Robertson County Commission
Monday, August 17, 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, August 17, 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 (24 Present, 1 Absent)
Present: MAYOR VOGLE, COUTS, JACKSON, THOMPSON, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, BILLY R. DORRIS, MOORE, WILSON, AYRES, STROUD, STUBBLEFIELD, M. DORRIS, HOGAN, MORGAN, HART, WHITE, ELLIS, HEAD-HIEBER, SUMMERS, WOODARD
Absent: BRINKLEY

Invocation and Pledge to the Flag - Mayor Vogle

Minutes of Previous Meeting - July 20, 2026 Meeting
Motion by ROBERTS - Second by HART - Passed by Voice Vote

Communications from the Mayor – Commissioner Hogan provided an update regarding upcoming continuing education opportunities. Commissioner Hogan made a motion to appoint State Senator Kerry Roberts as a member of the body. Commissioner Roberts seconded the motion. The motion passed by voice vote. Senator Roberts presented Mayor Vogle with a resolution from the House Floor recognizing and honoring his many years of service. County Clerk Angie Groves recognized and honored Mayor Vogle in recognition of his retirement and years of service. Mayor Vogle provided an update regarding recent rumors concerning the proposed ICE Headquarters. Chamber Director Adele Watts invited elected officials to participate in the Leadership Class for Elected Officials.

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

Public Hearing - Planning and Zoning
Planning and Zoning, Director Pam Groves and Chief Deputy, Hunter Mantooth
Judy Todd, Sadie grooms, and Brian Cook voiced their agreement for the McDowell property while Janet Cox voiced her opposition. Surveyor James Davis represented all of his clients for questions.

Resolution No. 081726070 Rezone Susan K. Head
Rezone 1.91 acres of the 7.5 Surveyed Acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, 4668 Hwy 76 W, 7th Voting District
Motion by ROBERTS - Second by BILLY R DORRIS - Passed With 13 Yes Votes Needed

Resolution No. 081726071 Rezone Sara McDowell – (Traffic Study included in Agenda)
Rezone 30.87 acres of the 82.20 Surveyed Acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, Owens Chapel Rd., 8th Voting District
Motion by WOODARD - Second by M. DORRIS - Passed With 13 Yes Votes Needed

Resolution No. 081726072 Rezone Shelby Keith and Greg Spain
Rezone 1.84 acres of the 24 Surveyed Acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, 2612 Meador Rd., 5th Voting District
Motion by WHITE - Second by MARTIN - Passed With 13 Yes Votes Needed

Resolution No. 081726073 Rezone Leland Spain
Rezone 3.08 acres of the 5.16 Surveyed Acres, R-40 to AG-2, Low Density Residential District to Agricultural/Residential, 2606 Meador Rd., 5th Voting District
Motion by HEAD-HIEBER - Second by ROBERTS - Passed With 13 Yes Votes Needed

Resolution No. 081726074
Making Appropriations for the Various Funds, Departments, Offices and Agencies of Robertson County, Tennessee for the Fiscal Year Ending June 30, 2027
Motion by COUTS - Second by MARTIN - Passed With 13 Yes Votes Needed

Resolution No. 081726075
Establishing the Property Tax Levy of Robertson County, TN for the Fiscal Year Ending June 30, 2027 - $1.80 on Each $100.00 of Taxable Property
Motion by COUTS -Second by MARTIN - Passed With 13 Yes Votes Needed

Resolution No. 081726076
Accept Offer for County Property Located at Hwy 76 and 5th Ave E from Prime Trucking LLC - $350,000
Motion by ROBERTS - Second by STROUD - Passed With 13 Yes Votes Needed

Resolution No. 081726077
Renewal of Service Agreement for the Employee Health & Wellness Clinic
Motion by COUTS - Second by BILLY R DORRIS - Passed With 13 Yes Votes Needed

New Business – Mayor Vogle thanked everyone that has been a big part of his term as Mayor. He expressed his gratitude to everyone working with him over his 8 years as Mayor. He could not have done it without everyone working together.

Election of Notaries

Rachael L Bugg, Tina R Cherry, Dan Colotario, Lisa Dziezgowski, Paige Faulkner, Jason F Frank, Kathy Grant, Misty L Helms, Jerrilyn L Jones, Alison L Knapp, Jacob Mancel, Justin Owen, Tammy Parks, Linda Royer, Kymberie Sanford, David Savarino, Erinn Scates, Denise Scherschel, Sofia Sibley, Jessica Speer, Vicki Swann, Judy Turner, and Mia L Williams

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

Adjourn – 8:15 p.m.

Motion by M. DORRIS - Second by HOGAN - Passed by Voice Vote

Mayor Keith Hoover

Angie H. Groves, 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: August 10, 2026

The Robertson County Commission will hold its monthly meeting on Monday, August 17, 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 RP-80

Resolution No. 081726070 – Susan K Head: Request to rezone 1.91 surveyed acres of the 7.5 surveyed acres of property from AG-2 to RP-80 located at 4668 Hwy 76 W. Tax Map 052, Part of Parcel 021.01 (7th Voting District).
The Planning Commission recommended by a vote of 6 – 0.

Resolution No. 081726071 – Sara McDowell: Request to rezone 30.87 surveyed acres of the 82.20 acres of property from AG-2 to RP-80 located on Owens Chapel Rd. Tax Map 070, Part of Parcel 132.00 (8th Voting District).
The Planning Commission recommended by a vote of 6 – 0.

Resolution No. 081726072 – Shelby Keith and Greg Spain: Request to rezone 1.84 surveyed acres of the 24 acres of property from AG-2 to RP-80 located at 2612 Meador Rd. Tax Map 114, Part of Parcel 194.00 (5th Voting District).
The Planning Commission recommended by a vote of 6 – 0.

Rezoning Request from R-40 to AG-2

Resolution No. 081726073 – Leland Spain: Request to rezone 3.08 surveyed acres of the 5.16 acres of property from R-40 to AG-2 located at 2606 Meador Rd. Tax Map 114, Part of Parcel 195 (5th Voting District).
The Planning Commission recommended by a vote of 6 – 0.

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

PG:hbm
Enclosures

Robertson County Commission Resolution No. 081726070

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 1.91 SURVEYED ACRES OF THE 7.5 SURVEYED ACRES OF PROPERTY LOCATED AT 4668 HWY 76 W., ADAMS, MORE PARTICULARLY IDENTIFIED AS TAX MAP 052, PART OF PARCEL 021.01 FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Susan K. Head requests to rezone 1.91 surveyed acres of the 7.5 surveyed acres of Tax Map 052, Part of Parcel 021.01, located at 4668 Hwy 76 W., 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 July 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 052, Part of Parcel 021.01, located at 4668 Hwy 76 W., 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 19th **day of** August **2026.**

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

William A Soper
Robertson County Mayor

ATTEST: Angie H Groves
Robertson County Clerk

Note about transcribed forms: this format exists to remove accessibility barriers, but some recipients prefer the original printed format. If you'd like help moving your entries into the original form, please use the live assistance options in the sidebar or contact the author.

Robertson County Tennessee seal with the words Robertson County Tennessee 1796 and symbols for agriculture and industry.

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:
Susan K. Head

Mailing Address:
4668 Hwy 76 W. Adams, TN 37010

Email Address:

Phone Number:

Applicant's Representative Information

Name:
James Gregory Davis

Name of Firm:
Davis Land Surveying and Planning

Mailing Address:
2901 Privet Lane Clarksville, TN 37040

Email:

Telephone Number:

Property Information

Owner (if not applicant provide letter giving applicate permission):
Susan K. Head, ET VIR

Physical Address:
4668 Hwy 76 W. Adams, TN 37010

Tax Map and Parcel Number:
052-021.01 P/O

Current Zoning Designation:
AG-2

Requested Zoning Designation:
RP-80

Will this property be subdivided (or combined) in some way within the next year?

- (●) Yes
- ( ) No

Purpose of rezoning request:

To rezone a portion of the Head property to subdivide a RP-80 lot.

Submittal Review Procedure

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

Susan K. Head 6-15-26

Owner of Record Signature & DATE

Signature and date field for owner of record.

Susan K. Head 6-15-26

Applicant's Signature & DATE

Signature and date field for applicant.

Robertson County - Parcel: 052 021.01



Date: June 15, 2026

County: ROBERTSON
Owner: HEAD JOSHUA S ETUX HEAD SUSAN K
Address: HWY 76 W 4668
Parcel ID: 052 021.01
Deeded Acreage: 7.5
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

State of Tennessee, Comptroller of the Treasury, 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 county Assessor's office but are not conclusive evidence of property ownership in any court of law.

ZONING EXHIBIT
OF A PORTION OF
THE JOSHUA S. HEAD, ET UX PROPERTY
STATE HIGHWAY 76 W.
TAX MAP 052, PARCEL 021.01
RECORD BOOK 1461, PAGE 559, R.O.R.C.T.
ROBERTSON COUNTY, TENNESSEE
SIXTH CIVIL DISTRICT
DATE: JUNE 15, 2026
SCALE: 1" = 100'
TOTAL AREA TO BE REZONED: 1.91 ACRES
CURRENT ZONING: AG-2
PROPOSED ZONING: RP-80



VICINITY MAP
(NOT TO SCALE)

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 55°49'58" W	105.37'
L2	S 84°52'46" E	4.28'
L3	S 55°49'58" W	32.09'

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	470.00'	229.40'	S 41°51'01" W	227.13'	27°57'55"
C2	305.00'	152.86'	S 41°29'04" W	151.26'	28°42'53"

GREG A. DAVIS, ET UX
PROPERTY
RB 1712, PG 682
RB 1451, PG 771
TAX MAP & PARCEL: 040-059.00
ADDRESS: 6711 TOLLESON ROAD ADAMS, TN 37010
ZONING: AG-2

GREG A. DAVIS, ET UX
PROPERTY
RB 1712, PG 682
RB 1451, PG 771
TAX MAP & PARCEL: 040-059.00
ADDRESS: 6711 TOLLESON ROAD ADAMS, TN 37010
ZONING: AG-2

AREA TO REMAIN AG-2
243533 Sq. Ft.
5.59 Acres
REMAINDER
JOSHUA S. HEAD, ET UX
PROPERTY
RB 1461, PG 559
TAX MAP AND PARCEL: 052-021.01
ADDRESS: 4668 HWY 76 W. ADAMS, TN 37010

LOT 1
83155 Sq. Ft.
1.91 Acres
AREA TO BE
REZONED TO RP-80

DONALD D. MANN, JR., ET UX
PROPERTY
RB 648, PG 13
TAX MAP & PARCEL: 052-018.00
ADDRESS: 2460 R. PORTER ROAD ADAMS, TN 37010
ZONING: AG-2

CONNIE S. SHEPHERD, ET AL
PROPERTY
RB 1465, PG 486
TAX MAP & PARCEL: 052-019.00
ADDRESS: 2188 HAPPY HILLS ACRES
ROAD WOODLAWN, TN 37191
ZONING: AG-2

GARY K. WHITAKER
PROPERTY
RB 2483, PG 152
TAX MAP & PARCEL: 052-021.00
ADDRESS: 4616 HWY 76 W.
ADAMS, TN 37010
ZONING: AG-2

S 84°34'14" E 547.08'
N 82°49'13" W 265.18'
N 82°49'13" W 385.41'
177.87'
N 08°07'32" E
SINKHOLE
30' P.U.D.E.
CENTERLINE
STATE HIGHWAY 76 W.
(80' R.O.W.)
P.O.B.
P.O.C.
R.O.W.
30.0'
1/2" IP(O)
3/4" IP(O)
IP(N)
IP(O)
C1
C2
L1
L2
L3

NORTH AS PER TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83

LEGEND

IP(O) = IRON PIN (OLD) FOUND CAPPED "SEA 1708"
IP(N) = 1/2" IRON PIN (NEW) SET CAPPED "DAVIS 3348" = ○
PP = POWER POLE
S = SHED
CP = CARPORT
AC = ASBESTOS CEMENT
R.O.W. = RIGHT-OF-WAY
M.B.S.L.= MINIMUM BUILDING SETBACK LINE
P.U.D.E.= PUBLIC UTILITY AND DRAINAGE EASEMENT
EASEMENT LINE:
M.B.S.L.:
CENTERLINE:
BOUNDARY LINE:
PROPERTY LINE:
FENCE:
GRID LINE:
WATER LINE: 4" AC 4" AC
EXISTING SEPTIC AREA:
DUPLICATE SEPTIC AREA:

GRAPHIC SCALE - 1" = 100'
100 0 100 200 300

JAMES DAVIS
REGISTERED LAND SURVEYOR
TENNESSEE
6/15/26
TENNESSEE NO. 3348

DAVIS LAND SURVEYING & PLANNING
JAMES DAVIS, RLS 3348
Address: 2901 Privet Lane Clarksville, TN. 37040
Phone: (615) 943-2024
Email: davislandsurveying.tn.ky@gmail.com

I hereby certify to the hereon named parties that:

All of this Category IV survey was made in the field using Global Positioning System (GPS) equipment, using two Topcon Hyper HR dual frequency receivers, by the method of real time kinematic (RTK), and using redundant observations on each boundary monument to verify accuracy. Bearings are based on Tennessee State Plane Coordinates, NAD 83, NAVD 88, Geoid 18, and based on Autonomous base coordinates. The directions and distances are unadjusted and have a relative positional accuracy (RPA) greater than 0.10'+200 parts per million (PPM). All monuments have been found, set, or referenced as shown hereon. Field work was completed on 05-15-2026.

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.

That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.

Said property is subject to all easements, rights-of-way, conveyances, and restrictions of record.

NOTE: THIS SURVEY IS SUBJECT TO CHANGE CONTINGENT UPON RECEIPT OF A CURRENT ABSTRACT OR TITLE POLICY COVERING THE PROPERTY SHOWN HEREON.

Property Description
of a portion of
The Joshua S. Head, ET UX Property
Tax Map 052, Parcel 021.01 (portion of)
Record Book 1461, Page 559, R.O.R.C.T.

Lot 1

Being a Tract of land situated in the 6th Civil District of Robertson County, Tennessee, 13.18 miles, more or less, northwest of downtown Springfield, said Tract being generally located north of Port Royal Road, south of Arms Road, east of Tolleson Road, west of, and adjacent to State Highway 76 W., and being more particularly described as follows:

Commencing at an existing iron pin capped "SEA 1708", in the westerly right-of-way of State Highway 76 W., said iron pin being a common corner of the Greg A. Davis, ET UX property, as recorded in Record Book 1712, Page 662, R.O.R.C.T. and in Record Book 1451, Page 771, R.O.R.C.T., and being located South 15 degrees 58 minutes 12 seconds West 2129.65 feet from the centerline intersection of Tolleson Road and State Highway 76 W.;

Thence leaving the said Davis property, and continuing with the said right-of-way of State Highway 76 W. for the next 2 calls as follows: on a curve to the right, having a radius of 470.00 feet, an arc length of 229.40 feet, a chord bearing of South 41 degrees 51 minutes 01 seconds West, and a chord length of 227.13 feet to an existing iron pin capped "SEA 1708"; Thence South 55 degrees 49 minutes 58 seconds West 32.09 feet to an iron pin (new) and **The True Point of Beginning;**

Thence continuing with the said right-of-way of State Highway 76 W. for the next 2 calls as follows: South 55 degrees 49 minutes 58 seconds West 105.37 feet to an existing iron pin capped "SEA 1708"; Thence on a curve to the left, having a radius of 305.00 feet, an arc length of 152.86 feet, a chord bearing of South 41 degrees 29 minutes 04 seconds West, and a chord length of 151.26 feet to an existing iron pin capped "SEA 1708", said iron pin being in the northernly line of the Gary K. Whitaker property, as recorded in Record Book 2483, Page 152, R.O.R.C.T.;

Thence leaving the said right-of-way of State Highway 76 W., and continuing with the said Whitaker property and the Connie S. Shepherd, ET AL property, as recorded in Record Book 1465, Page 496, R.O.R.C.T., North 82 degrees 49 minutes 13 seconds West 385.41 feet to an iron pin (new) in the northernly line of the afore-mentioned Shepherd property;

Thence leaving the said Shepherd property, and continuing with 2 new severance lines as follows: North 08 degrees 07 minutes 32 seconds East 177.87 feet to an iron pin (new); Thence South 84 degrees 34 minutes 14 seconds East 547.08 feet to **The True Point of Beginning.**

Said Tract contains 1.91 Acres (83,155 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by James Davis, RLS 3348, on June 15, 2026

All new iron pins set are 1/2" x 18" rebar with plastic cap stamped "Davis 3348".

West Robertson Water Authority

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

July 2, 2026

To Whom It May Concern:

This letter, requested by Susan Head regarding property located at 4668 Hwy 76W, Adams, Tennessee.

This property is in the jurisdiction of the West Robertson Water Authority (WRWA) and can be serviced by our water system. The WRWA has approved this property for residential water use with the meter to be installed within the boundaries of this property.

This letter is to serve as a guarantee of availability of two water services for the property in question. This guarantee is good for one year from the date of this letter. If you need any further information, please feel free to email me at walker@wrwatn.com or call at the number listed above.

Sincerely,

Jay Walker
Superintendent
West Robertson Water Authority

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
July 23, 2026

Applicant: Susan K Head
Surveyor: James Davis

Request: Rezone **1.91 surveyed *acres*** of the 7.5 surveyed acres Tax Map 052, Part of Parcel 021.01 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map052, Part of Parcel 021.01 In its entirety is highlighted

Property Information:

- Tax Map 052, Part of Parcel 021.01
- 4668 Hwy 76 W. Adams
- Total lot acreage: 7.5 acres (326,700 sq. ft.)
- **Rezone Request: 1.91 surveyed acres. (83,199.60 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 wishes to rezone 1.91 surveyed acres of the 7.5 surveyed acres to create one new lot. The subject property is surrounded by mostly AG-2 zone. Several of those are non-conforming. The applicant's request to rezone RP-80 appears to be dimensionally appropriate. *Please see Exhibit 1 for excerpts from the Robertson County Zoning Map and Growth Plan Map.*

Growth Plan: The Rural character area is intended to preserve and promote the continuation of agrarian and rural land uses throughout the County. While these areas are primarily agricultural, their character may gradually shift toward rural residential development as they become closer to cities and villages. The majority of the County is expected to remain designated as Rural throughout the planning horizon of this land use plan, ensuring the long-term preservation of its rural landscape and agricultural heritage. Appropriate uses within Rural areas include open space, agricultural

operations, homesteads associated with farming activities, and businesses that provide services supporting agricultural production. These uses are encouraged in order to maintain the County's rural character, support the local agricultural economy, and protect natural and scenic resources.

