Robertson County Commission
Monday, October 19, 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, October 19, 2026, at 7:00 pm

County Mayor, Keith Hoover, called the meeting to order. County Clerk, Angie H. Groves, was present to wit.

Roll Call
Quorum Present (23 Present, 2 Absent)
Present: MAYOR HOOVER, BUSH, THOMPSON, MITCHELL, ROBERTS, RUMMEL, MARTIN, WADE, DELONG, BILLY R. DORRIS, WILSON, SNEED, CARTER, STUBBLEFIELD, CRABTREE, HOGAN, MORGAN, HART, PAYNE, JONES, HEAD-HIEBER, SUMMERS, WOODARD
Absent: JACKSON, MOORE

Invocation and Pledge to the Flag - Commissioner Morgan

Minutes of Previous Meeting
Motion by ROBERTS - Second by SUMMERS - Passed by Voice Vote

Communications from the Mayor – Mayor Hoover reminded everyone of the Battery Energy Storage meeting on Thursday. He congratulated Commissioner Mitchell on his recent marriage. Mayor Hoover had a phone call from Janet Palmore about a Grant the Historical Museum had received. He presented Cho-Zen with a Proclamation for Robertson Goes Red Day that will be on Friday, October 23rd.

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

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

Resolution No. 101926085 Rezone Robert Holman, Jr.
Rezone 3.68 acres of the 19.22 surveyed acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, Highway 76 E, 8th Voting District
Motion by HOGAN - Second by ROBERTS - Passed With 13 Yes Votes Needed

Resolution No. 101926086 Rezone Lamon Enterprises, LLC.
Rezone 1.85 acres of the 12.96 surveyed acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, South Swift Road, 4th Voting District
Motion by BUSH - Second by WOODARD - Passed With 13 Yes Votes Needed

Resolution No. 101926087 Rezone Stephen and Jennifer Green
Rezone 5.08 acres, R-40 to AG-2, Low Density Residential District to Agricultural/Residential, 6112 Dividing Ridge Road, 4th Voting District
Motion by RUMMEL - Second by HEAD-HIEBER - Passed With 13 Yes Votes Needed

Resolution No. 101926088
Amend Budget - General Fund - Security Guard Services for the Drug Recovery Court Fest
Motion by ROBERTS -Second by RUMMEL - Passed With 13 Yes Votes Needed

Resolution No. 101926089
Amend Budget - General Fund - Safe Baby Court and Juvenile Court Red Ribbon Week Donations
Motion by ROBERTS - Second by RUMMEL - Passed With 13 Yes Votes Needed

Resolution No. 101926090
Amend Budget - General Fund - Circuit Court Clerk for Jury Selection Software
Motion by ROBERTS - Second by HEAD-HIEBER - Passed With 13 Yes Votes Needed

Resolution No. 101926091
Amend Budget - General Fund - Decrease Election Workers Line Item and Increase Legal Notices and Capital Outlay Lines
Motion by ROBERTS - Second by SUMMERS - Passed With 13 Yes Votes Needed

Resolution No. 101926092 - 1st Reading
Amend Budget - School Fund - Architect - WHHMS
Motion by ROBERTS - Second by MORGAN - Passed With 13 Yes Votes Needed

Resolution No. 101926093 - 1st Reading
Amend Budget - School Fund - Land Purchase in Springfield
Commissioner Head-Hieber made the motion for Director of Schools, Danny Weeks to become a part of the court with a second by Commissioner Roberts. Motion passed by Voice Vote. Mr. Weeks explained the purchase of the property and answered questions. Mayor Hoover encouraged everyone to attend the joint School Planning meeting on November 12th to stay informed of the school systems future plans.
Motion by ROBERTS - Second by RUMMEL - Passed With 13 Yes Votes Needed

To Suspend the Rules and Proceed with Resolution No. 101926093 ONLY - 2nd Reading
Motion by ROBERTS - Second by THOMPSON - Failed To Receive 13 Yes Votes Needed

Resolution No. 101926094
Declaring the Intent of Robertson County, TN to Reimburse Itself for Certain Expenditures Relating to Capital Projects with the Proceeds of Bonds or Other Debt Obligations to be Issued by the County
Motion by ROBERTS - Second by HEAD-HIEBER

Motion to TABLE by Commissioner MARTIN – Second by Commissioner Rummel – Passed by Voice Vote

Resolution No. 101926095
Declare Surplus Property - Planning Department - 2011 Crown Vic - VIN 2FABP7BV2BX118924
Motion by THOMPSON - Second by HOGAN - Passed With 13 Yes Votes Needed

Resolution No. 101926096
Declare Surplus Property - Veterans Service Department - 2006 Ford E-350 - VIN 1FTSS34L76HA62854
Motion by THOMPSON - Second by MORGAN - Passed With 13 Yes Votes Needed

Resolution No. 101926097
Adjust Solid Waste Fees - $7.00 Fuel Surcharge based on the Weight of Waste Delivered - Proceeds Used Solely for Solid Waste Services and segregated from the General Fund
Motion by WILSON - Second by SUMMERS - Passed With 13 Yes Votes Needed

Election of Notaries
David G. Barts, Paul M. Cain, Michelle Edwards Dailey, Kimberly Dodson, Eugene Ellis, Joshua Evans, Cherronda Freeman, Heather J. Harster, Keli Hughes, Parriss Jones, Barbara Mars, Natalyn R. McCants, Linda Mitchell, Janice B. Morgan, Beth Murphy, Maecey Pearson, Rebecca J. Robertson, Dante Smith, Grady P. Vaughn, III, Kathryn E. Warren, Vernon Williams, II, and Keith Wright
Motion by HOGAN - Second by BILLY R DORRIS - Passed by Voice Vote

Adjourn- 7:52 p.m.
Motion by ROBERTS - Second by BUSH - 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: October 12, 2026

The Robertson County Commission will hold its monthly meeting on Monday, October 19, 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. 101926085 – Robert Holman, Jr.: Request to rezone 3.68 surveyed acres of the 19.22 surveyed acres of property from AG-2 to RP-80 located on Highway 76 E. Tax Map 081, Part of Parcel 019.00 and Parcel 020.00 (8th Voting District).
The Springfield Planning Commission recommended by a vote of 9 – 0.

Resolution No. 101926086 – Lamon Enterprises, LLC.: Request to rezone 1.85 surveyed acres of the 12.96 acres of property from AG-2 to RP-80 located on South Swift Road. Tax Map 126, Part of Parcel 074.00 (4th Voting District).
The Planning Commission recommended by a vote of 5 – 0.

Rezoning Request R-40 to AG-2

Resolution No. 101926087 – Stephen and Jennifer Green: Request to rezone 5.08 acres of property from R-40 to AG-2 located at 6112 Dividing Ridge Road. Tax Map 142, Parcel 001.00 (4th Voting District).
The Planning Commission recommended by a vote of 5 – 0.

