 5319 Hwy 161, Springfield
- Total lot acreage: 7.59 acres (330,620.40 sq. ft.)
- **Rezone Request: .83 surveyed acres (36,154.80 sq. ft.)**

Project Narrative:
AG-2 Minimum Requirements
Minimum Lot Size: 130,000 sq. ft.
Front: 75'
Side: 30'
Rear: 40'
Min. Lot Width @ Front Bldg. Setback Line: 175'
Min Road Frontage: 50'
Maximum Height: 35'
Max Bldg. Coverage: 25%.

Discussion & Observations:
The applicant wishes to rezone .83 surveyed acres to make the split-zoned parcel conforming. The subject property is surrounded by AG-2 and R-40 zones. The applicant's request to rezone to AG-2 appears dimensionally appropriate. Please see Exhibit 1 for excerpts from the Robertson County zoning map and the Robertson County Growth Plan.

Robertson County Growth Plan: Rural. The purpose of the Rural character area in the County is to ensure the ongoing use of agricultural and rural activities. As rural areas approach cities and towns, the focus shifts from primarily agricultural to primarily rural residential. Location of Rural Preservation Areas. Most of the County will remain designated as Rural throughout this land use plan's planning period. Uses in Rural Areas: Agrarian and rural activities ranging from open space to agriculture, homesteads associated with agricultural activities, and agriculture service businesses are encouraged within this category.

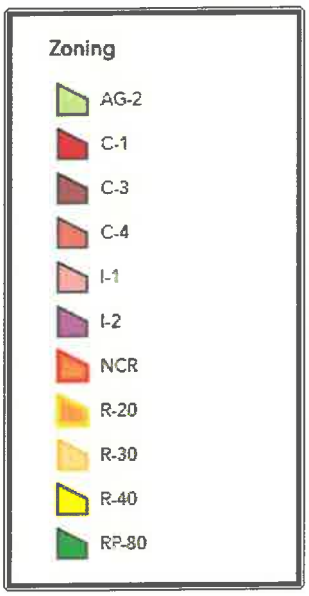
Recommendation: Approve. The request is consistent with the Growth plan and appears to be dimensionally appropriate.

**** END COMMENTS ****

Exhibit 1

Austin Peay University





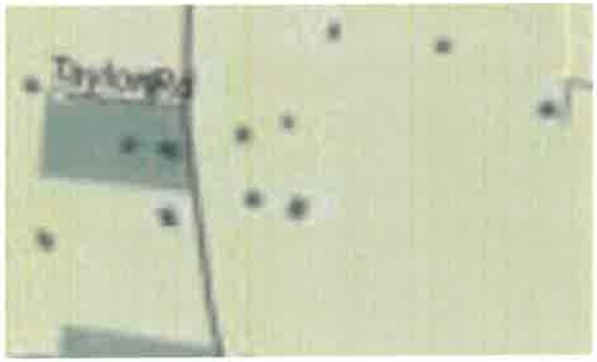




TABLE 6-6-A

DIMENSIONAL REQUIREMENTS FOR COMMERCIAL DISTRICTS

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

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

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

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

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

Notes:

I In overlay districts, greater requirements may apply. See any revelant overlay district regulations.

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

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

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

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

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.

6-6.1 C-1 General Commercial District

A. District Description

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

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.

RESOLUTION NO. 032326024

RESOLUTION TO DECLARE SURPLUS PROPERTY

WHEREAS, Robertson County, Tennessee, through its Board of Education Technology Department is the owner of certain equipment as set forth in the attached list; and

WHEREAS, the use of this equipment is no longer necessary by the Robertson County Board of Education Technology Department, and the School Board approved these items to be declared as surplus at their March 9, 2026 meeting; and

It is requested that the Robertson County Commission declare this property surplus as provided by Tennessee Code Annotated and authorize the disbursement of said items; and

NOW, THEREFORE, BE IT RESOLVED by the Robertson County Commission, meeting in regular session this the 23rd day of March, 2026, that the items above described, previously used by the Robertson County Board of Education Technology Department, are declared to be surplus property, and the County Mayor and/or the Director of Schools is hereby authorized to distribute such items as they deem appropriate and as set forth herein.

Passed this the 23rd day of March, 2026, to be effective on the date of its passage, the public welfare requiring it.

_____ _____

COUNTY COMMISSIONER WILLIAM A. VOGLE, County Mayor

ATTEST:

_____

ANGIE H. GROVES, County Clerk

Robertson County Schools

800 M. S. Couts Boulevard • Springfield, Tennessee 37172 • Phone (615) 384-5588 • Fax (615) 384-9749

Danny L. Weeks, Ed.D., Director of Schools

March 9, 2026

Please approve these salvage items from the Technology Department.

133- Network Switches

Thank you.

DEMETRIA WHITE * CONNIE HOGAN * JOSH WHITE * SCOTT RICE * STEPHEN AYRES * JEFF WHITE

The Robertson County School System does not discriminate on the basis of race, color, national origin, sex, disability, age, religion or marital status.

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 March 23,2026

AMANDA AYERS
JAIMIE BLOCK
TARA CARTER
TIFFANY CARTNER
MICHELLE CRAWFORD
S DORRIS
T GARRISON
MELISSA GIEG
KRISTI L. GREGORY
ELIJAH HILL
YVETTE CURRENS HODGES
BRITTANY A. HOLLERAN
KURTISSICA JOHNSON
KIMBERLY J LAZENBY
CHRISTINA MAI LOVE
GINGER NEWCOM
SHAWNA L OWENS
SIERRA PENTECOST
W L ROSS
NICOLE M SHOULDERS
JAMES E SORRELLS
SHALONDA SPAULDING
GINGER A SWEATT
HAYDEN MICHAEL TRAUGHBER
JASON L VALENTINE
ANGELA G VANCE
SHARON C VAUGHN
WILMA ROSE VERNICH
HELEN WHITE BALTHROP
SHEILA J WOODY
CAROL YANUSZ

PERSONAL SURETY