Recommendation: Positive recommendation to the County Legislative Body for rezoning.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



Resolution No. 081726070 Rezone Susan K. Head

Rezone 1.91 acres of the 7.5 Surveyed Acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, 4668 Hwy 76 W, 7th Voting District

Discussion began at 8:01 PM
Motion by ROBERTS at 8:01 PM
Second by BILLY R DORRIS at 8:01 PM
Voting began at 8:01 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 8:01 PM
Yes: 23
JACKSON, COUTS, THOMPSON, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, BILLY R DORRIS, MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, ELLIS, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 1
BRINKLEY

Passed With 13 Yes Votes Needed

Robertson County Commission Resolution No. 081726071

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 30.87 SURVEYED ACRES OF THE 82.20 ACRES OF PROPERTY LOCATED ON OWENS CHAPEL RD., SPRINGFIELD, MORE PARTICULARLY IDENTIFIED AS TAX MAP 070, PART OF PARCEL 132.00 FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Sara McDowell requests to rezone 30.87 surveyed acres of the 82.20 acres of Tax Map 070, Part of Parcel 132.00, located on Owens Chapel Rd., 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 July 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 070, Part of Parcel 132.00, located on Owens Chapel Rd., 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 17th **day of** August**, 2026.**

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

William F. Sole
Robertson County Mayor

ATTEST: Angie H. Groves
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: Sara Jane McDowell
Mailing Address: 920 Old Mulberry Road, Tazwell, TN 37879
Email Address:
Phone Number:

Applicant's Representative Information:

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

Property Information:

Owner (if not applicant provide letter giving applicate permission):
Physical Address: Owens Chapel Road, Springfield, TN 37172
Tax Map and Parcel Number: Map 70, Parcel 132 P10
Current Zoning Designation: AG-2
Requested Zoning Designation: RP-80

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

Purpose of rezoning request:

dotloop signature verification: dllp us/S4Bs-RQH mBP

SUBMITTAL REVIEW PROCEDURE:

1. Submit 1 hard copy (no smaller than 17" x 22") of the plat, this completed application, and fee payment to the Robertson County Planning & Zoning Department. Please ensure the application is signed. *Attach proof of ownership of property (copy of deed is typical). Pay the review fee.*
2. Email a .PDF of the submitted plat to hmantooth@robcotn.org (Hunter Mantooth).
3. Application and plat will be reviewed, and corrective comments provided, by date listed on calendar (see attached).
4. Submit corrections by date listed on Planning Commission Submittal & Meeting Calendar
5. FINAL SUBMITTAL: Deliver one (1) folded hard copies of the corrected plat, no smaller than 17" x 22", and any supporting documentation to the Development Office before or by the final due date.
6. Email a .PDF of the corrected plat to hmantooth@robcotn.org
7. 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.

Co-Owner Judy Todd 6/17/2026 6/16/2026

Owner's Signature & DATE **Owner's Representative Signature & DATE**

Judy Todd dotloop verified 06/17/26 3:56 PM CDT CELY-CZYU-JZIZ-VWZG

Jane McDowell dotloop verified 06/17/26 8:37 PM EDT DN7J-4MTB-ZEVN-JDE9

Betty Raetzel dotloop verified 06/17/26 6:00 PM CDT XXOH-QPRM-GVXN-GSI0

Paul Rainwater Jr. dotloop verified 06/18/26 7:54 AM PDT CBG1-CMDG-BHRH-DQHG

Robertson County - Parcel: 070 132.00



Date: June 16, 2026

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

County: ROBERTSON
Owner: MCDOWELL SARA JANE ETAL RAETZEL BETTY ETAL TODD JUDY ETAL
Address: OWENS CHAPEL RD
Parcel ID: 070 132.00
Deeded Acreage: 0
Calculated Acreage: 82.2
Vexcel Imagery Date: 2023

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

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

Robertson County - Parcel: 070 132.00



Date: June 16, 2026

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

County: ROBERTSON
Owner: MCDOWELL SARA JANE ETAL RAETZEL BETTY ETAL TODD JUDY ETAL
Address: OWENS CHAPEL RD
Parcel ID: 070 132.00
Deeded Acreage: 0
Calculated Acreage: 82.2
Vexcel Imagery Date: 2023

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

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

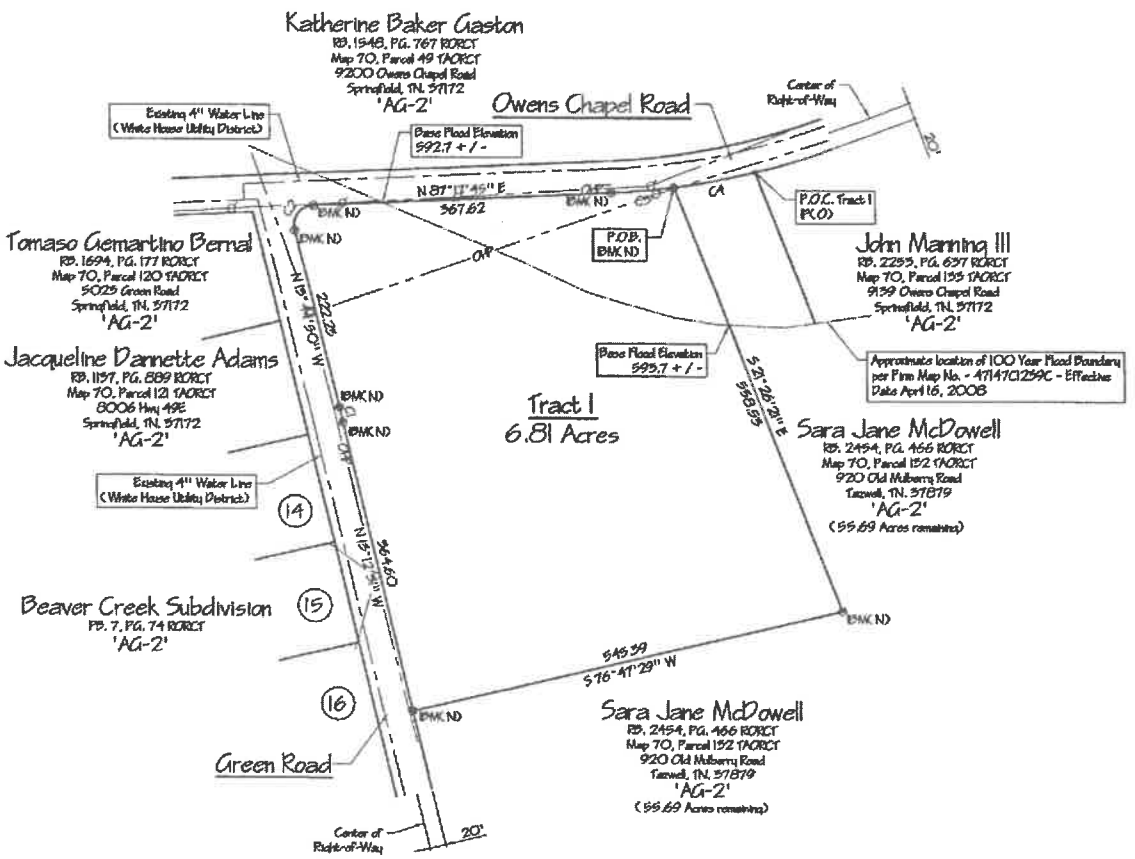
Curve Table						
Curve	Delta Angle	Radius	Tangent	Arc Length	Chord Bearing	Chord Length
C1	0°32'20"	2020.00	9.50	18.99	N 15°28'40" W	18.99
C2	101°02'55"	25.00	30.39	44.09	N 36°46'27" E	38.59
C3	4°55'09"	901.67	38.72	77.39	N 84°50'15" E	77.36
C4	6°28'04"	901.67	50.95	101.78	N 79°08'40" E	101.73

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 BR30 Dual Frequency Receiver on march 24, 2026. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing: 790190.27, Easting: 1705485.16 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.

TSPCS Grid North (NAD83)

Surveyor's Notes:

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



Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
(P.O) Iron Pin (OLD)
BMK ND Iron Bar Monument (New)
Power Pole
—OHP— Overhead Power Line
C1 Refer to Curve Table Shown Hereon for Data

Sara Jane McDowell
Owner
920 Old Mulberry Road
Tazwell, TN. 37879
Contact: Brian Cook
(615) 207-7209
cookswildlife@hotmail.com

Cad File No. 26006SSCA
Coord. File No. 260065CA

Property Address:
Owens Chapel Road and Green Road
Springfield, TN. 37172

Deed Reference:
Record Book 2454, Page 466 RORCT
Map 70, part of Parcel 152 TAORCT

CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Never where buried, Call before you dig.

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

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

STEVEN E. ARTZ REGISTERED LAND SURVEYOR TENNESSEE NO. 1708

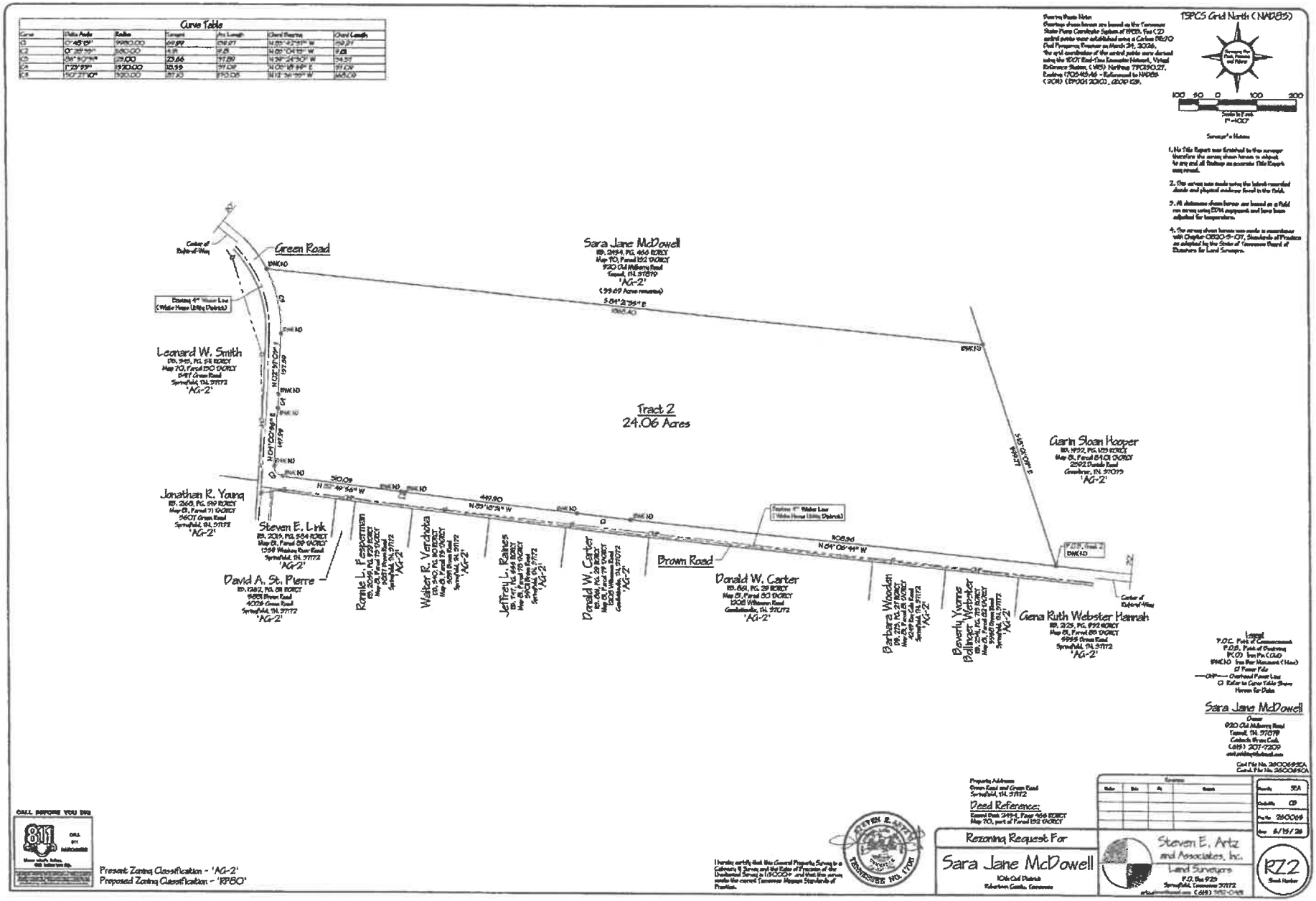
Revisions			
Number	Date	By	Comment

Drawn By: SEA
Checked By: CD
Proj. No.: 260065
Date: 6/15/26

Rezoning Request For
Sara Jane McDowell
10th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 929 Springfield, TN. 37172
(615) 382-0458

RZ1
Sheet Number


Curve Table
Curve | Delta Angle | Radius | Tangent | Arc Length | Chord Bearing | Chord Length
C1 | 0°45'59" | 9950.00 | 66.97 | 132.27 | N 85°42'51" W | 132.27
C2 | 0°39'59" | 960.00 | 5.58 | 11.18 | N 85°04'15" W | 11.18
C3 | 84°57'08" | 21.00 | 23.66 | 31.89 | N 39°45'53" W | 29.07
C4 | 1°29'59" | 1920.00 | 25.59 | 50.29 | N 05°18'49" E | 50.29
C5 | 150°27'10" | 720.00 | 267.30 | 1890.05 | N 12°36'59" W | 1406.09
TSPCS Grid North (NAD83)
Bearings Are From Plat, Present and Prior
100 50 0 100 200
Scale In Feet 1"=100'
Surveyor's Notes
1. No Title Report was furnished to the 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 0820-3-01, Standards of Practice as adopted by the State of Tennessee Board of Examiners for Land Surveyors.
Green Road
Center of Right-of-Way
Existing 4" Water Line (White House Utility District)
Sara Jane McDowell
RB. 2454, PG. 466 ROHCT
Map 70, Parcel 152 ONCT
920 Old Mulberry Road
Tazwell, TN. 37879
'AG-2'
(39.69 Acres remaining)
S 84°23'36" E
1345.43'
Leonard W. Smith
DB. 345, PG. 58 ROHCT
Map 70, Parcel 150 ONCT
5417 Green Road
Springfield, TN. 37172
'AG-2'
Tract 2
24.06 Acres
N 03°37'09" E
497.99'
N 01°00'56" E
497.99'
Garin Sloan Hooper
RB. 1972, PG. 1.25 ROHCT
Map 81, Parcel 84.01 ONCT
2502 Dunbar Road
Greenbrier, TN. 37073
'AG-2'
S 45°00'00" E
1345.43'
Jonathan R. Young
RB. 2368, PG. 599 ROHCT
Map 81, Parcel 71 ONCT
5407 Green Road
Springfield, TN. 37172
'AG-2'
350.09'
N 89°49'56" W
499.80'
N 89°10'54" W
Existing 8" Water Line (White House Utility District)
808.94'
N 84°08'44" W
Steven E. Link
RB. 2019, PG. 564 ROHCT
Map 81, Parcel 69 ONCT
1298 Watkins Bend Road
Springfield, TN. 37172
'AG-2'
David A. St. Pierre
RB. 1362, PG. 28 ROHCT
5455 Green Road
4029 Green Road
Springfield, TN. 37172
'AG-2'
Ramie L. Fesperman
RB. 2098, PG. 929 ROHCT
Map 81, Parcel 75 ONCT
5455 Green Road
Springfield, TN. 37172
'AG-2'
Walter R. Verchota
RB. 1921, PG. 1.27 ROHCT
Map 81, Parcel 79 ONCT
5511 Green Road
Springfield, TN. 37172
'AG-2'
Jeffrey L. Raines
RB. 1717, PG. 1.44 ROHCT
Map 81, Parcel 78 ONCT
5407 Green Road
Springfield, TN. 37172
'AG-2'
Donald W. Carter
RB. 861, PG. 29 ROHCT
Map 81, Parcel 77 ONCT
1208 Williamson Road
Cambridge, TN. 37172
'AG-2'
Brown Road
Donald W. Carter
RB. 861, PG. 29 ROHCT
Map 81, Parcel 80 ONCT
1208 Williamson Road
Cambridge, TN. 37172
'AG-2'
Barbara Woodson
RB. 2067, PG. 1.27 ROHCT
Map 81, Parcel 83 ONCT
4049 Brown Road
Springfield, TN. 37172
'AG-2'
Beverly Yvonne Pellinger Webster
RB. 2125, PG. 1.27 ROHCT
Map 81, Parcel 82 ONCT
5940 Brown Road
Springfield, TN. 37172
'AG-2'
Gena Ruth Webster Hannah
RB. 2125, PG. 932 ROHCT
Map 81, Parcel 85 ONCT
5995 Green Road
Springfield, TN. 37172
'AG-2'
Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IPC(I) Iron Pin Cap(s) Old
IPC(N) Iron Pin Cap(s) New
RMC(N) Iron Rod Monument (New)
O Power Pole
OHP Overhead Power Line
C1 Refer to Curve Table Shown Hereon for Data
Sara Jane McDowell
Owner
920 Old Mulberry Road
Tazwell, TN. 37879
Contact: Brian Cook
(615) 207-7209
Civil File No. 260069SA
Control File No. 260069CA
CALL BEFORE YOU DIG
811
ONE CALL SYSTEM, INCORPORATED
Present Zoning Classification - 'AG-2'
Proposed Zoning Classification - 'RPBO'
Property Address
Green Road and Green Road
Springfield, TN. 37172
Deed Reference:
Record Book 2454, Page 466 ROHCT
Map 70, part of Parcel 152 ONCT
I hereby certify that this Control Property Survey is a Category 1 Survey and the Ratio of Precision of the Unadjusted Survey is 1:50000+ and that this survey meets the current Tennessee Minimum Standards of Practice.
TENNESSEE REG. 1709
Rezoning Request For
Sara Jane McDowell
10th Civil District
Robertson County, Tennessee
Revisions
Mark | Date | By | Remark
Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925
Springfield, Tennessee 37172
(615) 382-0419
Drawn By: SEA
Checked By: CB
Project No: 260069
Date: 6/15/26
RZ2
Sheet Number

Steven E. Artz and Associates, Inc.

Surveyor's Description
June 16, 2026

The following paragraph describes a tract of land in the 10th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Sara Jane McDowell, Betty Raetzel, Judy Todd and Douglas Rainwater, Jr., by Sara Jane McDowell, Executrix of the Estate of Paul Douglas Rainwater, in a deed of record which is recorded in Record Book 2454, Page 466, Register's Office for Robertson County, Tennessee, (RORCT).

Tract 1

Beginning at an iron bar monument (new), in the southerly margin of Owens Chapel Road, said iron bar being located from an iron pin (old), in the southerly margin of said road, the northwest corner of a tract of land which belongs to John Manning, III, having a deed reference in Record Book 2253, Page 637, RORCT,
S 79°08'40" W, 101.73 feet, **to the point of beginning,** the northeast corner of this tract and continuing with a new line, as follows:
S 21°26'21" E, 558.53 feet to an iron bar monument (new);
thence, S 76°47'29" W, 545.39 feet to an iron bar monument (new), in the easterly margin of Green Road;
thence with the easterly margin of Green Road, as follows:
N 13°12'31" W, 364.60 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 2020.00 feet, an arc distance of 18.99 feet, and a chord bearing and distance of N 13°28'40" W, 18.99 feet to an iron bar monument (new);
thence, N 13°44'50" W, 222.23 feet to an iron bar monument (new), in the easterly margin of Green Road;
thence with a curve to the right, having a radius of 25.00 feet, an arc distance of 44.09 feet, and a chord bearing and distance of N 36°46'27" E, 38.59 feet to an iron bar monument (new), in the southerly margin of Owens Chapel Road;
thence with the southerly margin of said road, as follows:
N 87°17'45" E, 367.62 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 901.67 feet, an arc distance of 77.39 feet, and a chord bearing and distance of N 84°50'13" E, 77.36 feet, to the point of beginning, containing **6.81 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated June 15, 2026.

The above described tract of land may be found on Tax Map 70, part of Parcel 132, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\260065LRZ1

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

Steven E. Artz and Associates, Inc.

Surveyor's Description
June 16, 2026

The following paragraph describes a tract of land in the 10th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Sara Jane McDowell, Betty Raetzel, Judy Todd and Douglas Rainwater, Jr., by Sara Jane McDowell, Executrix of the Estate of Paul Douglas Rainwater, in a deed of record which is recorded in Record Book 2454, Page 466, Register's Office for Robertson County, Tennessee, (RORCT).