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

PG:hbm
Enclosures

Robertson County Commission Resolution No. 101926085

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 3.68 SURVEYED ACRES OF THE 19.22 SURVEYED ACRES OF PROPERTY LOCATED ON HIGHWAY 76 EAST, SPRINGFIELD, MORE PARTICULARLY IDENTIFIED AS TAX MAP 081, PART OF PARCEL 019.00 AND PARCEL 020.00 FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Robert Holman, Jr. requests to rezone 3.68 surveyed acres of the 19.22 surveyed acres of Tax Map 081, Part of Parcel 019.00 and Parcel 020.00, located on Highway 76 East, 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 Springfield Planning Commission evaluated and recommended the request at their September 3, 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 081, Part of Parcel 019.00 and Parcel 020, located on Highway 76 East, 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** October**, 2026.**

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

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: Robert Donald Holman, Jr.
Mailing Address: 3310 Valleywood Cove Murfreesboro, TN 37129
Email Address:
Phone Number:

Applicant's Representative Information:

Name: Steven Artz, RLS
Name of Firm: Steven E. Artz & Assoc. Inc
Mailing Address: P.O. Box 923 Springfield, TN 37172
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission): Same
Physical Address: 5528 & 5546 Hwy 76 E
Tax Map and Parcel Number: 081-120.00 & Pt o parcel 019.00
Current Zoning Designation: AG-2
Requested Zoning Designation: RD-80

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

Purpose of rezoning request:

To create two lots around existing houses for them to be sold. We will retain remaining acreage with the farm.

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 lumanbooth@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.

X _____ 7/25/26
Owner of Record Signature & DATE

X _____ 7/25/26
Applicant's Signature & DATE

Robertson County - Parcel: 081 020.00



Date: July 27, 2026

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

County: ROBERTSON
Owner: HOLMAN ROBERT DONALD JR TRUSTEE GMH PERSERVATION TRUST
Address: HWY 76E 5528
Parcel ID: 081 020.00
Deeded Acreage: 1.25
Calculated Acreage: 0

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

The property lines are compiled from information maintained by your local

Robertson County - Parcel: 081 020.00



Date: July 27, 2026

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

County: ROBERTSON
Owner: HOLMAN ROBERT DONALD JR TRUSTEE GMH PERSERVATION TRUST
Address: HWY 76E 5528
Parcel ID: 081 020.00
Deeded Acreage: 1.25
Calculated Acreage: 0

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

The property lines are compiled from information maintained by your local

Robertson County - Parcel: 081 019.00



Date: October 5, 2026

1:4,514

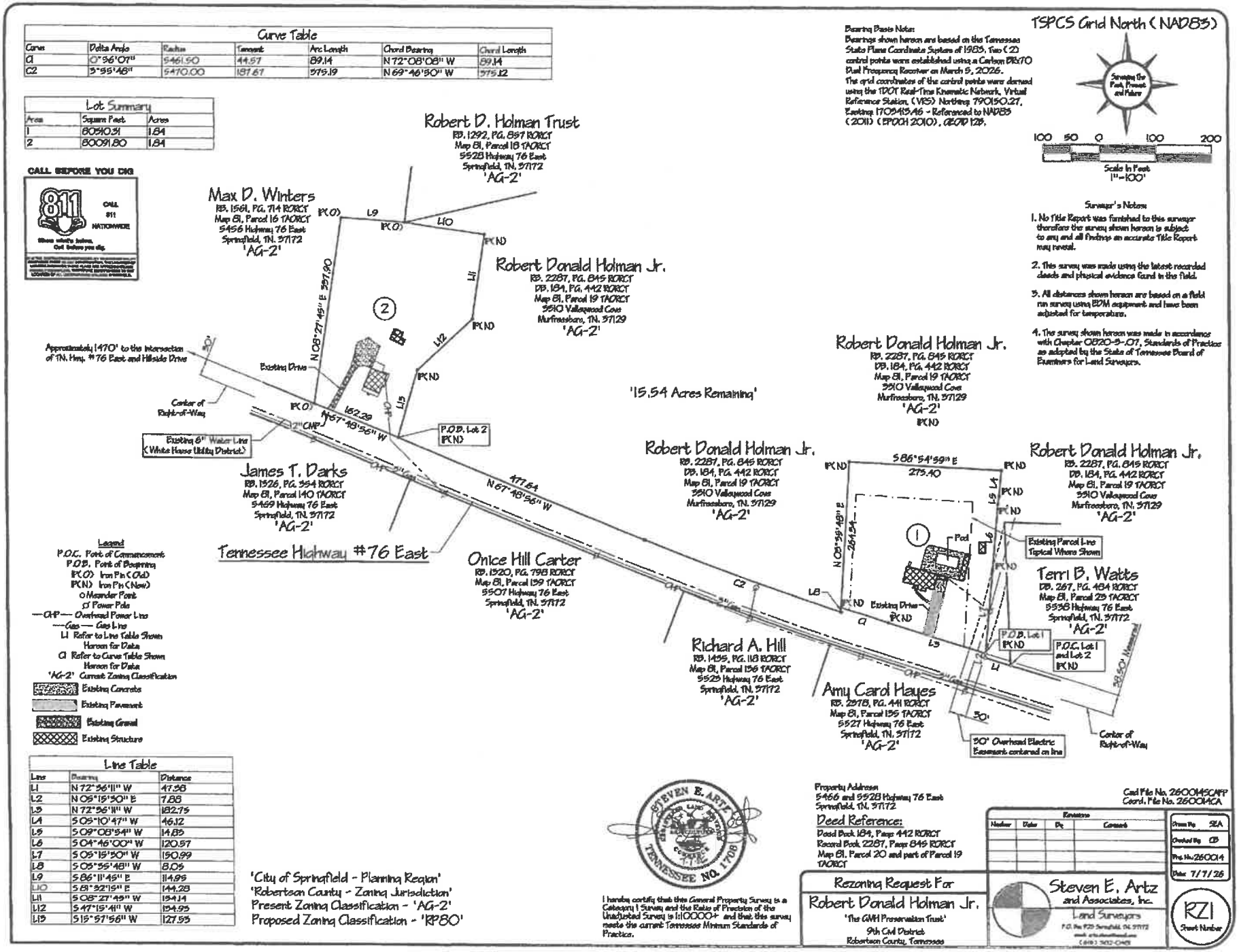
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

County: ROBERTSON
Owner: HOLMAN ROBERT DONALD JR TRUSTEE GMH PRESERVATION TRUST
Address: HWY 76E 5466
Parcel ID: 081 019.00
Deeded Acreage: 0
Calculated Acreage: 17.8
Vexcel Imagery Date: 2023