Tract 2

Beginning at an iron bar monument (new), in the northerly margin of Brown Road, the southwest corner of a tract of land which belongs to Garin Sloan Hooper, having a deed reference in Record Book 1932, Page 183, RORCT, the southeast corner of this tract and continuing with the northerly margin of said road, as follows:
N 84°06'44" W, 1108.56 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 9980.00 feet, an arc distance of 139.97 feet, and a chord bearing and distance of N 83°42'37" W, 139.97 feet to an iron bar monument (new);
thence, N 83°18'31" W, 449.90 feet to an iron bar monument (new);
thence with a curve to the left, having a radius 1180.00 feet, an arc distance of 9.81 feet, and a chord bearing and distance of N 83°04'13" W, 9.81 feet to an iron bar monument (new);
thence N 82°49'56"W, 310.09 feet to an iron bar monument (new), in the northerly margin of Brown Road;
thence with a curve to the right, having a radius of 25.00 feet, an arc distance of 37.89 feet, and a chord bearing and distance of N 39°24'30" W, 34.37 feet to an iron bar monument (new), in the easterly margin of Green Road;
thence with the easterly margin of Green Road, as follows:
N 04°00'56" E, 147.95 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 1520.00 feet, an arc distance of 37.09 feet, and a chord bearing and distance of N 03°18'59" E, 37.09 feet to an iron bar monument (new);
thence, N 02°37'03" E, 157.59 feet to an iron bar monument (new);
thence with a curve to the left, having a radius of 320.00 feet, an arc distance of 170.08 feet, and a chord bearing and distance of N 12°36'33" W, 168.09 feet to an iron bar monument (new), in the easterly margin of Green Road;
thence with a new line, S 84°21'35" E, 1868.40 feet to an iron bar monument (new), in the westerly boundary of said tract of land which belongs to Garin Sloan Hooper;
thence, S 18°01'09" E, 599.77 feet, to the point of beginning, containing **24.06 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated June 15, 2026.

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

The above described tract of land may be found on Tax Map 70, part of Parcel 132, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\260065LRZ1

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

February 27, 2026

Mr. Brian Cook
4635 Roy Cole Rd
Springfield, TN 37172

RE: Water Availability for Brown Road Residential Project
Robertson County Tax Map 70 Parcel 132.00
Springfield, TN

Dear Mr. Cook,

Based on the information submitted to WHUD on February 12, 2026, you are requesting water service for fifteen new residential homes to be constructed on tracts that will be created by dividing the parcel noted above.

In order for WHUD to provide water service to the project the developer will be required to do the following:

1. Pay fees noted in the attached schedule
2. Provide legal access for new tracts to water taps that WHUD will install after payment of fees
3. Coordinate with WHUD personnel on the location of new water taps that will provide water service new tracts

After payment of fees, WHUD will install new water taps that connect to various four-inch water mains near the project. It does not appear that new offsite utility easements will need to be acquired for this project. If new easements are required, WHUD will manage and facilitate the acquisition process for all easements. The developer shall be responsible for reimbursing WHUD for all costs associated with the acquisition of easements required for this project.

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

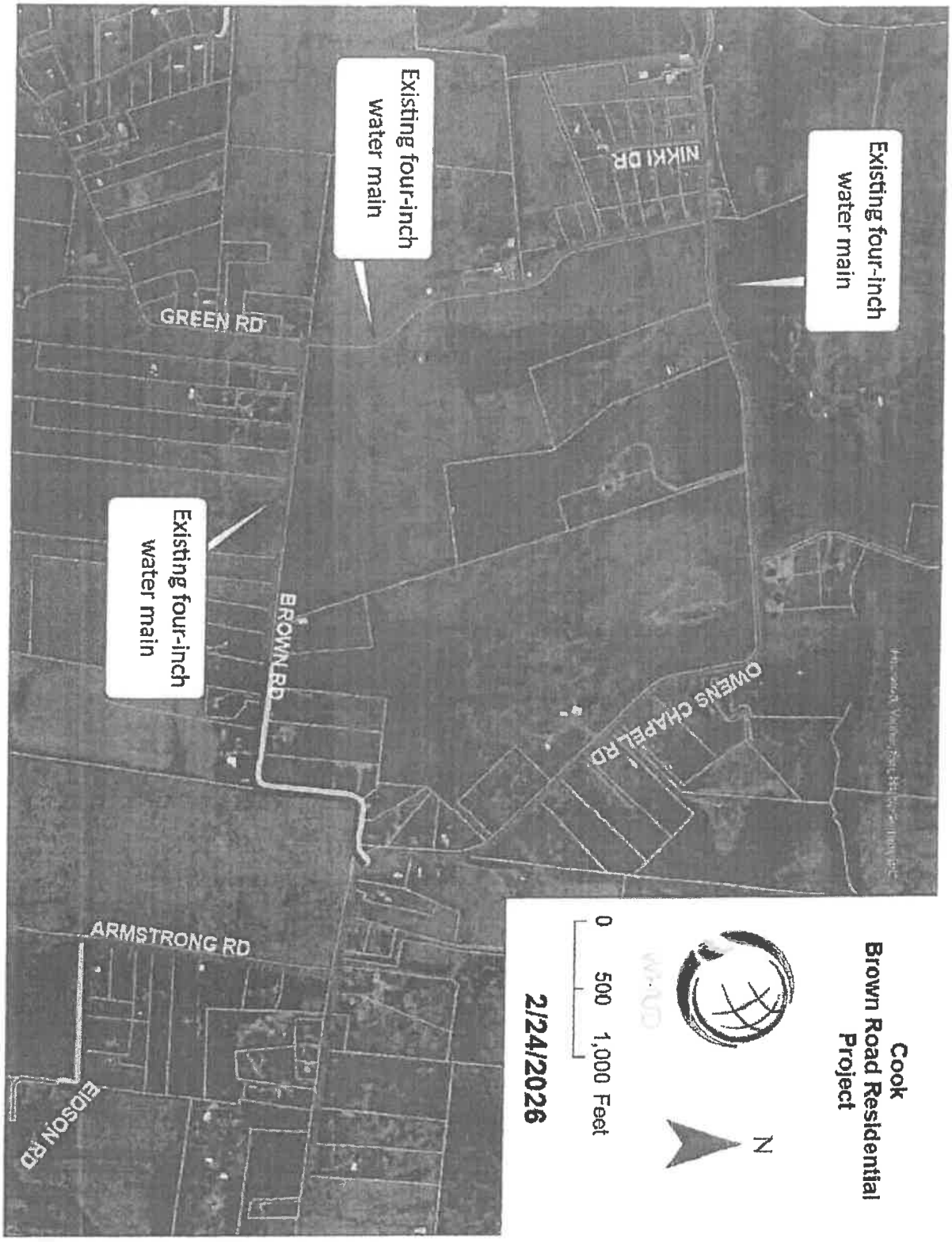
Should the developer desire to move beyond the due diligence inquiry phase of this project it will be necessary for the developer to pay noted fees.

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

Sincerely,

Pat Harrell, P.E.

District Engineer


Existing four-inch water main
Existing four-inch water main
Existing four-inch water main
NIKKI DR
GREEN RD
BROWN RD
OWENS CHAPEL RD
ARMSTRONG RD
EIDSON RD
Cook
Brown Road Residential
Project
N
0
500
1,000 Feet
2/24/2026

Cook – Brown Road Residential Project

Schedule of Requested Flows

Per information provided on 2/12/2026

Domestic:

15 taps to provide domestic water service to proposed single-family residential homes

Fire Protection

None Requested

****Landscape Irrigation**

None Requested

****Note:**

Landscape Irrigation service is not considered a life sustaining/public sanitation/public safety use of water. If droughts or other natural/manmade circumstances restrict WHUD's ability to provide life sustaining/public sanitation/public safety uses of water that are deemed to be higher priority than landscape irrigation; WHUD reserves the right to reduce or curtail altogether landscape irrigation uses of potable water to the extent that higher priority uses of water can be supplied. Further, in order to effectively manage water resources for all customer use types in the future, WHUD will coordinate with irrigation system designers to develop specific use patterns and schedules that will help extend the availability of water and keep costs to customers as affordable as possible.

Cook – Brown Road Residential Project
Fee Schedule

Water Facilities Fee:	**$467 per tract** **Total = $467 x 15 tracts = $7,005** These fees are due prior to water taps being made available for sale or before a plat is signed for the project – whichever occurs first.
Water Meter tap fee:	Water tap fees are based on meter size and are charged at the rate shown on WHUD's website at the time of purchase. 5/8" x ¾" = **$2,000 Each (15 requested)** A $50 account setup fee is charged on the first month's water bill for all new accounts. Water tap fees are typically paid by home builders and are due at the time service is requested for each tract.

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
Julu 23. 2026

Applicant: Sara McDowell
Surveyor: Steve Artz

Request: Rezone **30.87 surveyed *acres*** of the 82.20 surveyed acres Tax Map 070, Part of Parcel 132.00 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 070, Part of Parcel 132.00 are highlighted in its entirety

Property Information:

- Tax Map 070, Part of Parcel 132.00
- Owens Chapel Rd., Springfield
- Total lot acreage: 82.20 acres (3,580,632.00 sq. ft.)
- **Rezone Request: 30.87 surveyed acres. (1,344,697.20 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 wishes to rezone 30.87 surveyed acres of the 82.20-acre property for subdivision into approximately 16 independent lots of record. The subject property is surrounded by mostly AG-2 zoning. Most of those lots are non-conforming and would be considered R-40 or RP-80 by today's standards. The applicant's request to rezone RP-80 appears to be dimensionally appropriate. *Please see Exhibit 1 for excerpts from the Robertson County zoning map and the Growth Plan.*

Growth Plan: The Rural character area is intended to preserve and promote the continuation of agrarian and rural land uses throughout the County. While these areas are primarily agricultural, their character may gradually shift toward rural residential development as they become closer to cities and villages. The majority of the County is expected to remain designated as Rural throughout the planning horizon of this land use plan, ensuring the long-term preservation of its rural landscape

and agricultural heritage. Appropriate uses within Rural areas include open space, agricultural operations, homesteads associated with farming activities, and businesses that provide services supporting agricultural production. These uses are encouraged in order to maintain the County's rural character, support the local agricultural economy, and protect natural and scenic resources.

Review of Traffic Assessment Report:

Disclaimer: *This planning review addresses only land use, zoning, and development compliance matters. It does not constitute a technical review of transportation engineering analyses. The undersigned planner is not a licensed traffic engineer and has not independently verified the assumptions, data, calculations, methodologies, or conclusions contained within the submitted Traffic Impact Study. Responsibility for the technical review and acceptance of the Traffic Impact Study rests with the reviewing traffic engineering professional or agency having jurisdiction.*

Neel-Schaffer and Associates provided a review of the Traffic Assessment Report for the McDowell Properties under separate cover (July 7, 2026, N-S Project No. 20505.001.005). The TIS evaluated the following study intersections:

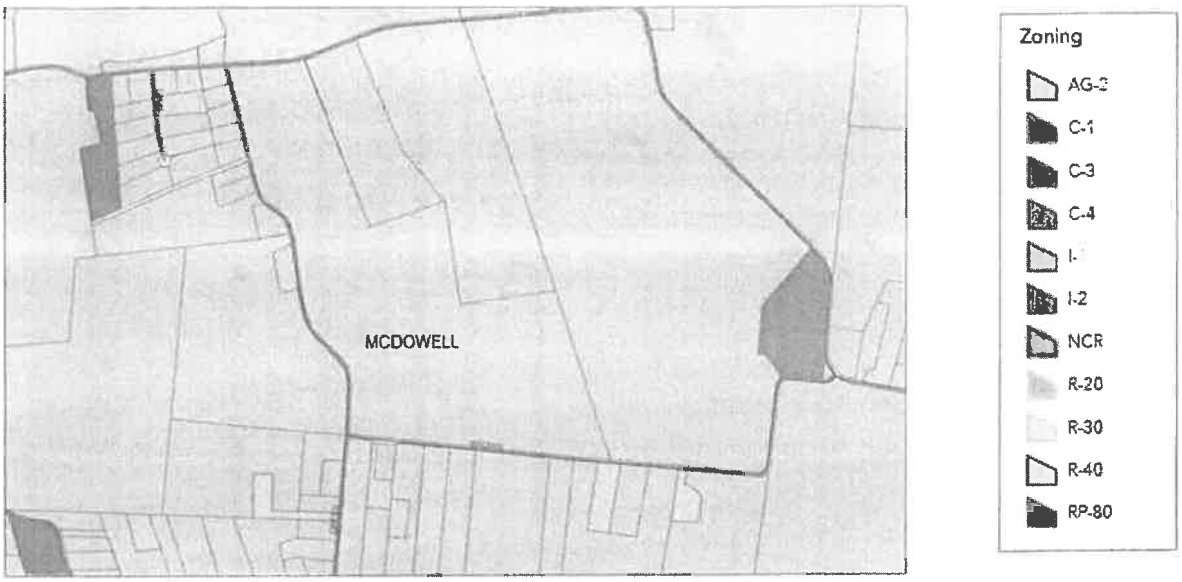
- Owens Chapel Road at Green Road
- Green Road at Brown Road
- Owens Chapel Road at Brown Road

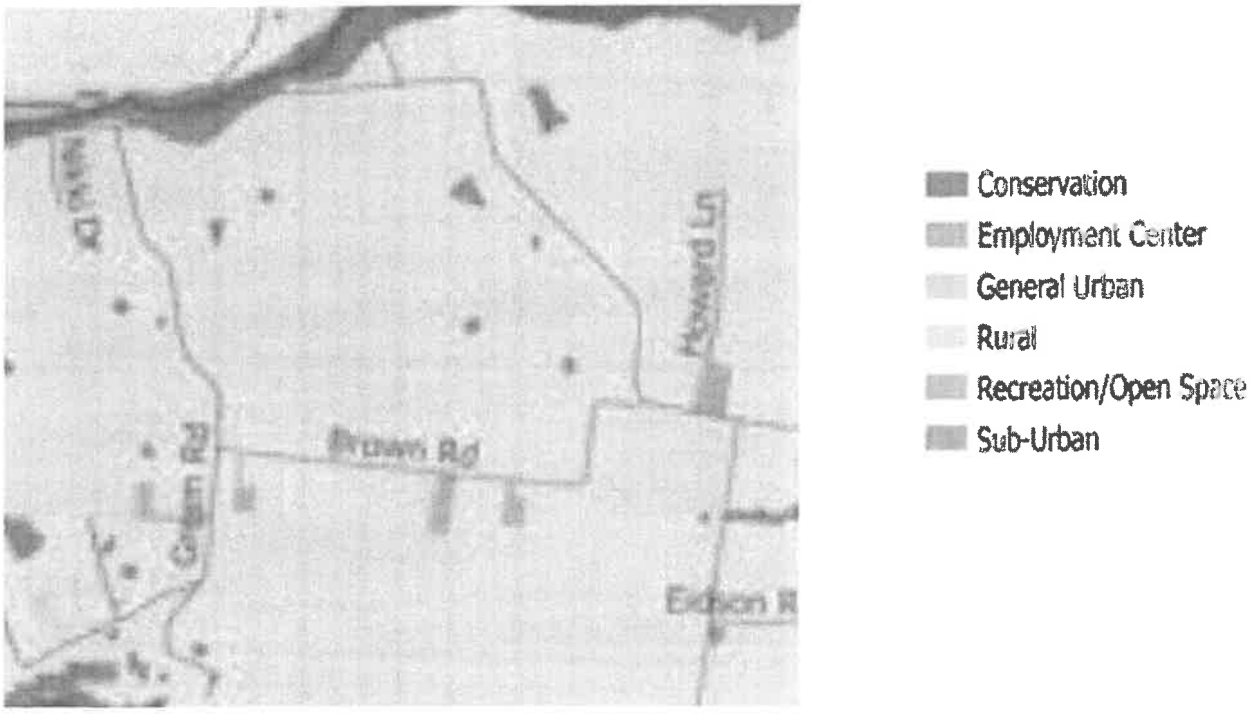
The study established existing (2026) and full buildout (2028) traffic conditions. The review concluded that the assessment data and supporting information are consistent with what is typically expected for a Traffic Impact Study, as defined by the Robertson County ordinance. The Neel Schaffer report concluded that, *"In summary, the review finds the Traffic Impact Study to be sufficient for evaluating the proposed residential development and the anticipated level of traffic impact associated with the project."*

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





Resolution No. 081726071 Rezone Sara McDowell

Rezone 30.87 acres of the 82.20 Surveyed Acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, Owens Chapel Rd., 8th Voting District

Discussion began at 8:02 PM
Motion by WOODARD at 8:02 PM
Second by M. DORRIS at 8:02 PM
Voting began at 8:02 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 8:02 PM
Yes: 23
JACKSON, COUTS, THOMPSON, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, BILLY R DORRIS, MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, ELLIS, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 1
BRINKLEY

Passed With 13 Yes Votes Needed

Robertson County Commission Resolution No. 081726072

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 1.84 SURVEYED ACRES OF THE 24 ACRES OF PROPERTY LOCATED AT 2612 MEADOR RD., GREENBRIER, MORE PARTICULARLY IDENTIFIED AS TAX MAP 114, PART OF PARCEL 194.00 FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Shelby Keith and Greg Spain request to rezone 1.84 surveyed acres of the 24 acres of Tax Map 114, Part of Parcel 194.00, located at 2612 Meador Rd., 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 July 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 114, Part of Parcel 194.00, located at 2612 Meador Rd., 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 17th **day of** August, **2026.**

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

William A Tosh
Robertson County Mayor

ATTEST: Angie H Groves
Robertson County Clerk

Note about transcribed forms: this format exists to remove accessibility barriers, but some recipients prefer the original printed format. If you'd like help moving your entries into the original form, please use the live assistance options in the sidebar or contact the author.

Robertson County Tennessee seal with the words Robertson County Tennessee 1796 and symbols for agriculture and industry.

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:
Greg Spain

Mailing Address:

Email Address:

Phone Number:

Applicant's Representative Information

Name:
James Gregory Davis

Name of Firm:
Davis Land Surveying and Planning

Mailing Address:
2901 Privet Lane Clarksville, TN 37040

Email:

Telephone Number:

Property Information

Owner (if not applicant provide letter giving applicate permission):
Greg Spain by recorded Will

Physical Address:
2612 Meador Road Greebrier, TN 37073

Tax Map and Parcel Number:
114-~~196.00~~ P/O 194.00

Current Zoning Designation:
AG-2

Requested Zoning Designation:
RP-80

Will this property be subdivided (or combined) in some way within the next year?

- (•) Yes
- ( ) No

Purpose of rezoning request: 1.84 ac

The purpose is to rezone a portion of the, currently, 24 Acre Parcel to be able to subdivide the smallest lot possible around the existing farmhouse.

Submittal Review Procedure

1. Deliver one (1) copy of the application & any supporting materials to the Development Office before or by the [illegible] date. (Please see attached schedule; the "Corrections Due" does not apply to the type of application)
2. Provide copy of deed to prove ownership
3. Provide aerial photograph of the property from the Property Viewer
4. Provide a [illegible] **AND** [illegible] (Not required for [illegible])
5. Provide water letter from utility company stating location and size of current water line, adequate pressure for domestic use and fire flow requirements 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 [illegible]
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.

Shelby Keith 6·3·2026

Owner of Record Signature & DATE

Signature and date field for owner of record.

Shelby Keith 6·3·2026

Applicant's Signature & DATE

Signature and date field for applicant.

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 bmontoetn@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.

Charles N Jr EX. 05/11/2026

Owner of Record Signature & DATE

Signature and date field for owner of record.

Charles N Jr 05/11/2026

Applicant's Signature & DATE

Signature and date field for applicant.

5.5 All change and old money in safe shall be paid to my living children listed in Article 2 above and grand-daughter, Shelby Spain Keith, share and share alike.