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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°36'07" | 5461.50 | 44.57 | 89.14 | N 72°08'08" W | 89.14
C2 | 3°55'48" | 5470.00 | 187.61 | 375.19 | N 69°46'50" W | 375.12
Lot Summary
Area | Square Feet | Acres
1 | 80510.31 | 1.84
2 | 80091.80 | 1.84
CALL BEFORE YOU DIG
811 CALL 811 NATIONWIDE
Bearing Basis Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983, Zone (2) control points were established using a Carlson BR170 Dual Frequency Receiver on March 9, 2026.
The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, Virtual Reference Station, (VRS) Northing 790150.27, Easting 1709415.46 - Referenced to NAD83 (2011) (EPOCH 2010), GEOID 12B.
TSPCS Grid North (NAD83)
Surveying the Past, Present and Future
100 50 0 100 200
Scale In Feet
1"=100'
Surveyor's Notes:
1. No Title Report was furnished to this surveyor therefore this 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.
Robert D. Holman Trust
RB. 1292, PG. 897 RORCT
Map 81, Parcel 18 TAORCT
5528 Highway 76 East
Springfield, TN. 37172
'AG-2'
Max D. Winters
RB. 1561, PG. 714 RORCT
Map 81, Parcel 16 TAORCT
5456 Highway 76 East
Springfield, TN. 37172
'AG-2'
Robert Donald Holman Jr.
RB. 2287, PG. 845 RORCT
DB. 184, PG. 442 RORCT
Map 81, Parcel 19 TAORCT
3510 Valleywood Cove
Murfreesboro, TN. 37129
'AG-2'
'15.54 Acres Remaining'
Robert Donald Holman Jr.
RB. 2287, PG. 845 RORCT
DB. 184, PG. 442 RORCT
Map 81, Parcel 19 TAORCT
3510 Valleywood Cove
Murfreesboro, TN. 37129
'AG-2'
Robert Donald Holman Jr.
RB. 2287, PG. 845 RORCT
DB. 184, PG. 442 RORCT
Map 81, Parcel 19 TAORCT
3510 Valleywood Cove
Murfreesboro, TN. 37129
'AG-2'
Robert Donald Holman Jr.
RB. 2287, PG. 845 RORCT
DB. 184, PG. 442 RORCT
Map 81, Parcel 19 TAORCT
3510 Valleywood Cove
Murfreesboro, TN. 37129
'AG-2'
James T. Darks
RB. 1526, PG. 354 RORCT
Map 81, Parcel 140 TAORCT
5469 Highway 76 East
Springfield, TN. 37172
'AG-2'
Onice Hill Carter
RB. 1520, PG. 798 RORCT
Map 81, Parcel 139 TAORCT
5507 Highway 76 East
Springfield, TN. 37172
'AG-2'
Richard A. Hill
RB. 1435, PG. 118 RORCT
Map 81, Parcel 136 TAORCT
5525 Highway 76 East
Springfield, TN. 37172
'AG-2'
Amy Carol Hayes
RB. 2978, PG. 441 ROR CT
Map 81, Parcel 135 TAORCT
5527 Highway 76 East
Springfield, TN. 37172
'AG-2'
Terri B. Watts
DB. 267, PG. 484 ROR CT
Map 81, Parcel 29 TAORCT
5535 Highway 76 East
Springfield, TN. 37172
'AG-2'
Tennessee Highway #76 East
Approximately 1470' to the intersection of TN. Hwy. #76 East and Hillside Drive
Existing Drive
Center of Right-of-Way
Existing 6" Water Line (White House Utility District)
P.O.B. Lot 2 IPKND
P.O.B. Lot 1 IPKND
P.O.C. Lot 1 and Lot 2 IPKND
Existing Parcel Line Typical Where Shown
Pad
Existing Drive
30' Overhead Electric Easement centered on line
Center of Right-of-Way
N 08°27'49" E 397.90
N 67°48'56" W 182.28
N 67°48'56" W 477.64
S 86°54'59" E 275.40
N 08°39'49" E ~264.54'
S 86°54'59" E 395.50' Measured
Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
IP(N) Iron Pin (New)
Meander Point
Power Pole
OHP Overhead Power Line
Gas Gas Line
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data
'AG-2' Current Zoning Classification
Existing Concrete
Existing Pavement
Existing Gravel
Existing Structure
Line Table
Line | Bearing | Distance
L1 | N 72°56'11" W | 47.58
L2 | N 08°15'30" E | 7.88
L3 | N 72°56'11" W | 182.75
L4 | S 05°10'47" W | 46.12
L5 | S 09°08'54" W | 14.85
L6 | S 04°46'00" W | 120.57
L7 | S 05°15'30" W | 190.99
L8 | S 05°55'48" W | 8.09
L9 | S 86°11'45" E | 114.95
L10 | S 81°32'15" E | 144.28
L11 | S 08°27'49" W | 154.14
L12 | S 47°15'41" W | 154.95
L13 | S 15°57'56" W | 127.55
'City of Springfield - Planning Region'
'Robertson County - Zoning Jurisdiction'
Present Zoning Classification - 'AG-2'
Proposed Zoning Classification - 'RP80'
STEVEN E. ARTZ TENNESSEE NO. 1708
I hereby certify that this General Property Survey is a Category I Survey and the Ratio of Precision of the Unadjusted Survey is 1:10000+ and that this survey meets the current Tennessee Minimum Standards of Practice.
Property Address
5456 and 5528 Highway 76 East
Springfield, TN. 37172
Deed Reference:
Deed Book 184, Page 442 ROR CT
Record Book 2287, Page 845 ROR CT
Map 81, Parcel 20 and part of Parcel 19 TAORCT
Cad File No. 260014SCNFP
Coord. File No. 260014CA
Revisions
Number | Date | By | Comment
Drawn By SEA
Checked By CB
Proj. No. 260014
Date 7/7/26
Rezoning Request For
Robert Donald Holman Jr.
'The GWH Preservation Trust'
9th Civil District
Robertson County, Tennessee
Steven E. Artz and Associates, Inc.
Land Surveyors
RZ1
Sheet Number

Steven E. Artz and Associates, Inc.

Surveyor's Description
July 7, 2026

The following paragraphs describe two (2) tracts of land in the 9th Civil District of Robertson County, Tennessee, Lot 2 being a portion of that property which was conveyed to Robert D. Holman, et ux, by H.L. Harger, et ux, in a deed of record which is recorded in Deed Book 184, Page 442, Register's Office for Robertson County, Tennessee, (RORCT), and Lot 1 being a portion of that property which was conveyed to Robert Donald Holman, Jr., as Trustee of the GMH Preservation Trust, by Gail Holman, in a deed of record which is recorded in Record Book 2287, Page 845, RORCT.

Lot 1

Beginning at an iron pin (new), in the northerly margin of Tennessee Highway #76 East, said iron pin being located from an iron pin (new), in the northerly margin of said highway, the southwest corner of a tract of land which belongs to Terri B. Watts, having a deed reference in Deed Book 267, Page 484, RORCT,
N 72°36'11" W, 47.38 feet;
thence, N 05°15'30" E, 7.88 feet, **to the point of beginning,** the southeast corner of this tract and continuing with the northerly margin of said highway, as follows:
N 72°36'11" W, 182.75 feet to an iron pin (new);
thence with a curve to the right, having a radius of 5461.50 feet, an arc distance of 89.14 feet, and a chord bearing and distance of N 72°08'08" W, 89.14 feet to an iron pin (new), in the northerly margin of Tennessee Highway #76 East;
thence with a new line, as follows:
N 03°35'48" E, 264.34 feet to an iron pin (new);
thence, S 86°54'59" E, 273.40 feet to an iron pin (new);
thence, S 05°10'47" W, 46.12 feet to an iron pin (new);
thence, S 09°08'54" W, 14.83 feet to an iron pin (new);
thence, S 04°46'00" W, 120.57 feet to an iron pin (new);
thence, S 05°15'30" W, 150.99 feet, to the point of beginning, containing **1.84 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated July 7, 2026.

The above described tract of land is subject to a 30' Overhead Power Line Easement, as shown on the plat, this survey.