5.6 All my tools and saws to Leland Franklin Spain, and Charles Gregory Spain, share and share alike.

5.7 I give and bequeath my lawn mower to Penny Lynn Spain.

ARTICLE 6
DISTRIBUTION OF REAL PROPERTY

6.1 I devise the real property owned at the time of my death to the person or persons listed after each property as follows:

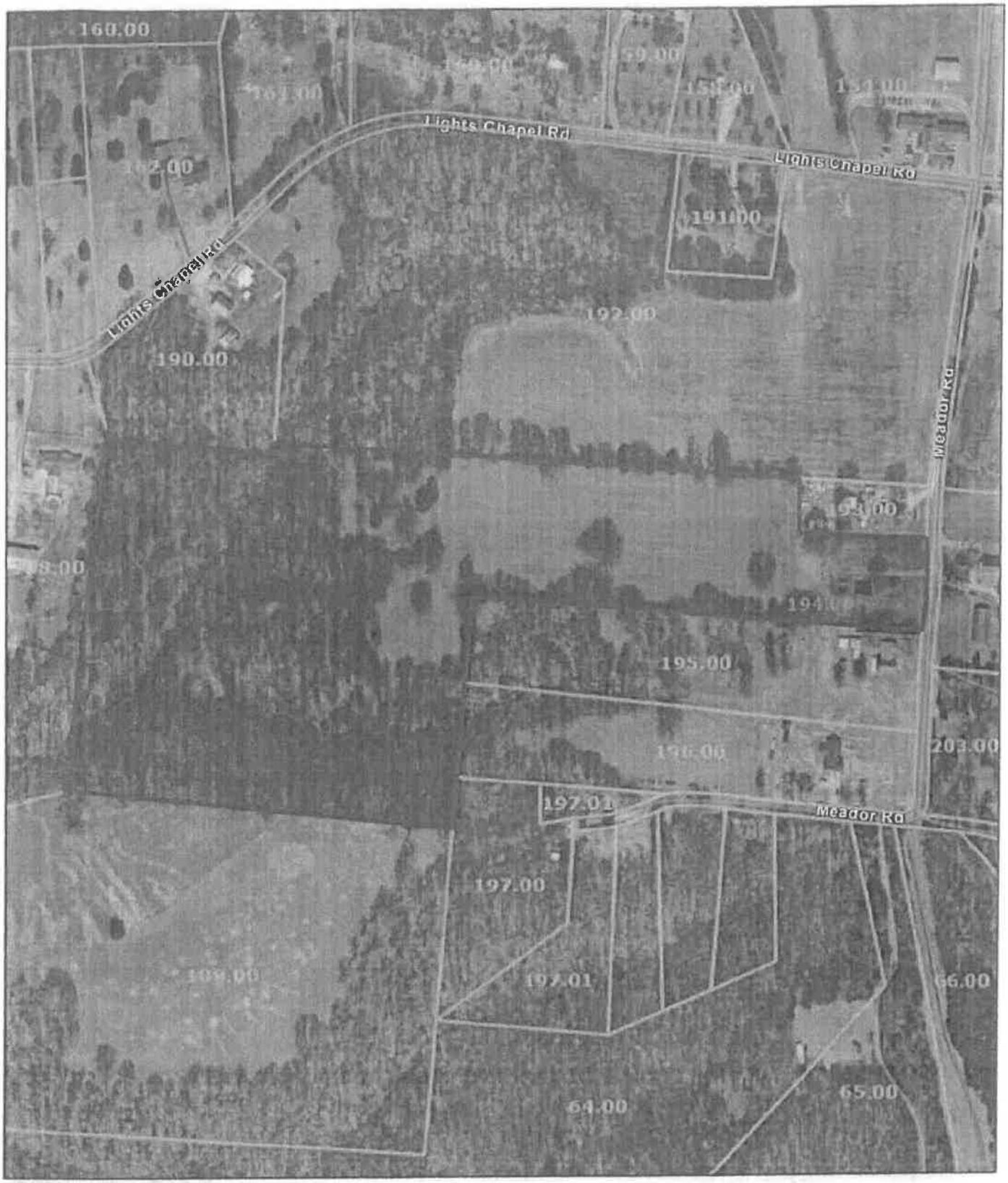
6.2 2609 Meador Road, Greenbrier, Robertson County, Tennessee, I devise to Penny Lynn Spain;

6.3 2606 Meador Road, Greenbrier, Robertson County, Tennessee, to Leland Franklin Spain;

6.4 2560 Meador Road, Greenbrier, Robertson County, Tennessee, to Charles Gregory Spain;

6.5 I devise to Shelby Spain Keith the property located at 2612 Meador Road, Greenbrier, Robertson County, Tennessee, and land described on drawing attached to my Will subject to life estate in and to Ruthie H. Spain. In the event the land area as described in the drawing attached to will violate the City of Greenbrier and/or Robertson County Codes; the land area shall revert to the original five (5) acres. In either case, I devise the remaining land (19 acres more or less) to Charles Gregory Spain.

6.6 I direct 3529 Baxter Road, Joelton, Tennessee, be sold at public or private sale and net proceeds divided among my four children and grand-daughter, Shelby Spain Keith, equally.



Date: May 29, 2026

County: ROBERTSON
Owner: SPAIN JAMES D ETUX SPAIN WANDA S
Address: MEADOR RD 2612
Parcel ID: 114 194.00
Deeded Acreage: 0
Calculated Acreage: 24
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

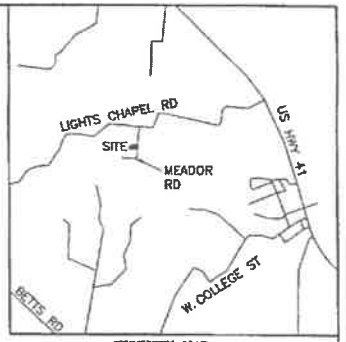
0 0.05 0.1 0.2 km

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

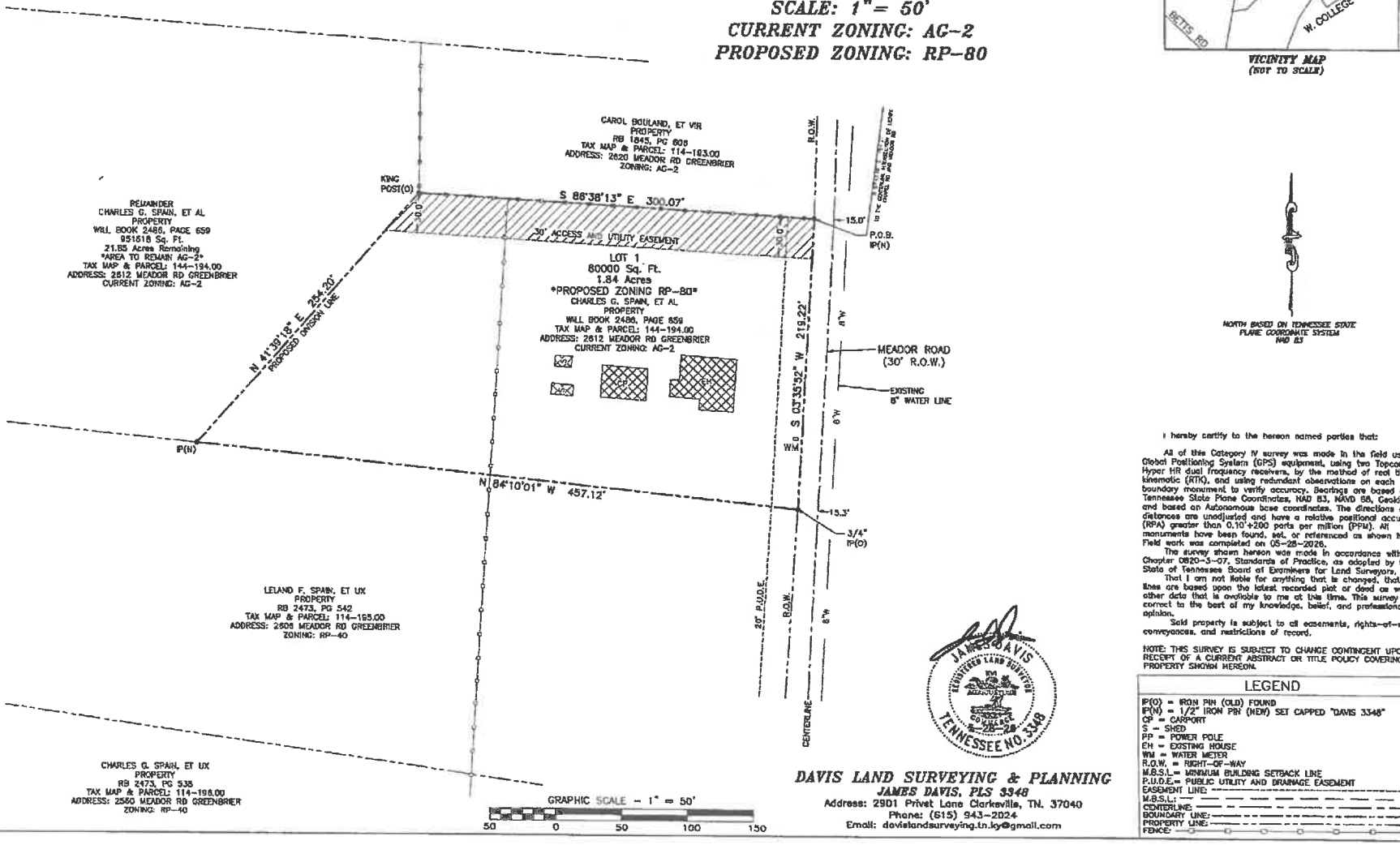
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

ZONING EXHIBIT OF
THE CHARLES G. SPAIN, ET AL PROPERTY

TAX MAP 114, PARCEL 194.00 (PORTION OF)
WILL BOOK 2486, PAGE 659, R.O.R.C.T.
TWELFTH CIVIL DISTRICT
ADDRESS: 2612 MEADOR ROAD
ROBERTSON COUNTY, TENNESSEE
DATE: MAY 28, 2026
TOTAL AREA TO BE REZONED: 1.84 ACRES
SCALE: 1"= 50'
CURRENT ZONING: AC-2
PROPOSED ZONING: RP-80



VICINITY MAP
(NOT TO SCALE)



NORTH BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83

I hereby certify to the hereon named parties that:

All of this Category IV survey was made in the field using Global Positioning System (GPS) equipment, using two Topcon Hyper HR dual frequency receivers, by the method of real time kinematic (RTK), and using redundant observations on each boundary monument to verify accuracy. Bearings are based on Tennessee State Plane Coordinates, NAD 83, NAVD 88, Geoid 18, and based on Autonomous base coordinates. The directions and distances are unadjusted and have a relative positional accuracy (RPA) greater than 0.10'+200 parts per million (PPM). All monuments have been found, set, or referenced as shown hereon. Field work was completed on 05-28-2026.

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.

That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.

Said property is subject to all easements, rights-of-way, conveyances, and restrictions of record.

NOTE: THIS SURVEY IS SUBJECT TO CHANGE CONTINGENT UPON RECEIPT OF A CURRENT ABSTRACT OR TITLE POLICY COVERING THE PROPERTY SHOWN HEREON.

LEGEND

IP(O) = IRON PIN (OLD) FOUND
IP(N) = 1/2" IRON PIN (NEW) SET CAPPED "DAVIS 3348"
CP = CARPORT
S = SHED
PP = POWER POLE
EH = EXISTING HOUSE
WM = WATER METER
R.O.W. = RIGHT-OF-WAY
M.B.S.L.= MINIMUM BUILDING SETBACK LINE
P.U.D.E.= PUBLIC UTILITY AND DRAINAGE EASEMENT
EASEMENT LINE:
M.B.S.L.:
CENTERLINE:
BOUNDARY LINE:
PROPERTY LINE:
FENCE:

DAVIS LAND SURVEYING & PLANNING
JAMES DAVIS, PLS 3348
Address: 2901 Privet Lane Clarksville, TN. 37040
Phone: (615) 943-2024
Email: davislandsurveying.tn.ky@gmail.com

Property Description
of a portion of
The Charles G. Spain, ET AL Property
Tax Map 114, Parcel 194.00 (portion of)
Will Book 2486, Page 659, R.O.R.C.T.

Lot 1

Being a Tract of land situated in the 12th Civil District of Robertson County, Tennessee, 5.18 miles, more or less, southeast of downtown Springfield, said Tract being generally located north of Betts Road, south of Lights Chapel Road, east of New Cut Road, west of, and adjacent to Meador Road, and being more particularly described as follows:

Beginning at an iron pin (new) in the westerly right-of-way of Meador Road, said iron pin being South 07 degrees 43 minutes 48 seconds West 794.77 feet from the centerline intersection of Lights Chapel Road and Meador Road, and being the southeasterly corner of the Carol Boulard, ET VIR property, as recorded in Record Book 1845, Page 606, R.O.R.C.T.;

Thence leaving the said Boulard property, and continuing with the said right-of-way of Meador Road, South 03 degrees 35 minutes 52 seconds West 219.22 feet to an existing 3/4" iron pin, said iron pin being the northeasterly corner of the Leland F. Spain, ET UX property, as recorded in Record Book 2473, Page 542, R.O.R.C.T.;

Thence leaving the said right-of-way of Meador Road, and continuing with the afore-mentioned Spain property, North 84 degrees 10 minutes 01 seconds West 457.12 feet to an iron pin (new);

Thence leaving the said Spain property, and continuing with a new severance line, North 41 degrees 39 minutes 18 seconds East 254.20 feet to an existing king post, said king post being the southwesterly corner of the above-mentioned Boulard property;

Thence continuing with the said Boulard property, South 86 degrees 38 minutes 13 seconds East 300.07 feet to the point of beginning.

Said Tract contains 1.84 Acres (80,000 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

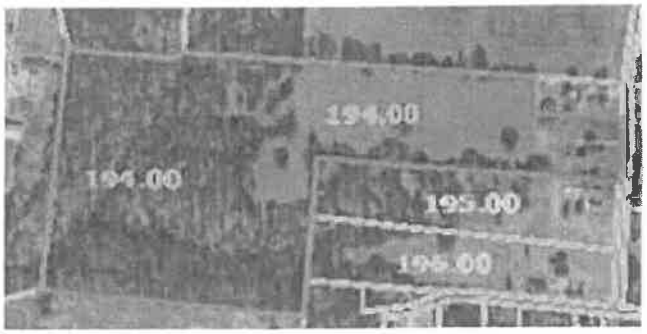
Property description is based on a physical survey by James Davis, RLS 3348, on May 28, 2026

All new iron pins set are 1/2" x 18" rebar with plastic cap stamped "Davis 3348".

Robertson County Planning and Zoning
Agenda Review Sheet
Planning Commission Meeting
July 23, 2026

Applicant: Shelby Keith and Greg Spain
Surveyor: James Davis

Request: Rezone **1.84 surveyed *acres*** of the 24 acres Tax Map 114, Part of Parcel 194.00 from AG-2 to RP-80



Property Information:

- Tax Map 114, Part of Parcel 194.00
- 2612 Meador Rd., Greenbrier
- Total lot acreage: 24 acres (1,045,440 sq. ft.)
- **Rezone Request: 1.84 surveyed acres. (80,150.40 sq. ft.)**

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

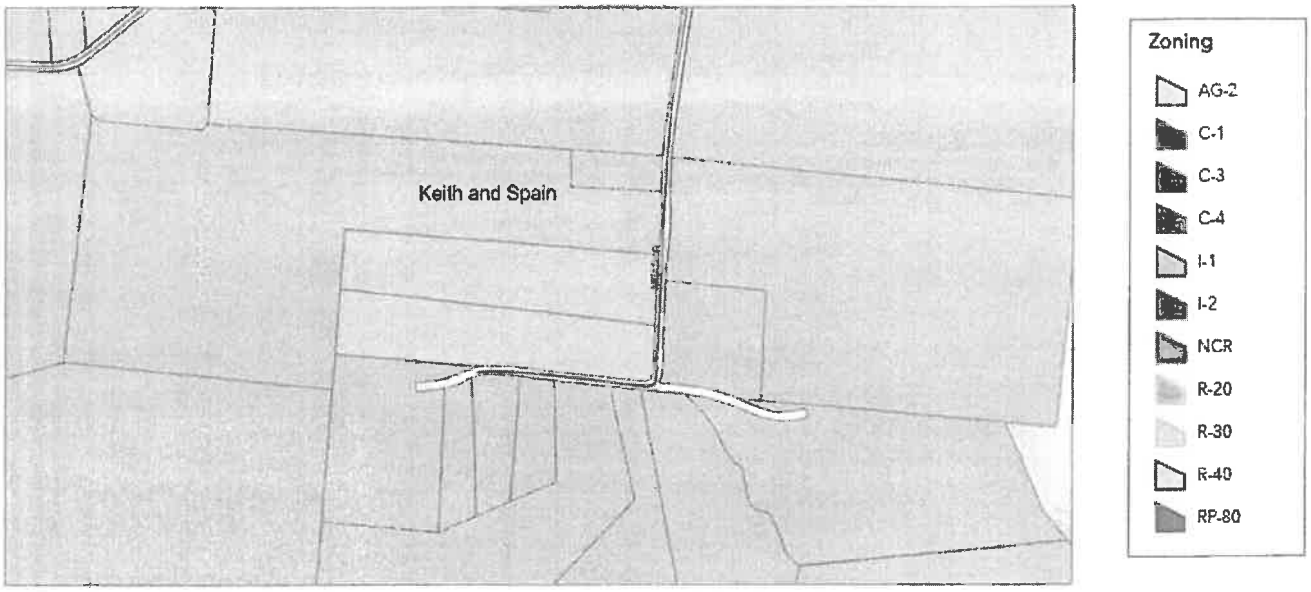
Discussion & Observations:
The applicant wishes to rezone 1.84 surveyed acres of the 24-acre parcel to place the house on its own parcel. The subject property is surrounded by mostly AG-2 zoning with a couple of R-40 zones in the immediate vicinity. Several of the AG-2 zone properties are non-conforming and would be considered R-40 or RP-80 by today's standards. The applicant's request to rezone RP-80 appears to be dimensionally appropriate. *Please see Exhibit 1 for excerpts from the Robertson County zoning map and Growth Plan map.*

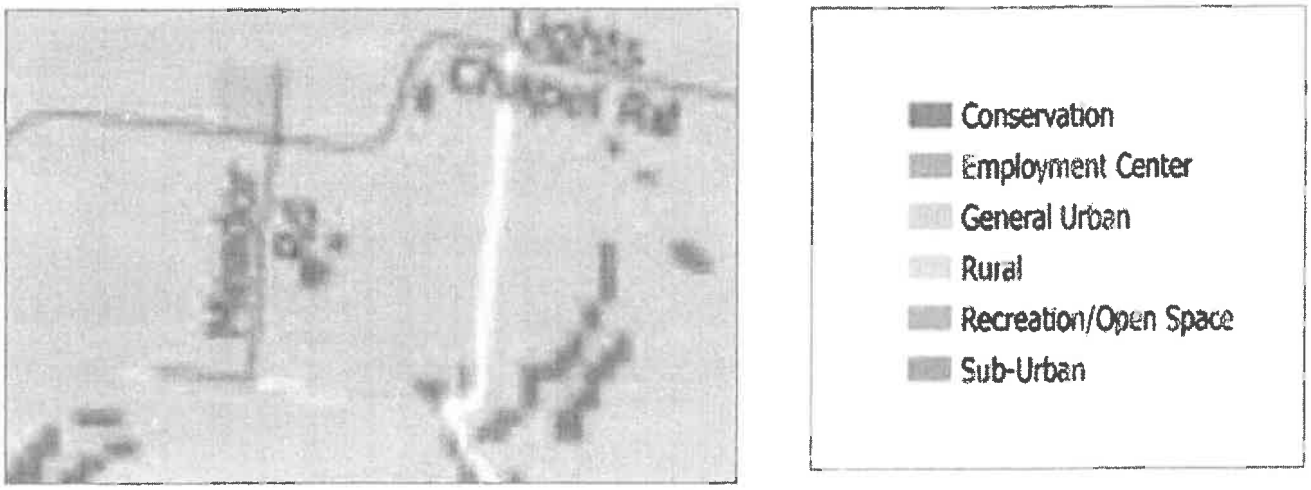
Growth Plan: The Rural character area is intended to preserve and promote the continuation of agrarian and rural land uses throughout the County. While these areas are primarily agricultural, their character may gradually shift toward rural residential development as they become closer to cities and villages. The majority of the County is expected to remain designated as Rural throughout the planning horizon of this land use plan, ensuring the long-term preservation of its rural landscape and agricultural heritage. Appropriate uses within Rural areas include open space, agricultural operations, homesteads associated with farming activities, and businesses that provide services supporting agricultural production. These uses are encouraged in order to maintain the County's rural character, support the local agricultural economy, and protect natural and scenic resources.