Lot 2

Beginning at an iron pin (new), in the northerly margin of Tennessee Highway #76 East, said iron pin being located from an iron pin (new), in the northerly margin of said highway, the southwest corner of a tract of land which belongs to Terri B. Watts, having a deed reference in Deed Book 267, Page 484, RORCT,
N 72°36'11" W, 47.38 feet;

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

thence, N 05°15'30" E, 7.88 feet;
thence, N 72°36'11" W, 182.75 feet;
thence, N 72°08'08" W, 89.14 feet;
thence, S 03°35'48" W, 8.05 feet;
thence, N 69°46'50" W, 375.12 feet;
thence, N 67°48'56" W,477.64 feet, **to the point of beginning,** the southeast corner of this tract and, as follows:
N 67°48'56" W, 162.29 feet to an iron pin (old), in the northerly margin of Tennessee Highway #76 East, the southeast corner of a tract of land which belongs to Max D. Winters, having a deed reference in Record Book 1561, Page 714, RORCT;
thence with the boundary of said tract of land which belongs to Max D. Winters, as follows:
N 08°27'45" E, 337.90 feet to an iron pin (old);
thence, S 86°11'45" E, 114.95 feet to an iron pin (old), a common corner of said tract of land which belongs to Max D. Winters, and a tract of land which belongs to the Robert D. Holman Trust, having a deed reference in Record Book 1292, Page 857, RORCT;
thence with a new line, as follows:
S 81°32'15" E, 144.28 feet to an iron pin (new);
thence, S 08°27'45" W, 154.14 feet to an iron pin (new);
thence, S 47°15'41" W, 134.93 feet to an iron pin (new);
thence, S 15°57'56" W, 127.53 feet, to the point of beginning, containing **1.84 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated July 7, 2026.

The above described tracts of land may be found on Tax Map 81, Parcel 20 and part of Parcel 19, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\260014LRZ

MINUTES
SPRINGFIELD MUNICIPAL/REGIONAL PLANNING COMMISSION
TUESDAY, SEPTEMBER 3, 2026, AT 5:00 P.M.

Commissioners Present	Commissioners Absent	Staff Present
Dustin Thomas, Chairman		Carolyn Durham
Robert Bibb, Vice Chair		Marla Ellis
Virgina Boyd		David Brewer
David Fauth		
Jeff Gragg, Alderman		
Gina Holt		
Nikki Moreland		
Maynor Schott		
Tony Townsend		

1.0 Call to Order – Chairman Thomas called the meeting to order at 5:00 p.m.

1.1 Pledge of Allegiance to the American Flag

1.2 Roll Call – 9 present, 0 absent – Quorum.

1.3 Approval of Minutes from the regular meeting of the Planning Commission held on August 11, 2026. Commissioner Boyd moved to approve. The motion was seconded by Commissioner Holt and approved by a call of ayes.

1.4 Annual Organizational Meeting: Carolyn Durham, Community Development Director, presided over the nomination for Planning Commission Chairman. Commissioner Bibb nominated Dustin Thomas as Chairman and commissioner Schott seconded the nomination. Roll call vote was taken, and Dustin Thomas will remain the Chairman of the Planning Commission with a vote of 8-0. Dustin Thomas, Chairman, presided over the remaining nominations. Commissioner Boyd nominated Robert Bibb as the Vice Chair of the Planning Commission and commissioner Holt seconded the nomination. Roll call vote was taken, and Robert Bibb will remain the Vice Chairman of the Planning Commission with a vote of 8-0. Alderman Gragg nominated Virginia Boyd as the Secretary of the Planning Commission and commissioner Townsend seconded the nomination. Roll call vote was taken, and Virginia Boyd will remain the Secretary of the Planning Commission with of vote of 8-0.

1.5 Public Comment Period – No one signed up to speak.

2.0 New Business

2.1 Discuss and possibly take action on a request for a rezoning recommendation to Robertson County for a property within the urban growth boundary at 5466 and 5528 Highway 76 East.

Commissioner Townsend made the motion to discuss. The motion was seconded by commissioner Fauth.

Carolyn Durham, Community Development Director, presented a request from Robert Holman Jr. for a property to be rezoned from AG-2, Agricultural/Residential District, to RP-80, Rural Preservation District. The requested zoning would facilitate the creation of two residential lots around existing homes so that the homes may be sold separately. The remaining area, approximately 15.54 acres, would be retained with the existing farm. Because the property is located outside Springfield's municipal limits but within the City's Urban Growth Boundary, the Springfield Municipal/Regional Planning Commission is being asked to provide a recommendation to the Robertson County Commission. Robertson County retains authority over the rezoning and subdivision of the property.

Staff recommends the Planning Commission forward a favorable recommendation to the Robertson County Commission regarding the rezone request based on the zoning being in alignment with the City's anticipated growth pattern, future land use, and the Comprehensive Growth Plan.

Commissioner Bibb asked if the city had a comparable zone to RP-80. Carolyn Durham said it would likely be our AG zone. Steve Artz approached the podium to give a brief explanation that the rezoning is to settle the estate of the family. The two houses will be separated from the farm and sold leaving the remainder of the property in farmland.

Commissioner Bibb made a motion to recommend the rezone to the Robertson County Commission. The motion was seconded by commissioner Boyd and passed 9-0 via roll call vote.

2.2 Discuss and possibly take action on a request for approval and acceptance of a performance bond for Jasper Fields Phase 1.

Commissioner Fauth made a motion to discuss. The motion was seconded by commissioner Holt.

Carolyn Durham shared that Jasper Fields Phase 1 remains incomplete and the required public improvements have not been accepted by the City of Springfield. The developer, John Spagnolo of Sandy Hill Development, is required to provide a performance bond that would cover the outstanding public improvements if the development isn't completed. Staff recommends acceptance of the performance bond.

The commissioners didn't have any questions. Commissioner Fauth motioned to approve. The motion was seconded by commissioner Bibb and passed 9-0 via roll call vote.

3.0 Other Business

3.1 Community Development Director's Report

Carolyn Durham, Community Development Director, shared submittals for the October Planning Commission meeting, recent approvals from the Zoning Department, commercial and residential projects under review, and zoning ordinance amendments under consideration. Carolyn also announced the next scheduled annual training session would be November 5th.

4.0 Adjournment

There being no further business to come before the Commission, Alderman Gragg motioned to adjourn the meeting with Commissioner Moreland seconding the motion. The Planning Commission adjourned at 5:29 p.m.

Virginia Boyd

Virginia Boyd, Planning Commission Secretary

Attest:

Carolyn Durham

Carolyn Durham, Community Development Director

Resolution No. 101926085 Rezone Robert Holman, Jr.

Rezone 3.68 acres of the 19.22 surveyed acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, Highway 76 E, 8th Voting District

Discussion began at 7:13 PM
Motion by HOGAN at 7:14 PM
Second by ROBERTS at 7:14 PM
Voting began at 7:14 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 7:14 PM
Yes: 22
BUSH, THOMPSON, MITCHELL, ROBERTS, RUMMEL, MARTIN, WADE, DELONG, BILLY R DORRIS, WILSON, SNEED, CARTER, STUBBLEFIELD, CRABTREE, HOGAN, MORGAN, HART, PAYNE, JONES, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 2
JACKSON, MOORE

Passed With 13 Yes Votes Needed

Robertson County Commission Resolution No. 101926086

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 1.85 SURVEYED ACRES OF THE 12.96 ACRES OF PROPERTY LOCATED ON SOUTH SWIFT ROAD, GOODLETTSVILLE, MORE PARTICULARLY IDENTIFIED AS TAX MAP 126, PART OF PARCEL 074.00 FROM AG-2 TO RP-80, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Lamon Enterprises LLC. requests to rezone 1.85 surveyed acres of the 12.96 acres of Tax Map 126, Part of Parcel 074.00, located on South Swift Road, from AG-2 to RP-80; and

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

Whereas, the Robertson County Planning Commission evaluated and recommended the request at their September 24, 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 126, Part of Parcel 074.00, located on South Swift Road, from AG-2 to RP-80; and
2. Any Resolutions or parts of Resolutions in conflict herewith shall be repealed.

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

Approved and adopted the 19th **day of** October**, 2026.**

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

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: Kamon Enterprise LLC
Mailing Address: 7420 Bethel Rd. Goodlettsville, TN 37072
Email Address:
Phone Number:

Applicant's Representative Information:

Name: Steve Artz, RLS
Name of Firm: Steven E Artz & Assoc. Inc
Mailing Address: P.O. Box 923 Springfield TN 37172
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission): Same
Physical Address: 7473 South Swift Rd. Goodlettsville, TN 37072
Tax Map and Parcel Number: 120 - 074.00 & 075.00
Current Zoning Designation: AG-2
Requested Zoning Designation: RD-80

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

Purpose of rezoning request:

To create a lot around existing home.

SUBMITTAL REVIEW PROCEDURE:

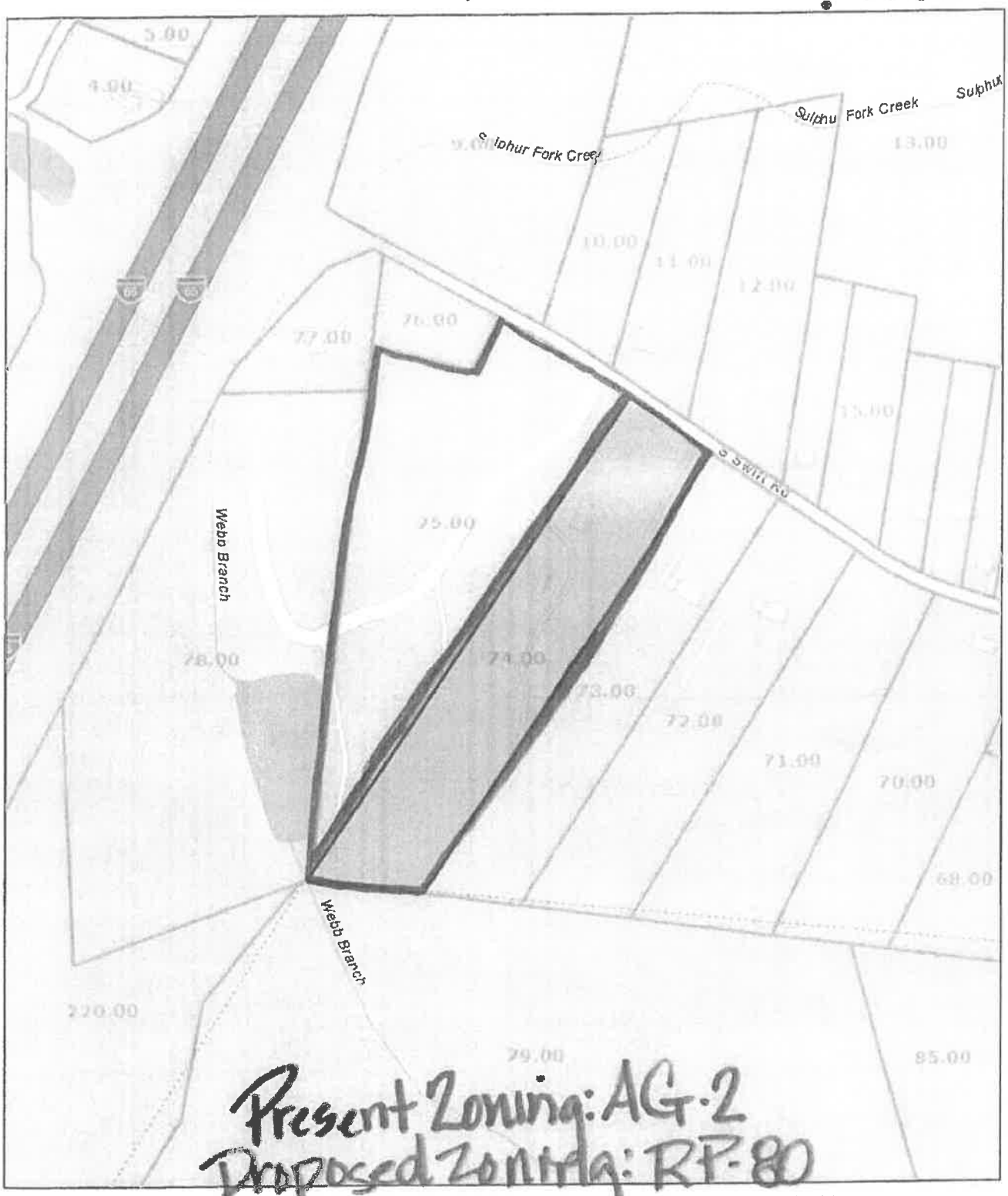
1. Deliver one (1) copy of this application & any supporting materials to the Development Office before or by the final due date (Please see attached schedule- the "Corrections Due" does not apply to this type of application)
2. Provide copy of deed to prove ownership.
3. Provide aerial photograph of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

8/11/26

Owner of Record Signature & DATE

Applicant's Signature & DATE

Robertson County - Parcel: 126 074.00 & 075.00



Present Zoning: AG-2
Proposed Zoning: RP-80

Date: July 23, 2026

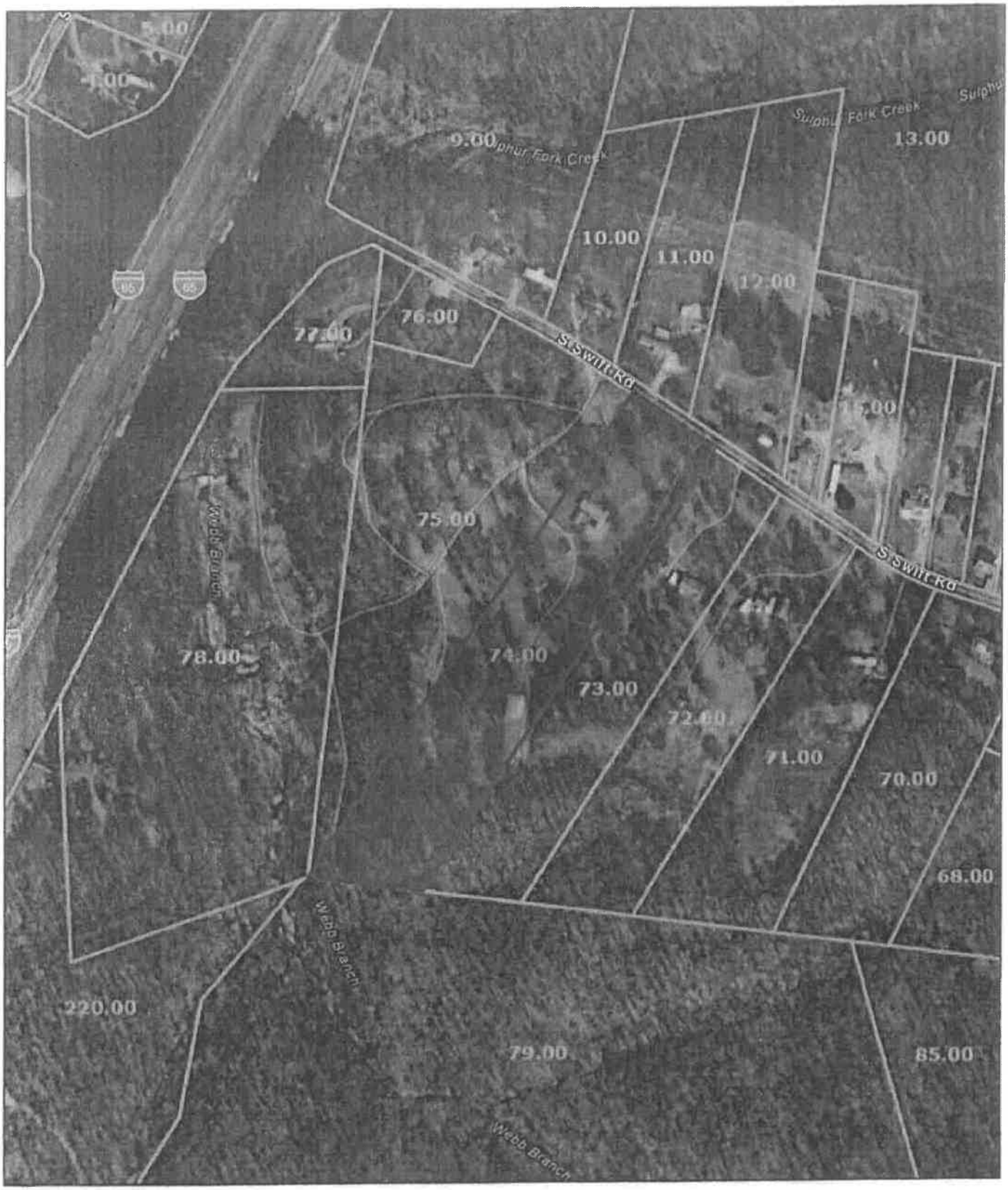
County: ROBERTSON
Owner: LAMON ENTERPRISES LLC
Address: SOUTH SWIFT RD 7473
Parcel ID: 126 074.00
Deeded Acreage: 5
Calculated Acreage: 0