Recommendation: Positive recommendation to the County Legislative Body, as the intent of this area is to remain rural, for which RP-80 is an appropriate zoning designation.

**** END COMMENTS ****

Exhibit 1
Austin Peay University Zoning Map





Resolution No. 081726072 Rezone Shelby Keith and Greg Spain

Rezone 1.84 acres of the 24 Surveyed Acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, 2612 Meador Rd., 5th Voting District

Discussion began at 8:02 PM
Motion by WHITE at 8:03 PM
Second by MARTIN at 8:03 PM
Voting began at 8:03 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 8:03 PM
Yes: 23
JACKSON, COUTS, THOMPSON, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, BILLY R DORRIS, MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, ELLIS, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 1
BRINKLEY

Passed With 13 Yes Votes Needed

Robertson County Commission Resolution No. 081726073

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 3.08 SURVEYED ACRES OF THE 5.16 ACRES OF PROPERTY LOCATED AT 2606 MEADOR RD., GREENBRIER, MORE PARTICULARLY IDENTIFIED AS TAX MAP 114, PART OF PARCEL 195.00 FROM R-40 TO AG-2, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Leland Spain requests to rezone 3.08 surveyed acres of the 5.16 acres of Tax Map 114, Part of Parcel 196.00, located at 2606 Meador Rd., from R-40 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 July 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 114, Part of Parcel 195.00, located at 2606 Meador Rd., from R-40 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 17th **day of** August**, 2026.**

William A Cople
Robertson County Mayor

ATTEST: Angie H Groves
Robertson County Clerk

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

Note about transcribed forms: this format exists to remove accessibility barriers, but some recipients prefer the original printed format. If you'd like help moving your entries into the original form, please use the live assistance options in the sidebar or contact the author.

Robertson County Tennessee seal with the words Robertson County Tennessee 1796 and symbols for agriculture and industry.

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:
Leland F. Spain

Mailing Address:

Email Address:

Phone Number:

Applicant's Representative Information

Name:
James Gregory Davis

Name of Firm:
Davis Land Surveying and Planning

Mailing Address:
2901 Privet Lane Clarksville, TN 37040

Email:

Telephone Number:

Property Information

Owner (if not applicant provide letter giving applicate permission):
Greg Spain by recorded Will

Physical Address:
2606 Meador Road Greebrier, TN 37073

Tax Map and Parcel Number:
114-195.00 P1O

Current Zoning Designation:
RP-40

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:

To rezone the shown portion of the Spain property to be able to consolidate it with the adjacent farm which is zoned AG-2.

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.

6/12/26

Owner of Record Signature & DATE

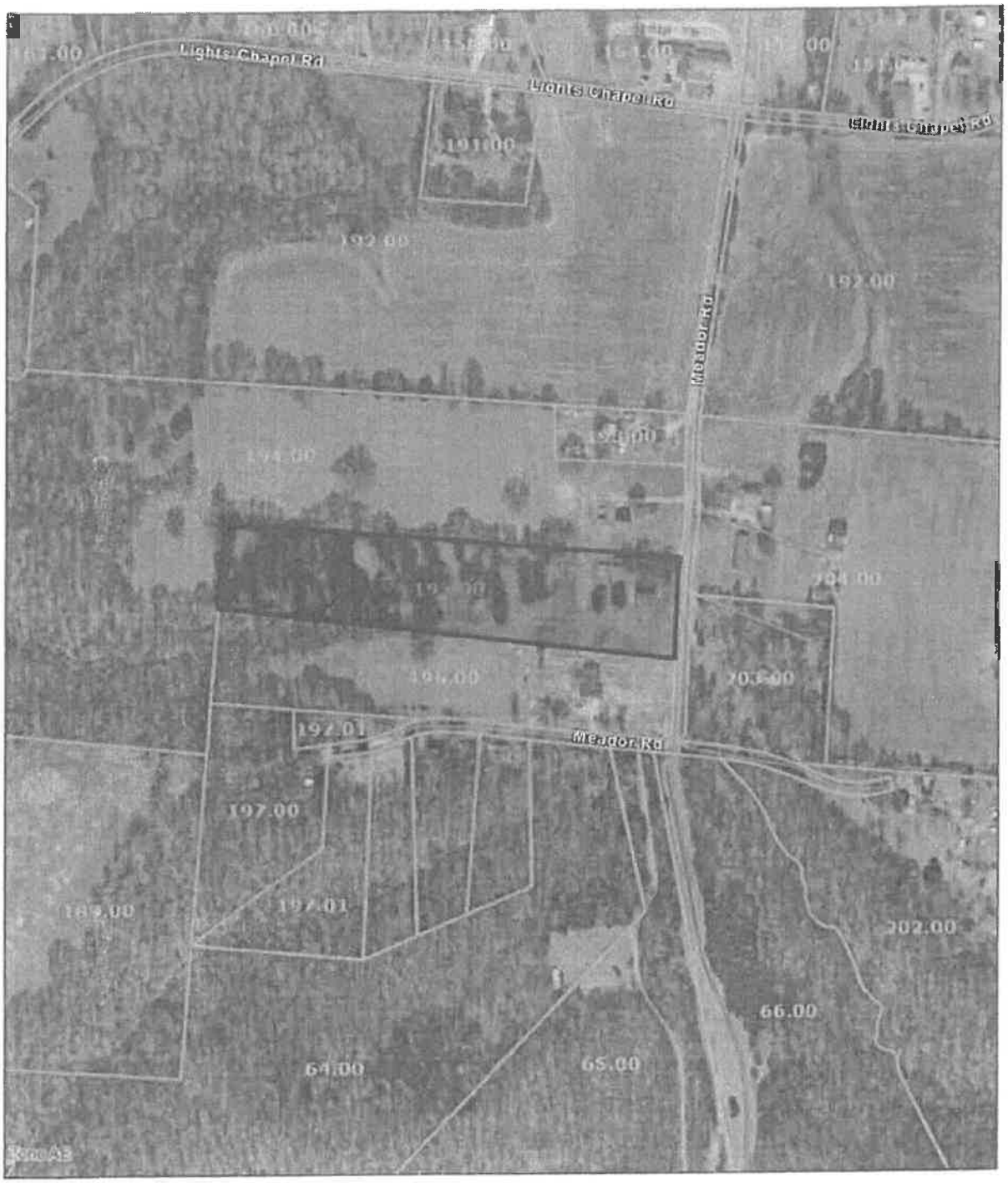
Signature and date field for owner of record.

6-15-26

Applicant's Signature & DATE

Signature and date field for applicant.

Robertson County - Parcel: 114 195.00



Date: June 15, 2026

County: ROBERTSON
Owner: SPAIN JAMES DONALDSON SR
Address: MEADOR RD 2606
Parcel ID: 114 195.00
Deeded Acreage: 5.16
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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

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

Property Description
of a portion of
The Leland F. Spain, ET UXProperty
Tax Map 114, Parcel 195.00 (portion of)
Record Book 2473, Page 542, R.O.R.C.T.

Area to be Rezoned

Being a Tract of land situated in the 12th Civil District of Robertson County, Tennessee, 5.18 miles, more or less, southeast of downtown Springfield, said Tract being generally located north of Betts Road, south of Lights Chapel Road, east of New Cut Road, west of, and adjacent to Meador Road, and being more particularly described as follows:

Commencing at an existing 3/4" iron pin in the westerly right-of-way of Meador Road, said iron pin being South 07 degrees 43 minutes 48 seconds West 1013.77 feet from the centerline intersection of Lights Chapel Road and Meador Road, and being the southeasterly corner of the Charles G. Spain, ET AL property, as recorded in Will Book 2486, Page 659, R.O.R.C.T.;

Thence leaving the said right-of-way of Meador Road, and continuing with the said Charles Spain, ET AL property for the next 2 calls as follows: North 84 degrees 10 minutes 01 seconds West 14.40 feet to an existing iron pin capped "SEA 1708"; Thence North 84 degrees 10 minutes 01 seconds West 387.48 feet to an iron pin (new) and the **True Point of Beginning;**

Thence leaving the afore-mentioned Charles Spain, ET AL property, and continuing with a new severance line, South 05 degrees 50 minutes 01 seconds West 222.63 feet to an iron pin (new), said iron pin being in the northernly line of the Charles G. Spain, ET UX property, as recorded in Record Book 2473, Page 538, R.O.R.C.T.;

Thence continuing with the said Charles Spain, ET UX property, North 81 degrees 38 minutes 34 seconds West 638.81 feet to an existing iron pin capped "SEA 1708", said iron pin being in a line of the above-mentioned Charles G. Spain, ET AL property;

Thence leaving the said Charles Spain, ET UX property, and continuing with the said Charles Spain, ET AL property, and generally following a fence line for the next 2 calls as follows: North 03 degrees 05 minutes 22 seconds East 194.72 feet to an existing iron pin capped "SEA 1708"; Thence South 84 degrees 10 minutes 01 seconds East 647.51 feet to the **True Point of Beginning.**

Said Tract contains 3.08 Acres (134,009 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by James Davis, RLS 3348, on May 28, 2026

All new iron pins set are 1/2" x 18" rebar with plastic cap stamped "Davis 3348".

ZONING EXHIBIT OF
THE LELAND F. SPAIN, ET UX PROPERTY

TAX MAP 114, PARCEL 195.00 (PORTION OF)
RECORD BOOK 2473, PAGE 542, R.O.R.C.T.
TWELFTH CIVIL DISTRICT
ADDRESS: 2606 MEADOR ROAD
ROBERTSON COUNTY, TENNESSEE
DATE: JUNE 11, 2026
TOTAL AREA TO BE REZONED: 3.08 ACRES
SCALE: 1"= 60'
CURRENT ZONING: RP-40
PROPOSED ZONING: AG-2

NORTH BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83



VICINITY MAP
(NOT TO SCALE)

CHARLES G. SPAIN, ET AL
PROPERTY
WILL BOOK 2486, PAGE 859
TAX MAP & PARCEL: 144-194.00
ADDRESS: 2512 MEADOR RD GREENBRIER
CURRENT ZONING: AG-2

CHARLES G. SPAIN, ET AL
PROPERTY
WILL BOOK 2486, PAGE 859
TAX MAP & PARCEL: 144-194.00
ADDRESS: 2512 MEADOR RD GREENBRIER
CURRENT ZONING: AG-2

CHARLES G. SPAIN, ET AL
PROPERTY
WILL BOOK 2486, PAGE 859
TAX MAP & PARCEL: 144-194.00
ADDRESS: 2512 MEADOR RD GREENBRIER
CURRENT ZONING: AG-2

AREA TO BE REZONED
134009 Sq. Ft.
3.08 Acres
LELAND F. SPAIN, ET UX
PROPERTY
RB 2473, PG 542
TAX MAP & PARCEL: 114-195.00
ADDRESS: 2606 MEADOR RD GREENBRIER
CURRENT ZONING: RP-40
PROPOSED ZONING: AG-2

AREA TO REMAIN CURRENT ZONING
90690 Sq. Ft.
2.08 Acres
LELAND F. SPAIN, ET UX
PROPERTY
RB 2473, PG 542
TAX MAP & PARCEL: 114-195.00
ADDRESS: 2606 MEADOR RD GREENBRIER
CURRENT ZONING: RP-40

CHARLES G. SPAIN, ET UX
PROPERTY
RB 2473, PG 536
TAX MAP & PARCEL: 114-196.00
ADDRESS: 2550 MEADOR RD GREENBRIER
ZONING: RP-40

IP(O)
IP(N)
P.O.B.
P.O.C. 3/4" IP(O)
S 84°10'01" E 647.51'
N 03°05'22" E 194.73'
N 84°10'01" W 387.48'
S 05°50'01" W 222.43'
N 81°38'34" W 636.81'
L1
CENTERLINE MEADOR ROAD (R.O.W. VARIES)

I hereby certify to the hereon named parties that:

All of this Category IV survey was made in the field using Global Positioning System (GPS) equipment, using two Topcon Hyper HR dual frequency receivers, by the method of real time kinematic (RTK), and using redundant observations on each boundary monument to verify accuracy. Bearings are based on Tennessee State Plane Coordinates, NAD 83, NAVD 88, Geoid 18, and based on Autonomous base coordinates. The directions and distances are unadjusted and have a relative positional accuracy (RPA) greater than 0.10'+200 parts per million (PPM). All monuments have been found, set, or referenced as shown hereon. Field work was completed on 05-28-2026.

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.

That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.

Said property is subject to all easements, rights-of-way, conveyances, and restrictions of record

NOTE: THIS SURVEY IS SUBJECT TO CHANGE CONTINGENT UPON RECEIPT OF A CURRENT ABSTRACT OR TITLE POLICY COVERING THE PROPERTY SHOWN HEREON.

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 84°10'01" W	14.40'

GRAPHIC SCALE - 1" = 60'

60 0 60 120 180

JAMES DAVIS
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
2026
TENNESSEE NO. 3348

DAVIS LAND SURVEYING & PLANNING
JAMES DAVIS, PLS 3348
Address: 2901 Privet Lane Clarksville, TN. 37040
Phone: (615) 943-2024
Email: davislandsurveying.tn.ky@gmail.com

LEGEND

IP(O) = IRON PIN (OLD) FOUND CAPPED "SEA 1708"
IP(N) = 1/2" IRON PIN (NEW) SET CAPPED "DAVIS 3348"
CP = CARPORT
S = SHED
PP = POWER POLE
EH = EXISTING HOUSE
WM = WATER METER
R.O.W. = RIGHT-OF-WAY
M.B.S.L.= MINIMUM BUILDING SETBACK LINE
P.U.D.E.= PUBLIC UTILITY AND DRAINAGE EASEMENT
EASEMENT LINE:
M.B.S.L.:
CENTERLINE:
BOUNDARY LINE:
PROPERTY LINE:
FENCE:

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
July 23, 2026

Applicant: Leland Spain
Surveyor: James Davis

Request: Rezone **3.08 surveyed *acres***
of the 5.16 acres
Tax Map 114, Part of Parcel 195.00
from R-40 to AG-2



Property Information:
- Tax Map 114, Part of Parcel 195.00
- 2606 Meador Rd., Greenbrier
- Total lot acreage: 5.16 acres
(224,769.60 sq. ft.)
- **Rezone Request: 3.08 surveyed acres.**
(134,164.80 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 3.08 surveyed acres of the 5.16 acres to consolidate them into the larger tract behind it. The subject property is surrounded by mostly AG-2 zoning. Several of the AG-2 zone properties are non-conforming and would be considered R-40 or RP-80 by today's standards. The applicant's request to rezone AG-2 appears to be dimensionally appropriate. *Please see Exhibit 1 for excerpts from the Robertson County Zoning Map and Growth Plan Map.*

Growth Plan: The Rural character area is intended to preserve and promote the continuation of agrarian and rural land uses throughout the County. While these areas are primarily agricultural, their character may gradually shift toward rural residential development as they become closer to cities and villages. The majority of the County is expected to remain designated as Rural throughout the planning horizon of this land use plan, ensuring the long-term preservation of its rural landscape

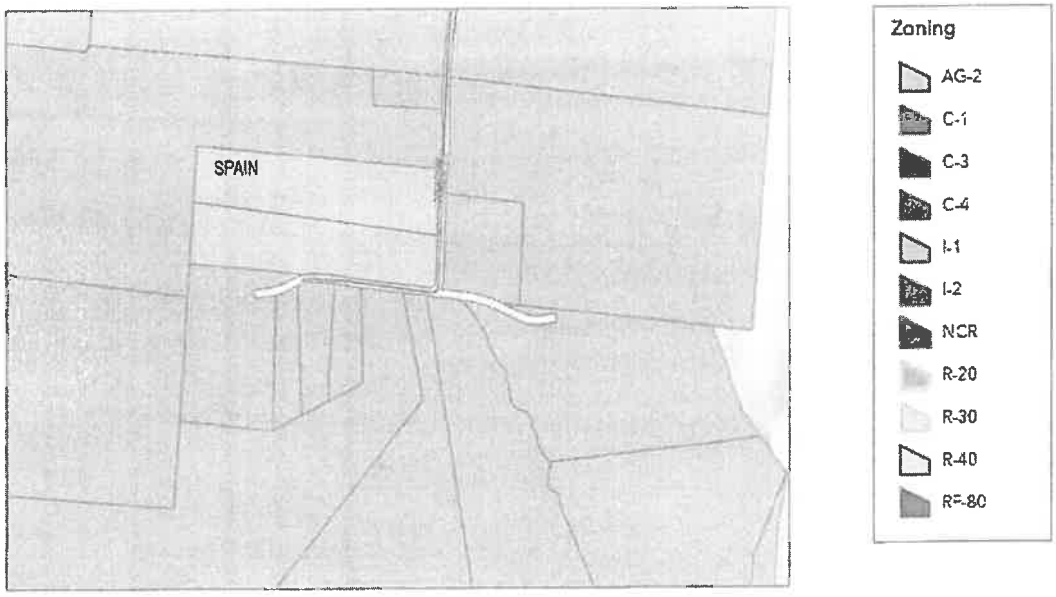
and agricultural heritage. Appropriate uses within Rural areas include open space, agricultural operations, homesteads associated with farming activities, and businesses that provide services supporting agricultural production. These uses are encouraged in order to maintain the County's rural character, support the local agricultural economy, and protect natural and scenic resources.