1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

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

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

Robertson County - Parcel: 126 074.00 & 075.00



Date: July 23, 2026

County: ROBERTSON
Owner: LAMON ENTERPRISES LLC
Address: SOUTH SWIFT RD 7473
Parcel ID: 126 074.00
Deeded Acreage: 5
Calculated Acreage: 0

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © 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

Line Table		
NUMBER	DIRECTION	DISTANCE
L1	N 55°49'24" W	83.14

Bearing Basis Note:
North Arrow and Bearings shown hereon have been based upon Deed of Record which is recorded in Record Book 2215, Page 159 RORCT.

Deed North

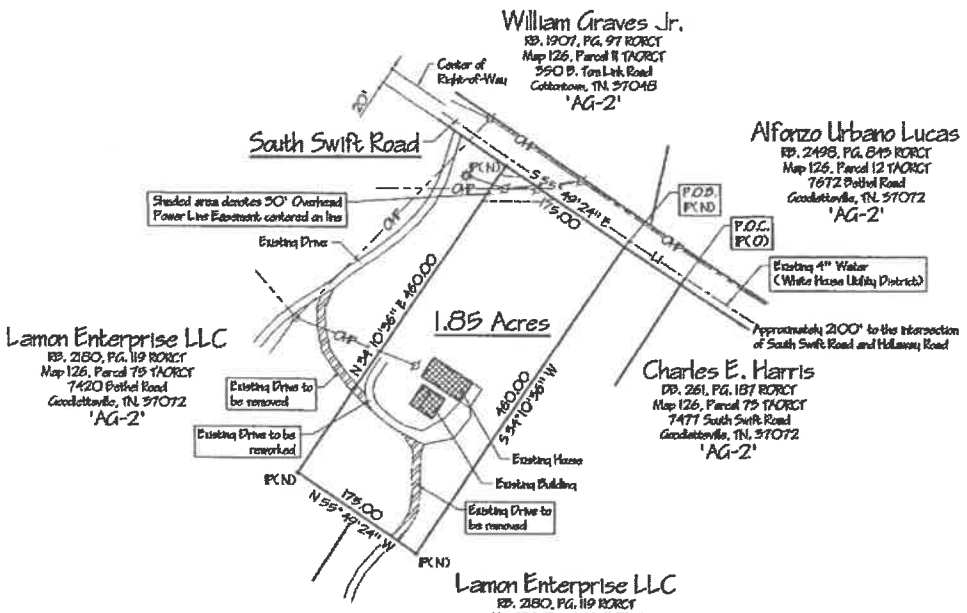
Surveying the Past, Present and Future

100 50 0 100 200

Scale In Feet
1" = 100'

Surveyor's Notes:

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



Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IP(O) Iron Pin (Old)
IP(ND) Iron Pin (New)
Power Pole
Light Pole
—OHP— Overhead Power Line
L1 Refer to Line Table Shown Hereon for Data

Lamon Enterprise LLC
Owner/ Developer
7420 Bethel Road
Goodlettsville, TN. 37072
Contact: Joey Miller
(615) 648-8112
email: joey@machinerymoversinc.com

Civil File No. 2500595CA726
Const. File No. 250059CA

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

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

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

STEVEN E. ARTZ REGISTERED LAND SURVEYOR TENNESSEE NO. 1908

Property Address:
7475 South Swift Road
Goodlettsville, TN. 37072

Deed Reference:
Record Book 2180, Page 119 RORCT
Map 126, part of Parcel's 74 and 75 TAORCT

Rezoning Request For
Lamon Enterprise LLC
10th Civil District
Robertson County, Tennessee

Revisions			
Number	Date	By	Comment

Drawn By: SEA
Checked By: CB
Proj. No.: 250059
Date: 7/17/26

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 929 Portland, TN. 37172
email: artzsteve@gmail.com
(615) 382-0481

RZ1
Sheet Number

Steven E. Artz and Associates, Inc.

Surveyor's Description
July 17, 2026

The following paragraph describes a tract of land in the 11th Civil District of Robertson County, Tennessee, said tract being a portion of that property which was conveyed to Lamon Enterprise, LLC, a Tennessee Limited Liability Company, by Areundieux Properties, LLC, a Tennessee Limited Liability Company, in a deed of record which is recorded in Record Book 2180, Page 119, Register's Office for Robertson County, Tennessee, (RORCT).

Beginning at an iron pin (new), in the southerly margin of South Swift Road, said iron pin 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 Charles E. Harris, having a deed reference in Deed Book 261, Page 187, RORCT,
N 55°49'24" W, 83.14 feet, **to the point of beginning,** the northeast corner of this tract and continuing with a new line, as follows:
S 34°10'36" W, 460.00 feet to an iron pin (new);
thence, N 55°49'24" W, 175.00 feet to an iron pin (new);
thence, N 34°10'36" E, 460.00 feet to an iron pin (new), in the southerly margin of South Swift Road;
thence, S 55°49'24" E, 175.00 feet, to the point of beginning, containing **1.85 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated July 17, 2026.