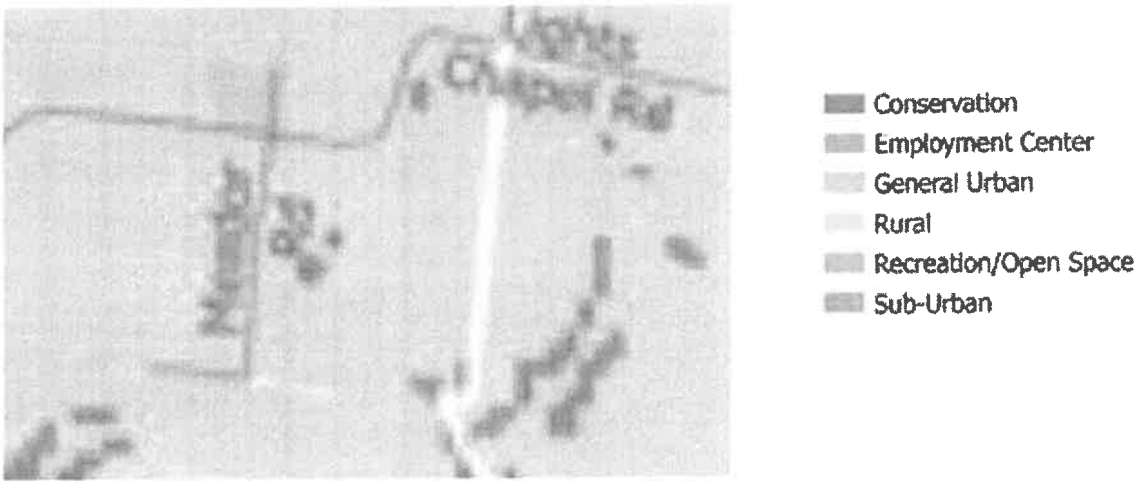
Recommendation: Positive recommendation to the County Legislative Body for rezoning.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





Resolution No. 081726073 Rezone Leland Spain

Rezone 3.08 acres of the 5.16 Surveyed Acres, R-40 to AG-2, Low Density Residential District to Agricultural/Residential, 2606 Meador Rd., 5th Voting District

Discussion began at 8:03 PM
Motion by HEAD-HIEBER at 8:03 PM
Second by ROBERTS at 8:03 PM
Voting began at 8:03 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 8:03 PM
Yes: 23
JACKSON, COUTS, THOMPSON, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, BILLY R DORRIS, MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, ELLIS, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 1
BRINKLEY

Passed With 13 Yes Votes Needed

RESOLUTION NO. 081726074

A RESOLUTION MAKING APPROPRIATIONS FOR THE VARIOUS FUNDS, DEPARTMENTS, OFFICES AND AGENCIES OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2027

SECTION 1. BE IT RESOLVED by the Board of Commissioners of Robertson County, Tennessee that funds are hereby appropriated for the purpose of meeting the expenses, capital outlay and debt payments of the various funds, departments, offices and agencies of Robertson County, Tennessee, for the fiscal year beginning July 1, 2026 and ending June 30, 2027, according to the following schedule:

GENERAL FUND

County Commission	$ 536,390
County Mayor	733,018
Administrator of Elections	583,829
Register of Deeds	423,024
Planning and Zoning	548,056
Engineering	258,612
County Buildings	1,427,356
Archives	210,866
Finance Department	810,969
Property Assessor's Office	704,594
County Trustee's Office	464,297
County Clerk's Office	939,172
Circuit Court Clerk's Office	1,362,616
General Sessions Court	656,267
Drug Recovery Court/Mental Health Court/Opioid (OAC)	575,141
Chancery Court	435,044
Juvenile Court	730,527
Sheriff's Department	22,893,919
Fire Prevention Services	1,985,775
Emergency Management	309,944
Health Department	1,141,819
Animal Control	570,814
Ambulance Service	8,798,620
Litter Grant Program	107,470
Agriculture Extension Service	249,151
Other Charges	9,169,740
Contributions to Other Agencies	689,971
Total General Fund	$57,317,000

SOLID WASTE/SANITATION FUND

Convenience Centers	$ 409,391
Transfer Station	6,947,723
Recycling Center	83,856
Landfill Post Closure	141,448
Other Charges	257,582
Total Sanitation Fund	$ 7,840,000

HIGHWAY FUND

Administration	$ 482,073
Highway Maintenance	3,790,537
Equipment Maintenance	615,508
Other Charges	537,882
Capital Outlay	810,000
Total Highway Fund	$ 6,236,000

SCHOOL FUND

Regular Education Program	$72,503,537
Alternative Education Program	1,399,382
Special Education Program	11,274,881
Vocational Education Program	5,866,816
Student Body Education Program	395,051
Attendance Services Support	960,082
Health Services Support	2,787,620
Other Student Support	3,726,236
Regular Education Support	3,234,684
Special Education Support	1,174,646
Vocational Education Support	377,658
Technology	2,350,218
Board of Education	1,827,069
Director's Office	896,134
Principal's Offices	9,577,454
Fiscal Services	386,308
Human Resources	476,258
Plant Operation	7,656,919
Plant Maintenance	3,956,173
Transportation	7,973,282
Food Services	5,892,420
Community Services	1,327,813
Pre - K Education Program	1,454,652
Capital Outlay	2,545,000
Operating Transfer	750,000
Total School Fund	$150,770,293

DEBT SERVICE FUND

General Debt Service	$ 3,116,813
Education Debt Service	9,854,432
Other Charges	268,755
Total Debt Service Fund	$13,240,000

GENERAL CAPITAL PROJECTS FUND

Public Health and Welfare Projects	$ 1,895,705
Total General Capital Projects Fund	$ 1,895,705

COMMUNITY DEVELOPMENT / RCEDB / RED RIVER PRESERVE PILOT FUND

Public Health and Welfare Projects	$ 1,895,772
Total Comm Dev /RCEDB/ Red River Preserve PILOT Fund	$ 1,895,772

SECTION 2. BE IT FURTHER RESOLVED that the budget for the School Federal Projects Fund shall be the budget approved by the Robertson County Board Of Education.

SECTION 3. BE IT FURTHER RESOLVED that there are also hereby appropriated certain portions of the commissions and fees for collecting taxes and licenses and for administering other funds which the Trustee, County Clerk, Circuit Court Clerk, Register, Sheriff and the Clerk and Master and their officially authorized deputies and assistants may be entitled to receive under State laws heretofore or hereafter enacted. Expenditures out of commissions, and/or fees collected by the Trustee, County Clerk, Circuit Court Clerk, Clerk and Master, Register and the Sheriff may be made for such purposes and in such amounts as may be authorized by existing law or by valid order of any court having power to make such appropriations. Any excess commission and/or fees collected over and above the expenditures duly authorized shall be paid over to the Trustee and placed in the General Fund as provided by law.

SECTION 4. BE IT FURTHER RESOLVED that if any fee officials, as enumerated in Section 8-22-101, T.C.A., operate under the provisions of Section 8-22-104, T.C.A., then the provisions of the preceding paragraph shall not apply to those particular officials.

SECTION 5. BE IT FURTHER RESOLVED that the salary of each officer or employee of the County shall not exceed the amount authorized by existing law and the number of full-time positions in each department shall not exceed the total authorized in the detailed budget document.

SECTION 6. BE IT FURTHER RESOLVED that the total salary expenditures of each department shall not exceed the total salary budget per department contained in the detailed budget document and the total of all expenditures of each department shall not exceed the departmental appropriations contained in this resolution.

SECTION 7. BE IT FURTHER RESOLVED that any amendment to the budget shall be approved as provided in Section 5-9-407, T.C.A. One copy of each amendment shall be filed with the County Clerk, the Finance Director, and each respective departmental head.

SECTION 8. BE IT FURTHER RESOLVED that any resolution which may hereafter be presented to the Board of Commissioners for appropriations in addition to those made by this Resolution shall specifically provide sufficient funds during the fiscal year to meet such additional appropriation.

SECTION 9. BE IT FURTHER RESOLVED that the County Mayor or Finance Director are hereby authorized to borrow money on revenue anticipation notes, provided such notes are first approved by the Director of State and Local Finance, to pay for the expenses herein authorized until the taxes and other revenue for the fiscal year have been collected. The proceeds of loans for each individual fund shall not exceed 60% of the appropriations of each individual fund and shall be used only to pay the expenses and other requirements of the fund for which the loan is made. The loan shall be paid out of revenue from the fund for which money is borrowed. The notes evidencing the loans authorized under this section shall be used under the applicable sections of Title 9, Chapter 21, Tennessee Code Annotated. Said notes shall be signed by the County Mayor or the Finance Director and countersigned by the County Clerk. The notes shall be paid in full by the last day of the fiscal year.

SECTION 10. BE IT FURTHER RESOLVED that delinquent property taxes for the fiscal year ending June 30, 2025 and prior years and the interest and penalty thereon collected during the fiscal year ending June 30, 2027 shall be apportioned to the various funds according to the division of the tax levy for the fiscal year ending June 30, 2026. The Clerk and Master and the Trustee are hereby authorized and directed to make such apportionment accordingly. All business tax collections, including penalty and interest, shall accrue to the School Fund.

SECTION 11. BE IT FURTHER RESOLVED that all unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and be of no further effect.

SECTION 12. BE IT FURTHER RESOLVED that any resolution or part of a resolution which has heretofore been passed by the Board of Commissioners which conflicts with any provision in this resolution is hereby repealed.

SECTION 13. BE IT FURTHER RESOLVED that this resolution shall take effect from and after its passage and its provisions shall be in force for the fiscal year beginning July 1, 2026 and ending June 30, 2027. This resolution shall be spread upon the minutes of the Board of Commissioners.

SECTION 14. BE IT FURTHER RESOLVED that Local Option Sales Tax in the amount of $19,500,000 shall be allocated to the General Purpose School Fund in equal monthly installments of $1,625,000 and that $1,200,000 shall be allocated to the General Capital Projects Fund in equal monthly installments of $100,000 and that $1,620,000 shall be allocated to the General Fund in equal monthly installments of $135,000 with all remaining excess Local Option Sales Tax to be allocated to the General Purpose School Fund. This resolution will replace any prior resolution passed concerning the allocation of Local Option Sales Tax. This resolution will follow the guidelines outlined in the Sales Tax Law Section 67-6-712, T.C.A. This resolution shall be spread upon the minutes of the Board of Commissioners.

Duly passed and approved this 17th day of August, 2026.

County Commissioner

County Mayor

County Clerk



Resolution No. 081726074

Making Appropriations for the Various Funds, Departments, Offices and Agencies of Robertson County, Tennessee for the Fiscal Year Ending June 30, 2027

Discussion began at 8:04 PM
Motion by COUTS at 8:04 PM
Second by MARTIN at 8:04 PM
Voting began at 8:05 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 8:05 PM
Yes: 23
JACKSON, COUTS, THOMPSON, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, BILLY R DORRIS, MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, ELLIS, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 1
BRINKLEY

Passed With 13 Yes Votes Needed

RESOLUTION NO. 081726075

A RESOLUTION ESTABLISHING THE PROPERTY TAX LEVY OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2027

SECTION 1. BE IT RESOLVED by the Board of Commissioners of Robertson County, Tennessee that the property tax rate of Robertson County, Tennessee for the fiscal year beginning July 1, 2026 and ending June 30, 2027 shall be $1.80 on each $100.00 of taxable property. The resulting revenue shall be distributed according to the following schedule:

FUND	RATE
General	.97
Solid Waste/Sanitation	.02
School	.59
Debt Service	.22
Total	$1.80

SECTION 2. BE IT FURTHER RESOLVED that any resolution or part of a resolution which has heretofore been passed by the Board of Commissioners which conflicts with any provision in this resolution is hereby repealed.

SECTION 3. BE IT FURTHER RESOLVED that this resolution shall take effect from and after its passage and its provisions shall be in force for the fiscal year beginning July 1, 2026 and ending June 30, 2027. This resolution shall be spread upon the minutes of the Board of Commissioners.

Duly passed and approved this 17th day of August, 2026.

Bobby Coats
County Commissioner

William A Soda
County Mayor

Angie H Groves
County Clerk



Resolution No. 081726075

Establishing the Property Tax Levy of Robertson County, TN for the Fiscal Year Ending June 30, 2027 - $1.80 on Each $100.00 of Taxable Property

Discussion began at 8:06 PM
Motion by COUTS at 8:06 PM
Second by MARTIN at 8:06 PM
Voting began at 8:06 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 8:06 PM
Yes: 23
JACKSON, COUTS, THOMPSON, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, BILLY R DORRIS, MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, ELLIS, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 1
BRINKLEY

Passed With 13 Yes Votes Needed

RESOLUTION NO. 081726076

A RESOLUTION TO APPROVE SALE OF COUNTY REAL ESTATE PROPERTY

WHEREAS, Robertson County, Tennessee ("the County") is the owner of certain real property located at the intersection of State Highway 76 and 5th Avenue East in Springfield, Tennessee, further referenced as Parcel 049.00 on Tax Map 080 in the Tax Assessor's Office for said County, referred to herein as "the Property"; and

WHEREAS, the County has offered the property for sale following approved County and State bid procedures and a proposal has been received from Prime Trucking TN., LLC as the Buyer to purchase said property for $350,000 pursuant to that Contract of Sale attached as Exhibit "A" hereto; and

WHEREAS, it is the desire of Robertson County to sell said property to the Buyer pursuant to the terms of said Contract;

NOW, THEREFORE, BE IT RESOLVED by the Robertson County Commission, meeting in regular session this the 17th day of August, 2026 does hereby authorize and direct the County Mayor to execute said Contract on behalf of the County, and further authorizes the County Mayor and all other County officials as to execute a deed of conveyance together with all other customary closing documents as may be recommended by the County Attorney Office.

Passed this the 17th day of August, 2026, to be effective on the date of its passage, the public welfare requiring it.

COUNTY COMMISSIONER

William A Vogle
WILLIAM A. VOGLE, County Mayor

ATTEST:

Angie H Groves
ANGIE H. GROVES
County Clerk

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

RESOLUTION NO. 081726076

This Instrument Prepared by:
Clyde W. Richert III
Richert & Dilliha, PLLC
Springfield, TN 37172

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT OF SALE made and entered into by and between ROBERTSON COUNTY, TENNESSEE, hereinafter referred to as the Seller,

And Prime Trucking TN, LLC hereinafter referred to as the Buyer;

WITNESSETH:

I. EARNEST MONEY:

The Buyer herewith deposits with the Robertson County Finance Office the sum of $ $4,000.00 as earnest money to constitute part payment of purchase price.

2. AGREEMENT OF SALE:

The Seller, in consideration of any earnest money deposited, and the mutual promises set forth in this Contract, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has this day sold, does hereby agree to convey by a good and valid special warranty deed to said Buyer, or to such person as Buyer may in writing direct, the following described real estate, known as Map 080, Parcel 049.00, situated in Springfield, Tennessee.

See attached Exhibit "A" for the legal description of the Property

3. CONSIDERATION:

The buyer agrees to purchase the Seller's interest in said real estate, and to pay therefore the total sum of $ Three Hundred Fifty Thousand Dollars ($ 350,000) with any earnest money paid by Buyer to be applied toward the purchase price at closing.

Buyer's Initials

Seller's Initials

4. BUYER DUE DILLIGENCE:

The Buyer acknowledges that Buyer has received and reviewed carefully the bid package received from the County which included among other items the prior environmental work performed on the property by contractors obtained by the County and which also included a copy of this proposed Contract of Sale. The Buyer acknowledges the Buyer has made its own independent inspection of the property to Buyer's satisfaction. The Buyer acknowledges that Buyer is purchasing the property "AS IS" and "WHERE IS" and that the Seller makes no representation whatsoever as to the condition of the property or the uses to which that property may be put.

This conveyance will be made subject existing building restrictions and/or zoning ordinance of record and all other matters which may be applicable to the property.

5. PROPERTY TAXES:

To the extent there have been any property taxes assessed against the property those taxes for the year of closing shall be prorated between the parties as of the closing date. Any back property taxes already assessed, if any, will be paid by the Seller. The Buyer acknowledges that if the property has not already been taxed as owned by the County there may be a midyear assessment to be paid by the Buyer based upon the date of deed for the current year.

6. TITLE COSTS:

The parties agree that if the Buyer desires any owner's title insurance policy that will be the responsibility of the Buyer at Buyer's cost.

7. OTHER CLOSING COSTS:

Each party shall be responsible for their respective settlement-closing fee. The closing agent for the Seller will be Richert & Dilliha Title Services, Inc. The Seller will pay for the deed preparation fee. The Buyer shall be responsible for the cost of recording the deed and any mortgage documents together with all transfer taxes thereon.

Buyer's Initials _____

_____ _____
Seller's Initials

8. CLOSING DATE:

The execution of this Contract by the Buyer is considered an offer to purchase the property in keeping with the advertisement for sale and other bid related documents. The parties acknowledge that the acceptance by the County of such offer is solely conditioned upon the approval of the Buyer as the successful bidder by the Robertson County and that such acceptance is in the sole discretion of the County. The closing of this transaction shall take place on or before Thirty (30) days from notice of final approval to Buyer and signature by Seller to this Contract, such closing to occur no later than 4:00 PM local time at the offices of the closing agent in Springfield, Tennessee and if that date is on a Saturday, Sunday or holiday, the closing is extended to the next business day If not closed by said date and time, this contract shall expire, unless extended in writing by the parties.

9. BREACH OF CONTRACT BY BUYER:

If this Agreement be breached by Buyer, or the Buyer fails for any reason to complete the purchase of said property in accordance with the terms set forth above, the Buyer shall pay to he Seller any damages caused by said breach, including attorney's fees and costs. The earnest money herewith deposited by the Buyer may be applied to such damages, but this shall not preclude the Seller from suing for specific performance of this agreement or for damages, or both.

10. BREACH OF CONTRACT BY SELLER:

If this agreement is breached by Seller or if the Seller fails for any reason to complete sale of said property in accordance with the terms as set forth above, the Seller shall return the earnest money to Buyer and the_ return of such earnest money shall be the sole remedy for such breach.

11. MISCELLANEOUS:

A. It is expressly understood and agreed that this instrument contains the entire agreement between the parties and that, except as herein noted, there are no oral or collateral conditions, agreements, or representations, all such having been incorporated and resolved into this agreement. The terms of this contract may be modified or altered only in writing signed by all the parties hereto.

B. Should legal action become necessary to enforce this contract, the non-prevailing

Buyer's Initials _____

_____ _____
Seller's Initials

party shall pay all reasonable attorney's fees and costs of prosecution of the case incurred by both parties.

C. There are no real estate commissions due.

D. The parties acknowledge that a fax copy or scanned and e-mailed copy of this contract and the signatures hereto are to be treated as and have the same force and effect as an original.

E. Possession of the property will be granted at closing.

F. Any Seller insurance on the property will be cancelled as of the closing date.

G. Clyde Richert serves as Attorney for the Seller. Should Buyer have any questions about this Contract on the sale process the Buyer acknowledges the opportunity to have consulted separate legal counsel.

H. Time is of the essence as to this contract and all of the conditions thereof.

IN TESTIMONY WHEREOF, the parties hereto have hereunto set their signatures on the date(s) indicated below.

SELLER:

ROBERTSON COUNTY, TENNESSEE

BY:_____ Date: _____
BILLY VOGLE, County Mayor

BUYER:

Jordan C Osborne, President Date: 7/24/24

Buyer's Initials

Seller's Initials

Proposal Form

Company Name: Prime Trucking LLC c/o Batson Nolan PLC

Address: 105 5th Ave West, Suite 201

Springfield, TN

Contact Person Christina M. Bartee

Telephone Number: 615-382-4420

Email Address: cmbartee@batsonnolan.com

Proposed Purchase Amount ($): 350,000

Proposed Earnest Money Deposit ($): 4,000.00

Proposed Closing Date: August 24, 2026

Proposed Use of Land (check one): X **Residential** X **Commercial** ____ **Industrial**

Conditions/Contingencies: PLEASE ATTACH A SEPARATE SHEET OUTLINING ANY AND ALL CONDITIONS AND/OR CONTINGENCIES OF PURCHASE AND/OR CLOSING THAT ACCOMPANY THE STATED "PROPOSED PURCHASE INFORMATION" SHOWN ABOVE.