The above described tract of land may be found on Tax Map 126, part of Parcel's 74, and 75, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\230059LRZ26

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

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
September 24, 2026

Applicant: Lamon Enterprises LLC
Surveyor: Steve Artz

Request: Rezone **1.85 surveyed *acres*** of the 12.96 acres Tax Map 126, Part of Parcels 074.00 & 075.00 from AG-2 to RP-80

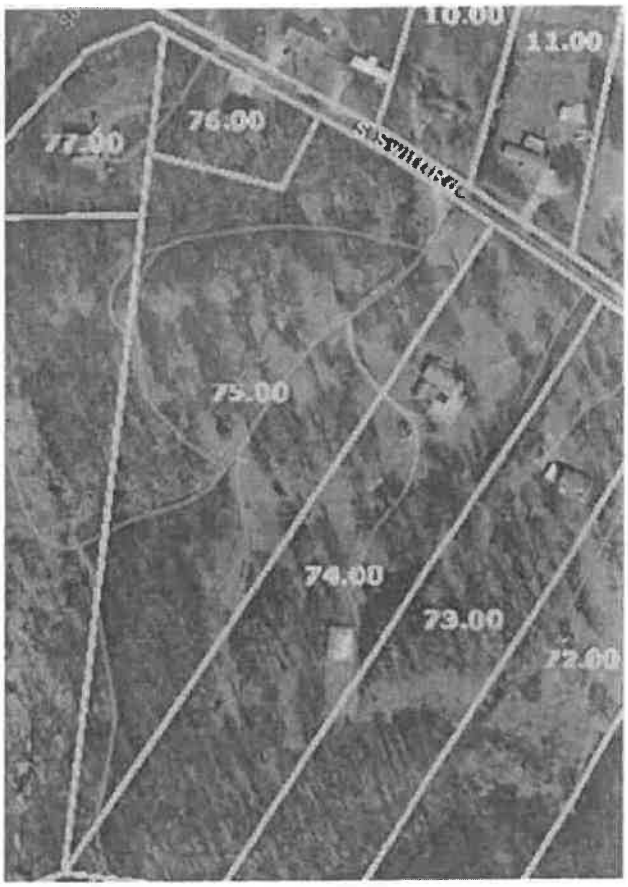


Figure 1: TN Property Viewer: Tax Map 126, Part of Parcels 074.00 & 075.00 In its entirety shown above

Property Information:

- Tax Map 126, Parcel of Parcels 074.00 & 075.00
- S. Swift Rd., Goodlettsville
- Total lot acreage: 12.96 acres (564,537.60 sq. ft.)
- **Rezone Request: 1.85 surveyed acres (80,586 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 requests rezoning of 1.85 surveyed acres of the 12.96 acres to create a lot around the existing house. The subject property is surrounded mostly by AG-2 zones, with a few R-40 zones nearby. 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.

Growth Plan: Sub-Urban. The Sub-Urban areas consist primarily of low-density residential development and supporting uses, with progressively greater urban intensity in areas generally adjacent to General Urban areas and lower density and intensity in areas adjacent to Rural areas. These areas serve as a transition between predominantly rural areas and more intensely developed

urban areas. Uses within the Sub-Urban category are primarily low-density and estate residential development, with compatible low-intensity support uses, along with limited agricultural and equestrian activities.

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

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





Resolution No. 101926086 Rezone Lamon Enterprises, LLC.

Rezone 1.85 acres of the 12.96 surveyed acres, AG-2 to RP-80, Agricultural/Residential to Rural Preservation District, South Swift Road, 4th Voting District

Discussion began at 7:14 PM
Motion by BUSH at 7:14 PM
Second by WOODARD at 7:14 PM
Voting began at 7:14 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 7:15 PM
Yes: 22
BUSH, THOMPSON, MITCHELL, ROBERTS, RUMMEL, MARTIN, WADE, DELONG, BILLY R DORRIS, WILSON, SNEED, CARTER, STUBBLEFIELD, CRABTREE, HOGAN, MORGAN, HART, PAYNE, JONES, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 2
JACKSON, MOORE

Passed With 13 Yes Votes Needed

Robertson County Commission Resolution No. 101926087

A RESOLUTION OF THE ROBERTSON COUNTY COMMISSION TO REZONE 5.08 ACRES OF PROPERTY LOCATED AT 6112 DIVIDING RIDGE RD., GREENBRIER, MORE PARTICULARLY IDENTIFIED AS TAX MAP 142, PARCEL 001.00 FROM R-40 TO AG-2, AND TO REPEAL ANY RESOLUTIONS OR PARTS OF RESOLUTIONS THAT CONFLICT HEREWITH.

Whereas Stepehen and Jennifer Green request to rezone 5.08 acres of Tax Map 142, Parcel 001.00, located at 6112 Dividing Ridge 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 September 24, 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 142, Parcel 001.00, located at 6112 Dividing Ridge 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 19th **day of** October, **2026.**

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

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: Stephen & Jennifer Green
Mailing Address: 6112 Dividing Ridge Rd. Goodlettsville, TN 37072
Email Address:
Phone Number:

Applicant's Representative Information:

Name: Same as Above
Name of Firm:
Mailing Address:
Email:
Telephone Number:

Property Information:

Owner (if not applicant provide letter giving applicate permission): Stephen Green
Physical Address: 6112 Dividing Ridge Rd. Goodlettsville, TN 37072
Tax Map and Parcel Number: 142 / 001.00
Current Zoning Designation: R-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:

We need to put our Fathers Cabin on our land and cannot afford to section or subdivide it, so in order to have second dwelling this was recommended.

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.

Owner of Record Signature & DATE

08-19-26

Applicant's Signature & DATE

Robertson County - Parcel: 142 001.00



Date: August 19, 2026

County: ROBERTSON
Owner: GREEN STEPHEN
Address: DIVIDING RIDGE RD 6112
Parcel ID: 142 001.00
Deeded Acreage: 5.08
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:4,514

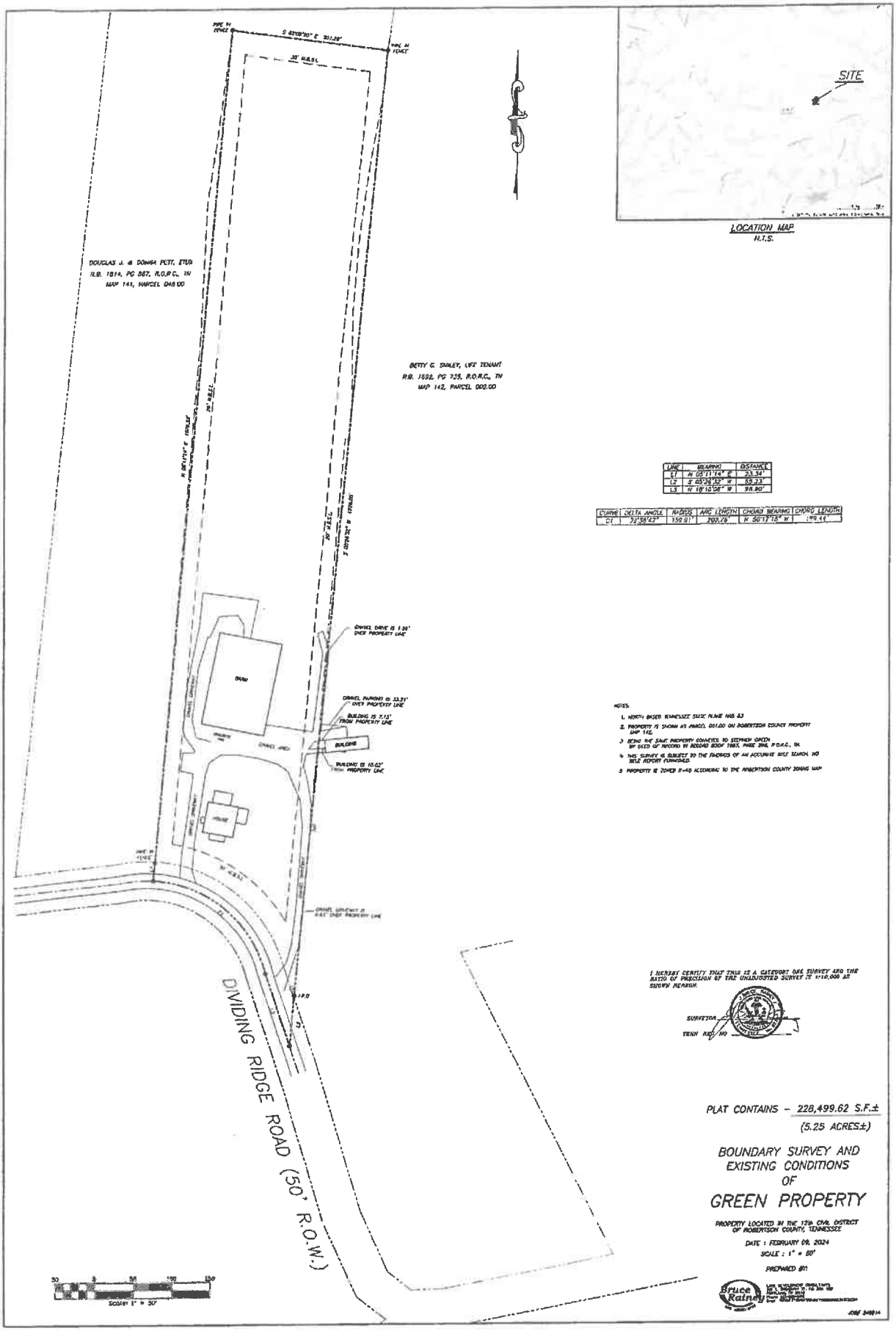
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, Metro Nashville Gov't, Nashville Davidson Metro Govern, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA)