ACKNOWLEDGMENTS:

1. **I hereby acknowledge that this 40.65 acre +/- parcel (Map 080, Parcel 049.00) is located within the corporate limits of the City of Springfield, Tennessee;**
2. **I hereby acknowledge that any proposed improvements and/or changes to the parcel will have to be approved by the City of Springfield and their various reviewing departments via the City's site plan, grading plan, and/or subdivision plan review and approval process;**
3. **I hereby acknowledge that this parcel is currently zoned agricultural (AG) by the City of Springfield;**
4. **I hereby acknowledge that any rezoning from AG to any different zoning classification will have to be approved by the City of Springfield in accordance with their required rezoning process;**
5. **I hereby acknowledge that it is my full and complete responsibility to verify the availability of any and all utilities services (water, sewer, electricity, stormwater, natural gas, telecommunications, etc.) to serve the parcel;**
6. **I hereby acknowledge that I have received with this bid package a copy of survey and plat commissioned by Robertson County, with date of October 7, 2021. The information in this survey and plat is believed to be correct, but all inquiry and review is the responsibility of the bidder ;**
7. **I hereby acknowledge that the County believes to the best of its knowledge that approximately 9.92 acres of the parcel are situated in the 100 year flood boundary, and approximately 30.73 acres of the parcel are not in the flood boundary;**
8. **I hereby acknowledge that the parcel contains existing utility and/or drainage easements as shown on the survey plat.**

ADDITIONAL NOTES TO PROPOSER:

1. **It is the goal of the County to sell and convey this property for cash to a Buyer. The amount of the proposed purchase price is important to the Seller, but also important are any contingencies to close, the proposal use of the property any proposed due diligence period and due diligence activity, the amount and terms of the payment earnest money deposit, and/or any proposed closing date. All these factors, and perhaps other factors in the sole discretion of the County, will be taken into account to determine any selection of a proposal.**

2. **If a proposal indicates that due diligence activity will be undertaken, the items of due diligence should be specified in the Proposal submitted, the time period suggested for such due diligence activity, with the such due diligence to be at the sole cost of the proposer and without damage to the Property and/or with a covenant to repair any such limited damage if the sale does not close. The Buyer will hold the County harmless from any and all such due diligence activity conducted on the Property.**

3. **A DRAFT copy of a proposed Contract of Sale is attached to this RFP bid package. The later form of this Contract will be prepared by the County for presentation to a proposed successful bidder, incorporating the terms and conditions expressed by the proposer and County purchase and closing. If for any reason such a Contract of Sale is not executed by the parties, the proposal as submitted by any proposer will not be accepted.**

4. **In all respects, this property is being sold "AS IS" and "WHERE IS", in its present condition. Any and all inquiry as to the property and the uses to which it may be put are solely upon the proposing party. Any information contained in this RFP by the County is information determined to the best information of the County, and the proposer is responsible for any and all inquiries regarding such matters.**

5. **The acceptance of any proposal will be based upon review by officials and representatives of the County, and final acceptance will be subject to approval by the Robertson County Commission. The County reserves the right o negotiate and discuss any final terms of purchase that may be set forth in any Proposal received and to enter into a Contract of Sale that incorporates those terms.**

Jordan C Deere — July 22, 2026

Signature of Authorized Agent — **Date**

GENERAL BID TERMS AND CONDITIONS

In order to be considered for acceptance, all proposals submitted to Robertson County must:

1. Meet or exceed the minimum requirements specified;

2. Include all documents and information requested by representatives of the Robertson County Finance Department both prior to and following the proposal submittal;

3. Be received by Robertson County Finance Department prior to the proposal submittal deadline;

4. Have Proposer's name and address, RFP number, "Map 080 Parcel 049.00", and "Sealed Proposal, Do Not Open" clearly placed on the outside of the sealed envelope containing the proposal forms;

5. Include the following completed forms, all of which are included in this RFP package:

    a. Non-Collusion Affidavit
    b. Iran Divestment Act Agreement

NON-COLLUSION AFFIDAVIT

The agent of the bidding firm hereby certifies to the best of his/her knowledge and belief that this bid proposal to Robertson County, Tennessee has not been prepared in collusion with any other seller of similar products. The agent also certifies that the prices, terms and conditions of said bid proposal have not been communicated by the undersigned, nor by any employee or agent of the bidding firm, to any other seller of similar products and will not be communicated to any such seller prior to the official opening of said bid. The agent further states that no official or employee of Robertson County Government has promised any personal financial or other beneficial interest, either directly or indirectly in order to influence award of this bid.

Jordan C Osborne President — July 22, 2026

Authorized Signature, Title (Owner/ Corporate Officer) — **Date**

Printed Name: Jordan C. Osborne

Prime Trucking TN, LLC

Company Name

4450 Highway 161 Springfield, Tennessee 37172

Mailing Address

615-456-6928 — N/A

Telephone No. — **Fax No.**

Contact preferred email address: jordan@pte.site

Steven E. Artz and Associates, Inc.

Surveyor's Description
October 7, 2021

The following paragraph describes a tract of land in the 9th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Robertson County, Tennessee, by Sam Brown, Jr., et ux, in a deed of record which is recorded in Deed Book 169, Page 119, Register's Office for Robertson County, Tennessee, (RORCT).

Beginning at an iron bar monument (old), in the southerly margin of Tennessee Highway #76 East, the northwest corner of a tract of land which belongs to Morgan Ashley Stone, having a deed reference in Record Book 1696, Page 695, RORCT, further known as Lot 1 of the DG East Subdivision, being a plat of record in Plat Book 26, Page 8, RORCT, the northeast corner of this tract and continuing with the boundary of said tract of land which belongs to Morgan Ashley Stone, as follows:
S 37°32'28" W, 300.00 feet to an iron bar monument (old);
thence, S 52°27'32" E, 400.00 feet to an iron bar monument (old), the southeast corner of said tract of land which belongs to Morgan Ashley Stone, in the westerly boundary of a tract of land which belongs to State of Tennessee Real Property Management, having a deed reference in Deed Book 338, Page 471, RORCT;
thence, S 37°21'59" W, 624.95 feet to an iron pin (old), a corner of said tract of land which belongs to State of Tennessee Real Property Management, in the northerly boundary of a tract of land which belongs to Draughon Brothers Management, LLC, having a deed reference in Record Book 1929, Page 229, RORCT;
thence with the boundary of said tract of land which belongs to Draughon Brothers Management, LLC, as follows:
N 82°11'46" W, 911.07 feet to a 6" tree at a fence corner;
thence, S 11°35'33" W, 583.19 feet to a fence post (old);
thence, N 83°57'50" W, passing a common corner of said tract of land which belongs to Draughon Brothers Management, LLC, and a tract of land which belongs to Acklen Property Group, LLC, having a deed reference in Record Book 1981, Page 4, RORCT, and continuing on in all, 277.20 feet to an iron pin (new), a corner of said tract of land which belongs to Acklen Property Group, LLC;
thence with the boundary of said tract of land which belongs to Acklen Property Group, LLC, as follows:
N 13°36'14" W, crossing a branch and continuing on entering said branch, and continuing on in all, 120.45 feet to a point in the center of said branch, a corner of said tract of land which belongs to Acklen Property Group, LLC;
thence continuing with the center of said branch, as follows:
N 15°22'43" E, 37.19 feet;
thence, N 10°41'53" E, 36.32 feet;
thence, N 01°38'05" E, 51.52 feet;
thence, N 20°37'35" E, 147.38 feet;
thence, N 00°52'20" W, 301.56 feet;
thence, N 13°22'02" W, 158.40 feet;

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

thence, N 17°07'20" E, 254.10 feet;
thence, N 42°33'26" E, leaving said branch and continuing with the boundary of a tract of land which belongs to Justin Keith Stewart, having a deed reference in Record Book 1384, Page 879, RORCT, and continuing on in all, 431.80 feet to an iron pin (new), a corner of said tract of land which belongs to Justin Keith Stewart, in the easterly margin of Tennessee Highway #49;
thence with the easterly margin of Tennessee Highway #49, as follows:
S 69°05'53" E, 36.36 feet to an iron pin (new);
thence, N 42°21'19" E, 268.18 feet to a highway concrete monument (new);
thence, N 38°27'27" E, 167.06 feet to an iron pin (new);
thence, N 11°46'22" W, 73.00 feet to an iron pin (new);
thence, N 23°11'32" E, 137.41 feet to a highway concrete monument (old);
thence, N 36°21'48" E, 119.34 feet to a highway concrete monument (old), at the intersection of the easterly margin of Tennessee Highway #49 and the southerly margin of Tennessee Highway #76 East;
thence with the southerly margin of Tennessee Highway #76 East, as follows:
S 51°07'52" E, 207.49 feet to an iron pin (new);
thence, N 87°17'48" E, 22.69 feet to an iron pin (new);
thence, S 49°26'32" E, 426.26 feet to a highway concrete monument (old);
thence, S 45°08'53" E, 150.71 feet to an iron pin (new);
thence, S 53°44'07" E, 160.84 feet, to the point of beginning, containing **40.65 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 October 7, 2021.

The above described tract of land is subject to a 10' Gas Line easement of record in Deed Book 338, Page 428, RORCT, and as shown on the plat, this survey.

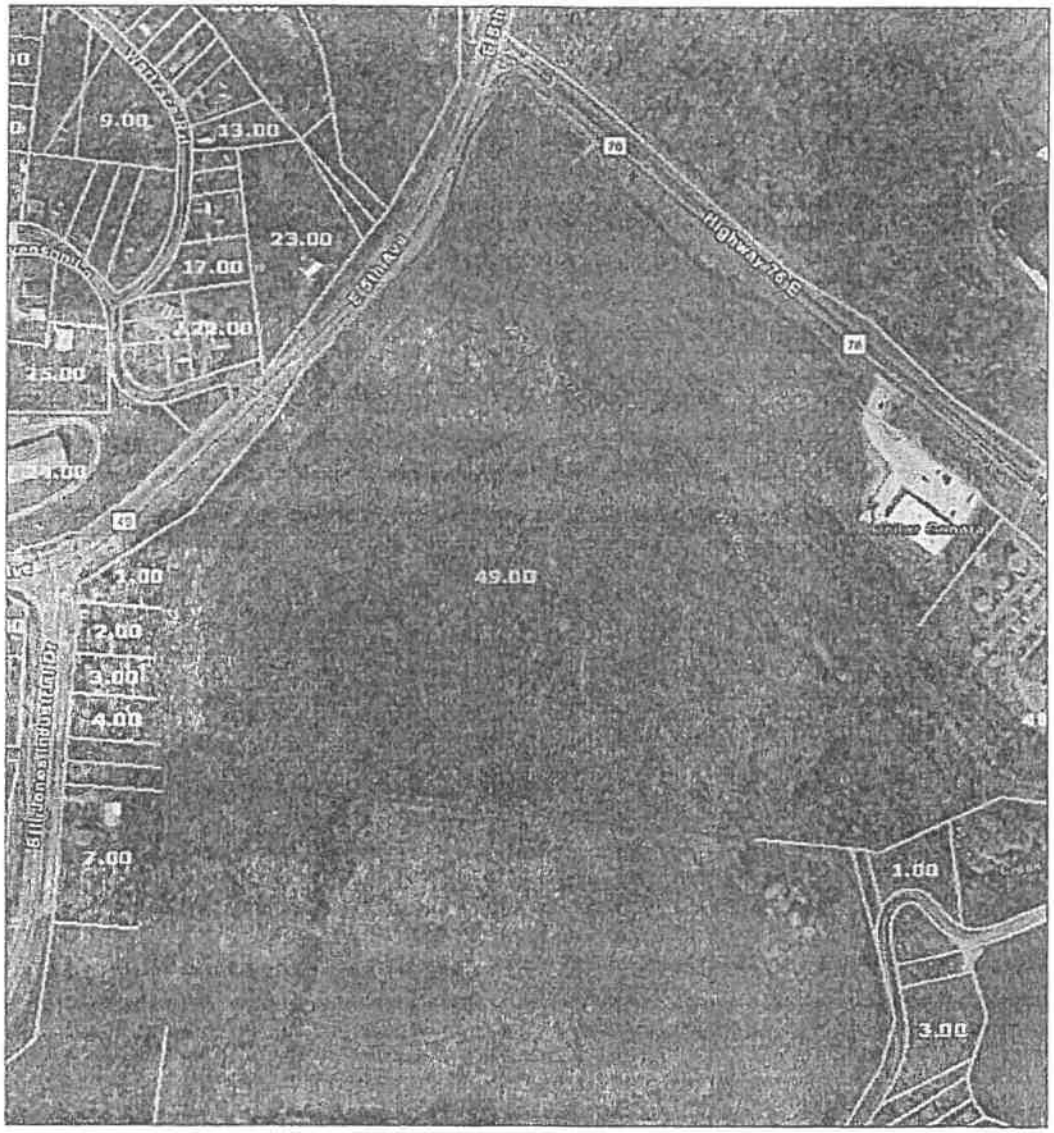
The above described tract of land is subject to a 30' Water and Sewer easement of record in Plat Book 26, Page 8, RORCT, and as shown on the plat, this survey.

The above described tract of land is subject to Sanitary Sewer Easements and Utility Easements, as shown on the plat, this survey.

The above described tracts of land may be found on Tax Map 80, Parcel 49, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\210165L

Robertson County - Parcel: 080 049.00



Date: May 23, 2022
County: Robertson
Owner: ROBERTSON COUNTY OF
Address: HWY 76E
Parcel Number: 080 049.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2017

State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services
TDOT

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

Resolution No. 081726076

Accept Offer for County Property Located at Hwy 76 and 5th Ave E from Prime Trucking LLC - $350,000

Discussion began at 8:07 PM
Motion by ROBERTS at 8:07 PM
Second by STROUD at 8:07 PM
Voting began at 8:09 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 8:09 PM
Yes: 23
JACKSON, COUTS, THOMPSON, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, BILLY R DORRIS, MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, ELLIS, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 1
BRINKLEY

Passed With 13 Yes Votes Needed

RESOLUTION NO. 081726077

A RESOLUTION TO APPROVE EMPLOYEE HEALTH DEPARTMENT CLINIC RENEWAL CONTRACT

WHEREAS, Galler Haller Ventures, LLC, d/b/a "Medical Analysis, - GHV (referred to as "Medical Analysis"), has been previously staffing with medical providers the joint City of Springfield and Robertson County, Tennessee employee health clinic located on Brown Street, in Springfield, Tennessee; and

WHEREAS, a 1 year renewal Contract of that prior agreement has been proposed, a copy attached as Exhibit "A" hereto, with said Contract to begin retroactively on August 1, 2026 for 12 months, and renewable annually be agreement of the parties;

NOW, THEREFORE, BE IT RESOLVED by the Robertson County Commission, meeting in regular session this the 17th day of August, 2026 that the attached employee health services Contract between Robertson County, Tennessee and Galler Haller Ventures, LLC, d/b/a Medical Analysis – GHV, be approved and the County Mayor is authorized and directed to execute said Contract on behalf of the County.

Passed this the 17th day of August, 2026, to be effective on the date of its passage, and retroactive to August 1st, the public welfare requiring it.

Bobby Tarpley
COUNTY COMMISSIONER

William A Vogle
WILLIAM A. VOGLE, County Mayor

ATTEST:

Angie H Groves
ANGIE H. GROVES
County Clerk

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

RESOLUTION NO. 081726077

MEDICAL ANALYSIS

RENEWAL OF SERVICE AGREEMENT
EMPLOYEE HEALTH & WELLNESS CLINIC

THIS AGREEMENT is entered into on this 1st day of _____, 2026, between Robertson County Government, TN, (hereinafter the "CLIENT") and Garlington Haller Ventures, a Mississippi limited liability company dba Medical Analysis-GHV with its primary place of business at 13499 Dedeaux Rd, Gulfport, Mississippi (hereinafter "MEDICAL ANALYSIS") as follows

WHEREAS the CLIENT wishes to continue offering its employees a clinic to provide certain professional health care and wellness services.

WHEREAS MEDICAL ANALYSIS, is willing to continue providing certain health care and wellness services to the CLIENT's respective employees in a competent and professional manner.

NOW, THEREFORE, in consideration of the mutual agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **PURPOSE**
   a. The intent of this AGREEMENT is to provide for the complete administration, operation, and staffing of a near-site/on-site shared employee primary care and wellness clinic (the "WELLNESS CLINIC"), with only such exceptions and limitations as may be specifically noted herein.
   b. In interpreting this AGREEMENT, words describing materials or work to be performed that have a known technical or professional meaning, unless otherwise specifically defined, shall be construed in accordance with such known meaning recognized by the healthcare profession.

2. **SCOPE OF SERVICES**
   a. The scope of services to be performed under this AGREEMENT is described in **Attachment A "CLINIC SERVICES"**, attached hereto and incorporated herein, under such standards of operations as will meet the CLIENTS' goals. In addition, MEDICAL ANALYSIS will comply with all City, State, and Federal guidelines and standards as required by law while operating the WELLNESS CLINIC.
   b. Pursuant to this AGREEMENT, MEDICAL ANALYSIS shall provide and support personnel, manage operations, and provide the necessary supplies and equipment to operate the EMPLOYEE CLINIC and provide the CLINIC SERVICES.

3. **TERM AND EXCLUSIVITY**
   a. This AGREEMENT RENEWAL will become effective upon the date set forth in the preamble above and will continue for a Twelve (12) month period beginning August 1, 2026 and ending July 31, 2027 (the "RENEWAL TERM"), unless earlier terminated pursuant to the terms of this AGREEMENT.

The parties agree to meet no later than one hundred eighty (180) days prior to the expiration of the RENEWAL TERM to review clinic performance, operational concerns, service enhancements, future clinic objectives, and the potential for a longer-term renewal arrangement.

At least one hundred twenty (120) days prior to the expiration of the RENEWAL TERM, either party may provide written notice of its intent not to renew this AGREEMENT. If no such notice is provided, this AGREEMENT shall automatically renew for successive one (1) year terms.

Upon any automatic renewal under the terms of this Agreement, the fixed fees payable shall be adjusted by an amount equal to the percentage change in the Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average, All Items (or, if discontinued, a substantially similar successor index), as published by the U.S. Bureau of Labor Statistics, measured over the twelve (12) months immediately preceding the renewal date. If the CPI-U does not increase during the applicable measurement period, the fixed fees shall remain unchanged. Notwithstanding the foregoing, the annual fee increase upon any automatic renewal shall not exceed three percent (3%) of the fixed fees in effect immediately prior to the renewal.

The RENEWAL TERM and any subsequent renewal terms are collectively referred to as the "TERM."

b. During the TERM of this AGREEMENT and for a period of twelve (12) months following termination or expiration, CLIENT shall not directly or indirectly solicit for employment, hire, contract with, or engage any employee, or other personnel of MEDICAL ANALYSIS who provided services under this AGREEMENT, without the prior written consent of MEDICAL ANALYSIS. The parties acknowledge that MEDICAL ANALYSIS invests substantial resources in recruiting, training, credentialing, and developing its personnel and that this restriction is reasonable and necessary to protect its legitimate business interests.

4. CLINIC SPACE, IMPROVEMENTS AND MAINTENANCE

The WELLNESS CLINIC will be a near-site shared facility. It will be housed in a space to be provided by City of Springfield. CHARTER CLIENTS will be responsible for providing space, build out, FF&E and maintenance for the WELLNESS CLINIC. Charter CLIENTS will also be responsible for providing or contracting with another entity to provide the WELLNESS CLINIC with the following: power, access to cable, independent internet connectivity, phone, fax and janitorial. CHARTER CLIENTS will also be solely responsible for determining how these expenses will be divided between members.

5. COMPENSATION FOR SERVICES

a. The CLIENT agrees to pay MEDICAL ANALYSIS a base clinic fee for the services listed, in amounts shown on **Attachment B "Base Clinic Costs"**, for eligible employees including spouses and dependents 2 years of age and over, as identified by the CLIENT. On a Quarterly basis, the CLIENT will provide, to MEDICAL ANALYSIS an updated number of eligible employees/members. In the event that

the CLIENT'S eligible employee count increases to a point that there is a need for additional staffing and/or supplies, CLIENT agrees to work with MEDICAL ANALYSIS to adjust the base clinic fee to compensate for these increases.

b. Additional pass-through fees: laboratory tests, CLIA waived tests, medications, vaccines/serums, and any associated administrative costs thereof, used by eligible employees and their dependents and approved by the client.
c. Regular monthly payments are due on the 1st day of each month from each CLIENT for base clinic fees for its employees/dependents and within fifteen (15) days from receipt of invoice for any pass-through fees. These payments will be sent to MEDICAL ANALYSIS-GHV, by ACH transmission.
d. The original CLIENTS of the WELLNESS CLINIC are Robertson County School District, Robertson County, and the City of Springfield, collectively, "CHARTER CLIENTS". In the event additional clients are added to the WELLNESS CLINIC, CHARTER CLIENTS will receive a credit divided among CHARTER CLIENTS on a pro rata basis equal to thirty percent (30%) of new client's Base Clinic Fee and Reporting and Technology Fee.
e. Each CHARTER CLIENT shall execute a separate service agreement with MEDICAL ANALYSIS.
f. The parties acknowledge that the WELLNESS CLINIC is structured and staffed based upon the combined participation of the CHARTER CLIENTS. In the event any CHARTER CLIENT ceases participation during the TERM, the remaining CHARTER CLIENTS shall be responsible for the ongoing operational costs of the WELLNESS CLINIC, including Base Clinic Fees, Reporting and Technology Fees, and approved Pass-Through Costs, unless otherwise agreed in writing by the parties. The parties acknowledge that staffing levels, clinic operations, and pricing are dependent upon maintaining a sufficient participant population to support the Clinic.
g. MEDICAL ANALYSIS agrees that the compensation it receives hereunder is the sole compensation it will receive and bill for the Clinic Services, and that it will not charge or bill any employee, family member, dependent, insurance company or other third-party payer for any Clinic Service without prior approval from CLIENT.
h. To the extent CLIENT elects to make Clinic Services available to COBRA participants and their eligible dependents, MEDICAL ANALYSIS shall make such services available under the same terms and conditions offered to active employees, provided CLIENT remains responsible for payment of all applicable fees associated with such participants. Nothing herein shall require MEDICAL ANALYSIS to continue providing services to COBRA participants following termination of this AGREEMENT.

6. **CONFIDENTIALITY**

In performing the services described in this Agreement, MEDICAL ANALYSIS will learn or will be provided certain information regarding the CLIENTS' employees and/or concerning the CLIENT. All such information will be held strictly confidential. MEDICAL ANALYSIS will not share or divulge to any party (other than its employees involved with providing services to the CLIENTS' employees) the name or any personal information about any CLIENT employee. In no case will

MEDICAL ANALYSIS use, share or provide any information about a CLIENT employee to any third party without the prior written approval of the CLIENT or CLIENT employee, as applicable.

7. **COMPLIANCE WITH LAW**

Each party warrants that they are in compliance with all applicable laws and ordinances, and that during the Term of this AGREEMENT each party agrees to comply with all laws, orders, ordinances, regulations and directives of applicable federal, state, county, and municipal authorities or regulatory agencies.

8. **EVENTS OF DEFAULT**

The occurrence of any one or more of the following events constitutes an "event of default" under this Agreement:

a. if any party fails to perform its obligations in compliance with the applicable laws;
b. if MEDICAL ANALYSIS fails to staff the WELLNESS CLINIC as required by Attachment A;
c. if any party fails to comply with the terms of this AGREEMENT (except as set forth in 8.a. or 8.b.) and such failure continues for more than ten (10) days after receipt of written notice from the non-defaulting party; except such ten (10) day cure period will be extended as reasonably necessary to permit the defaulting party to complete cure so long as the defaulting party commences cure within such ten (10) day cure period and thereafter continuously and diligently pursues and completes such cure.

9. **REMEDIES**

If an event of default occurs which is not cured during any applicable cure period, the non-breaching party may immediately terminate this AGREEMENT, and in which event the non-breaching party may pursue all remedies available to them at law or in equity.

10. **NOTICES**

All notices, requests, claims, demands, and other communications hereunder shall be in writing and shall be delivered to the address shown herein or to such other address as any party may have furnished to the others in writing. Any such notice may be hand delivered or sent by reliable overnight courier, or certified or registered mail (postage prepaid, return receipt requested). Notice shall be deemed received on the date of hand delivery, one (1) business day following deposit with a reliable overnight courier, or two
(2) business days following deposit in the United States mail addressed as required above. Notices shall be sent as follows:

If to the CLIENT:

Robertson County Government
511 S. Brown St.
Springfield TN. 37172
Attn: Billy Vogle
Tel: 615- 382 6198
Email: bvogle@robcotn.org

If to MEDICAL ANALYSIS:

Garlington Haller Ventures, LLC
PO Box 8700
Gulfport, MS 39506
Attn: Tim Haller, CEO
Tel: 228-273-4002
Email: GHV@medaclinics.com

11. RELATIONSHIP OF THE PARTIES

In no case shall the parties be deemed a partnership or a joint venture. CLIENT is not health care providers, nor is CLIENT qualified to render healthcare to their respective employees. Therefore, to make these services available to their respective employees, the CLIENT is contracting with MEDICAL ANALYSIS as an independent contractor for the sole purpose of setting forth the terms by which MEDICAL ANALYSIS will provide the services described herein. MEDICAL ANALYSIS will be solely responsible for all compensation, withholding and benefits for its employees and contractors. MEDICAL ANALYSIS agrees to indemnify, release, defend, and hold harmless CLIENT from and against all claims, disputes, suits, complaints, liabilities, damages, and expenses of whatever nature (including, without limitation, reasonable attorneys' fees), including, without limitation, for injury to any person (including death) or damage to any property, resulting from or in any way connected with MEDICAL ANALYSIS's performance of the services described herein or failure to perform its obligations under this Agreement, such obligations to survive termination or expiration of this Agreement.

12. HIPAA CONFIDENTIALITY

a. MEDICAL ANALYSIS shall comply with all applicable provisions of the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), the Health Information Technology for Economic and Clinical Health Act ("HITECH"), and all regulations promulgated thereunder. MEDICAL ANALYSIS shall implement and maintain appropriate administrative, physical, and technical safeguards to protect the privacy and security of Protected Health Information ("PHI").
b. The parties acknowledge that MEDICAL ANALYSIS is the owner and custodian of the medical records created in connection with the Clinic Services and shall maintain such records in accordance with applicable federal and state laws. To the extent required by law, the parties agree to execute a Business Associate Agreement governing the use and disclosure of Protected Health Information.

c. Except as permitted by law, MEDICAL ANALYSIS shall not disclose individually identifiable health information to CLIENT without the written authorization of the employee or as otherwise permitted under HIPAA.

13. INSURANCE

a. MEDICAL ANALYSIS shall maintain insurance coverage in the forms and minimum amounts set forth below to cover all claims arising from or relating to the subject matter of this Agreement, regardless of when such claims are filed. MEDICAL ANALYSIS's insurance policies shall be limited to coverage related to circumstances, acts, errors and omissions and other covered matters under this Agreement only, not including arrangements with other customers or clients. Such policies (except Worker's Compensation and Professional Liability), upon request, shall name CLIENT as an additional insured. Certificates of such coverages, with thirty (30) day cancellation or amendment notice clause, must be submitted to CLIENT prior to the first payment date. Specifically, MEDICAL ANALYSIS shall maintain the following insurance coverage:

(i) Commercial General Liability – $1,000,000.00 per occurrence; $1,000,000.00 for products / completed operations aggregate; $1,000,000.00 personal injury; $2,000,000.00 general aggregate. Such coverage shall include liability assumed by contract.

(ii) Worker's Compensation / Employer's Liability Insurance – Worker's compensation insurance required to comply with the laws of the State of Tennessee with minimum limits of $1,000,000.00 per occurrence, body injury by accident, each employee $1,000,000 bodily injury by disease.

(iii) Professional Liability Insurance – Professional liability insurance coverage in an amount not less than $1,000,000 per claim and $3,000,000 aggregate on an occurrence basis. Such coverage shall include liability assumed by contract.

(iv) Auto Liability Insurance – Automobile liability insurance coverage in an amount not less than $1,000,000 per occurrence.

(v) Property Insurance – Property insurance to cover all property of MEDICAL ANALYSIS used at the Client premises, to be issued on a replacement cost basis.

(vi) Commercial Crime Insurance – Commercial Criminal Insurance coverage in an amount not less than $1,000,000 per claim.

(vii) Cyber Liability Insurance – Cyber Liability Insurance to cover errors and omissions, media liability, network security, and privacy liability in an amount not less than $1,000,000 per claim.

(viii) Umbrella/Excess Liability Insurance – Umbrella/Excess Liability insurance coverage in an amount not less than $5,000,000 aggregate.

14. ASSIGNMENT

None of the parties may assign this Agreement, in whole or in part, without the written consent of each other party. Any such unauthorized assignment shall be null and void and of no legal effect.

15. AMENDMENT

No amendment or modification of this Agreement, or waiver of any term or condition contained herein, shall be valid unless in writing and executed by the parties hereto.

16. APPROVALS

This AGREEMENT shall be expressly subject to MEDICAL ANALYSIS obtaining all necessary and required approvals / permits, if any, and/or any regulatory body that may have jurisdiction over the parties. MEDICAL ANALYSIS will obtain all such approvals at its sole costs and expense. If MEDICAL ANALYSIS shall fail to do so, then any CLIENT shall have the right to terminate this AGREEMENT, owing no further obligations to MEDICAL ANALYSIS.

17. WAIVERS TO BE IN WRITING

No modification, amendment, waiver, or release of any provision of this AGREEMENT or of any right, obligation, claim or cause of action arising hereunder shall be valid or binding for any purpose whatsoever unless in writing and duly executed by the party against whom the same is sought to be asserted.

18. GOVERNING LAW

This AGREEMENT shall be construed in accordance with the laws of the State of Tennessee ("Governing Law"), and any dispute regarding this AGREEMENT will be resolved in accordance with such law.

19. COUNTERPARTS

This AGREEMENT may be executed in counterparts, and any number of counterparts signed in the aggregate by the parties will constitute a single, original instrument.

20. ENTIRE AGREEMENT

This AGREEMENT and any exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and shall supersede all prior offers, negotiations, representations, and agreements.

21. VALIDITY

If any term of this AGREEMENT is found to be void or invalid, such invalidity shall not affect the remaining terms of this AGREEMENT, which shall continue in full force and effect.

22. HEALTHCARE COMPLIANCE

a. MEDICAL ANALYSIS represents and warrants that all personnel at the WELLNESS CLINIC and the collaborating physicians for all nurse practitioners at the WELLNESS CLINIC will be fully licensed and qualified to provide services hereunder, and that none of such personnel is currently excluded, suspended, debarred, or otherwise prohibited from participation in federal healthcare programs or from practicing under applicable state law.
b. MEDICAL ANALYSIS shall immediately remove any employee or agent performing services hereunder that causes a breach of the foregoing.
c. The foregoing representations and warranties will survive termination or expiration of this Agreement.

23. SUCCESSOR PROVIDER TRANSITION

In the event CLIENT engages a successor provider following termination or expiration of this AGREEMENT, MEDICAL ANALYSIS shall reasonably cooperate in the orderly transition of services. Any transition assistance requested beyond normal record transfer activities, including consulting, training, data conversion, system integration, reporting preparation, or operational support, shall be billed at MEDICAL ANALYSIS' then-current professional service rates.

24. MEDICAL RECORDS AND DATA OWNERSHIP

a. MEDICAL ANALYSIS shall be the custodian of all medical records created, maintained, or stored in connection with the Clinic Services. All such records shall be maintained in accordance with applicable federal and state laws and professional standards. Electronic medical records shall remain housed within MEDICAL ANALYSIS' electronic health record platform unless otherwise agreed in writing by the parties.
b. Upon termination or expiration of this AGREEMENT, CLIENT may request that MEDICAL ANALYSIS provide access to or transfer medical records to a successor healthcare provider designated by CLIENT and authorized by applicable law. Any costs associated with the extraction, conversion, transfer, duplication, or migration of records shall be paid by CLIENT.
c. MEDICAL ANALYSIS shall retain ownership of its proprietary forms, templates, protocols, policies, procedures, workflows, reporting methodologies, educational materials, software configurations, business processes, and other intellectual property utilized in operating the WELLNESS CLINIC.
d. CLIENT shall retain ownership of de-identified aggregate utilization reports, population health reports, and other administrative data specifically prepared for CLIENT under this AGREEMENT.

IN WITNESS WHEREOF, the parties have executed or have caused their properly authorized representatives to duly execute, this AGREEMENT on the date and year first written above.

Robertson County Government	**Garlington Haller Ventures, LLC**
BY: _____	BY: _____
Name: Billy Vogle	Name: Timothy Haller
Title: Mayor	Title: CEO
Date: _____	Date: _____

Attachment A
CLINIC SERVICES

ONGOING SERVICES:
As of the Commencement Date, Medical Analysis shall operate an on-site shared Primary Care and Wellness Clinic for Robertson County Schools, Robertson County and City of Springfield. All eligible employees and dependents ages two (2) years and older may utilize the Clinic and receive such services as listed below.

The following is included in the fixed fees:

PARTICIPANTS AS OF THE COMMENCEMENT DATE:
Anticipated 1845 eligible employees (to be filled out with current "eligible" employee count), but the clinic may serve additional employees and their family members depending on utilization.

NEAR SITE SHARED CLINIC STAFFING:

- 1.6 FTE NPs 40 hours/week
- 1.6 MA/LPN 40 hours/week
- 1 FTE Med Tech/Front Desk 40 hours/week
- The Medical Analysis Health staffing model also assumes that each mid-level practitioner will have a physician collaborator who provides medical supervision, consultation, chart review, and quality assurance activities.

LOCATION AND TIME OF SERVICES:
The services provided under this Agreement will be provided at a site to be located at 900 S Brown St Springfield, TN 37172.

- Hours of operation will be forty (40) hours per week, during Client's normal business days of operation or as otherwise agreed to by the Parties.
- Notwithstanding the hours of operation described above, the health center shall be closed for ten (10) holidays and for four (4) professional development days per year.
- In the event of an unexpected clinician absence, the health center shall remain open for services to be continued, to the extent possible, by the other regular equally qualified health center staff member(s). Up to five (5) days of such absences that result in no direct care services being provided shall be allowed per year.
- In the event of unexpected clinician absence due to staff termination, the health center shall remain open using locum tenens or Medical Analysis Health clinical staff. Up to (five) 5 days of clinic closure shall be accepted due to such transition.
- If the Clients are open, Medical Analysis will ensure the clinic remains open unless agreed upon otherwise or in emergency circumstances.

PRACTICE MANAGEMENT SYSTEM AND EHR

- Online scheduling, available upon request
- HIPAA secure messaging
- Lab tracking
- Telehealth

PRIMARY CARE to include but not limited to:

- Urgent Care – Level 1 suturing, wound care, splinting, breathing treatment
- Acute care
- Physicals - Annual (male and female), School, Camp, Sport
- Health promotion
- Disease prevention
- Health maintenance
- Counseling
- Occupational
- Patient education
- Chronic Disease Management
- Generic Pharmaceuticals/Prescription Management
- Allergies
- Immunizations/vaccination
- Laboratory
- Basic EKG

OCCUPATIONAL MEDICINE to available but not limited to:

- Employment Immunizations
- Work related injuries
- Musculoskeletal and other joint injuries
- Pre-employment/Random/Suspicion Drug/Alcohol Screens (One per eligible EE. Per year Covered)
- Physicals-Pre-employment, Academy, Bomb Squad, DOT.
- Respiratory Fit Testing
- Pulmonary Function Testing
- Educational classes in blood borne pathogens
- DOT certification and recertification
- Wound Care, Burns
- Minor suturing
- Initial head injury assessment
- Chemical spills in contact with the body to include the eyes
- Case Management within scope of practice
- Reporting injury status and return to work status to Risk Manager

COMPREHENSIVE RANGE OF WELLNESS to include but not limited to:

- Health Risk Assessment, which will identify areas, to be addressed in the individual and the employee population as a whole
- Counseling, coaching, education, tracking and management of chronic diseases
- Biometric Screenings for individual employees in-house and new hires consist of finger stick blood analysis, blood pressure, height, weight, and body mass index

EDUCATION AND HEALTH COACHING- Individual consultation and group:

- Weight control/nutrition
- Hypertension/heart disease management

- Diabetes management
- Smoking cessation
- Physical exercise, etc.
- Stress management
- Breast cancer and early detection
- Women and men's health
- Cholesterol
- Cold and flu season

LIFESTYLE MODIFICATION - For high-risk individuals agreeing to follow-up with the Medical Analysis Health Care provider as their personal health coach:

- Work 1:1 with individuals to change behaviors putting them at risk for certain conditions, addressing lifestyle habits such as physical activity, smoking, diet, stress, weight control, cholesterol and blood pressure
- Individualized management plans
- Proactive support

DISEASE MANAGEMENT – For individuals with chronic diseases (Diabetes, COPD, Asthma, CHF, CAD, HTN, Depression, Low Back Pain):

- Work 1:1 with individuals to empower and educate them to improve their health and quality of life through self-management practices and adherence to a treatment plan that aligns with national clinical guidelines for their disease
- Coaching, symptom monitoring, and disease education

MANAGEMENT REPORTING AND ANALYSIS:

- Executive Summary Report, monthly for first quarter then quarterly for remainder of term
- Annual Cohort Study (HTN, Diabetes and Hyperlipidemia)
- Other reports available upon request

NOT INCLUDED IN THE FIXED COSTS:

- Laboratory tests, clinic/patient medications, and client approved serums/vaccinations CLIA waived tests, external lab processing related to physicals, annual exams and screenings. Other tests provided as an additional cost are flu, rapid strep testing, and cotinine (nicotine testing)
- Travel costs for health center staff and health screeners to visit participants at offsite locations, client meetings or clinic servicing.
- Clinic space, internet connectivity, electricity, gas and telephone service for on-site/near-site clinic
- Mass HRA/Biometric screens, not performed in Clinic
- Additional Data Services, such as custom interfaces for uploads of prior provider data, or more than three (3) ongoing activity reports

ATTACHMENT B
BASE CLINIC COST

Robertson County, TN Base Clinic Costs **350 Total Eligible Employee's**	
Monthly Base Clinic Fee Prorated @ 19% to include 212 HDHP Employees @ $15.00 pepm	$9,350
Monthly Reporting and Technology Platform Fee Prorated	$1,100
Pass Through Costs Prorated	TBD
Total	**$10,450**

Renewal cost breakdown provides Robertson County Government with estimated cost for adding an additional .6 FTE NP Provider and Nurse along with two additional exam rooms in current space. The prorated costs for this renewal are adjusted for most current eligible employee counts provided by each Client, Robertson County Government @ 350 ees to include 212 High Deductible ees, RC Schools @1200 ees and City of Springfield @ 290 ees that are eligible to participate with a total of 1845 employees that would participate in the Clinic. Upon Renewal a one-time expense for FF&E and setup for additional exam rooms at $5,000 per client.

Resolution No. 081726077

Renewal of Service Agreement for the Employee Health & Wellness Clinic

Discussion began at 8:09 PM
Motion by COUTS at 8:09 PM
Second by BILLY R DORRIS at 8:09 PM
Voting began at 8:11 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 8:11 PM
Yes: 23
JACKSON, COUTS, THOMPSON, ROBERTS, RUMMEL, MARTIN, PIERCE, DELONG, BILLY R DORRIS, MOORE, WILSON, AYRES, STROUD, M. DORRIS, STUBBLEFIELD, HOGAN, MORGAN, HART, WHITE, ELLIS, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 1
BRINKLEY

Passed With 13 Yes Votes Needed

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 August 17,2026

RACHAEL L BUGG
TINA R CHERRY
DAN COLOTARIO
LISA DZIEZGOWSKI
PAIGE FAULKNER
JASON F FRANK
KATHY GRANT
MISTY L HELMS
JERRILYN L JONES
ALISON L KNAPP
JACOB MANCEL
JUSTIN OWEN
TAMMY PARKS
LINDA ROYER
KYMBERIE SANFORD
DAVID SAVARINO
ERINN SCATES
DENISE SCHERSCHEL
SOFIA SIBLEY
JESSICA SPEER
VICKI SWANN
JUDY TURNER
MIA L WILLIAMS

PERSONAL SURETY