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

S861K
S607K
+
−
Leaflet | © OpenStreetMap



LINE	BEARING	DISTANCE
L1	N 03°11'14" E	23.34'
L2	S 85°24'32" W	55.23'
L3	N 18°15'08" W	98.80'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	72°58'47"	350.91'	1000.78'	N 50°17'15" W	1199.44'

NOTES:

1. NORTH: BASED TENNESSEE STATE PLANE NAD 83
2. PROPERTY IS SHOWN AS PARCEL 001.00 ON ROBERTSON COUNTY PROPERTY MAP 142.
3. BEING THE SAME PROPERTY CONVEYED TO STEPHEN SMILEY BY DEED OF RECORD IN RECORD BOOK 1987, PAGE 396, R.O.R.C., TN.
4. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE REPORT FURNISHED.
5. PROPERTY IS ZONED R-40 ACCORDING TO THE ROBERTSON COUNTY ZONING MAP.

I HEREBY CERTIFY THAT THIS IS A CATEGORY ONE SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

SURVEYOR

TENN. REG. NO.

PLAT CONTAINS – 228,499.62 S.F.±
(5.25 ACRES±)

BOUNDARY SURVEY AND EXISTING CONDITIONS OF GREEN PROPERTY

PROPERTY LOCATED IN THE 12th CIVIL DISTRICT OF ROBERTSON COUNTY, TENNESSEE

DATE : FEBRUARY 09, 2024

SCALE : 1" = 50'

PREPARED BY:

Bruce Rainey

JOB# 24001A

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

September 8, 2022

Mrs. Jennifer Green and Mr. Steve Green
6112 Dividing Ridge Rd
Goodlettsville, TN 37072

RE: Water Availability for Dividing Ridge Rd
Robertson County, Tax Map 142 Parcel 1.00
Goodlettsville, TN

Dear Mrs. and Mr. Green,

This letter will confirm that White House Utility District can provide one additional domestic water service for the property mentioned above as long as the new lot fronts Dividing Ridge Rd or has easements dedicated for the water service line to lie within. We understand the project will involve the alteration of an existing parcel such that two residential lots will result and the new water tap will serve a cabin on the property.

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

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

Should this property be subdivided, or additional services needed in the future, you will need to contact our office for additional availability.

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

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

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Planning and Zoning
Agenda Review Sheet
Amanda Harrington, AICP, Planning Advisor
Planning Commission Meeting
September 24, 2026

Applicant: Stephen and Jennifer Green

Request: Rezone **5.08 surveyed *acres***
Tax Map 142, Parcel 001.00
from R-40 to AG-2



Figure 1: TN Property Viewer
Tax Map 114, Parcel 001.00
In its entirety is highlighted

Property Information:

- Tax Map 142, Parcel 001.00
- 6112 Dividing Ridge Rd., Goodlettsville
- Total lot acreage: 5.05 acres
  (221,284.80 sq. ft.)
- **Rezone Request: 5.08 surveyed acres**
  (221,284.80 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 requests rezoning of 5.08 acres to AG-2 to allow an accessory dwelling unit on this property. The subject property is surrounded by AG-2 and R-40 zoning. 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.*

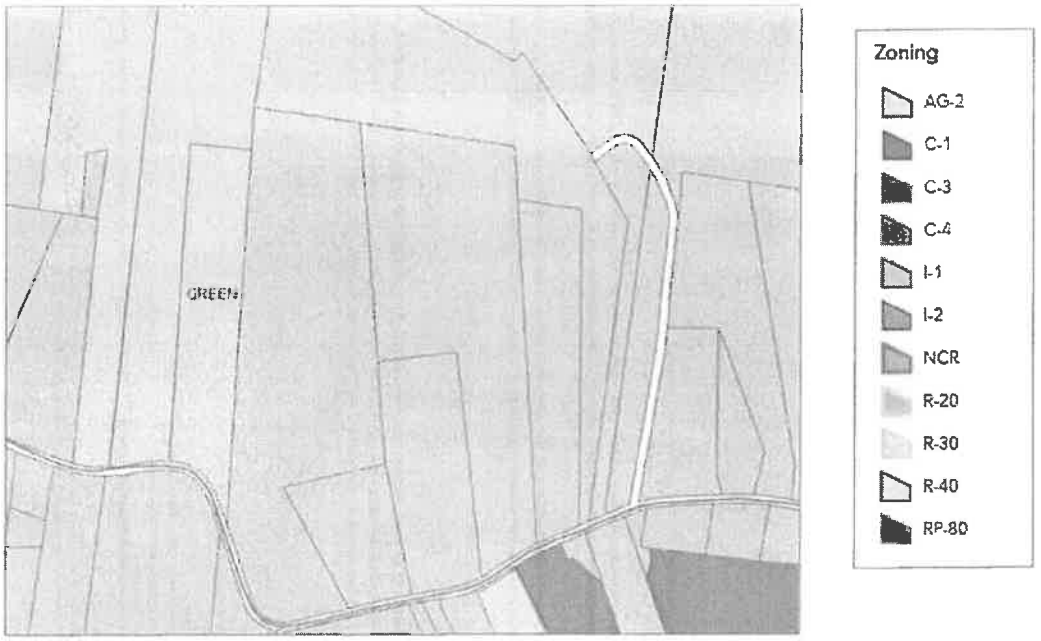
Growth Plan: The Sub-Urban areas consist of low-density residential and supporting uses in progressive degrees of urban intensity, with higher density and intensity generally located adjacent to General Urban areas and lower density and intensity located adjacent to Rural areas. Sub-Urban areas serve as a transition between rural areas and more intensely developed urban areas. Uses are predominantly low-density and estate residential, with low-key supporting uses, together with some agricultural and equestrian activities.

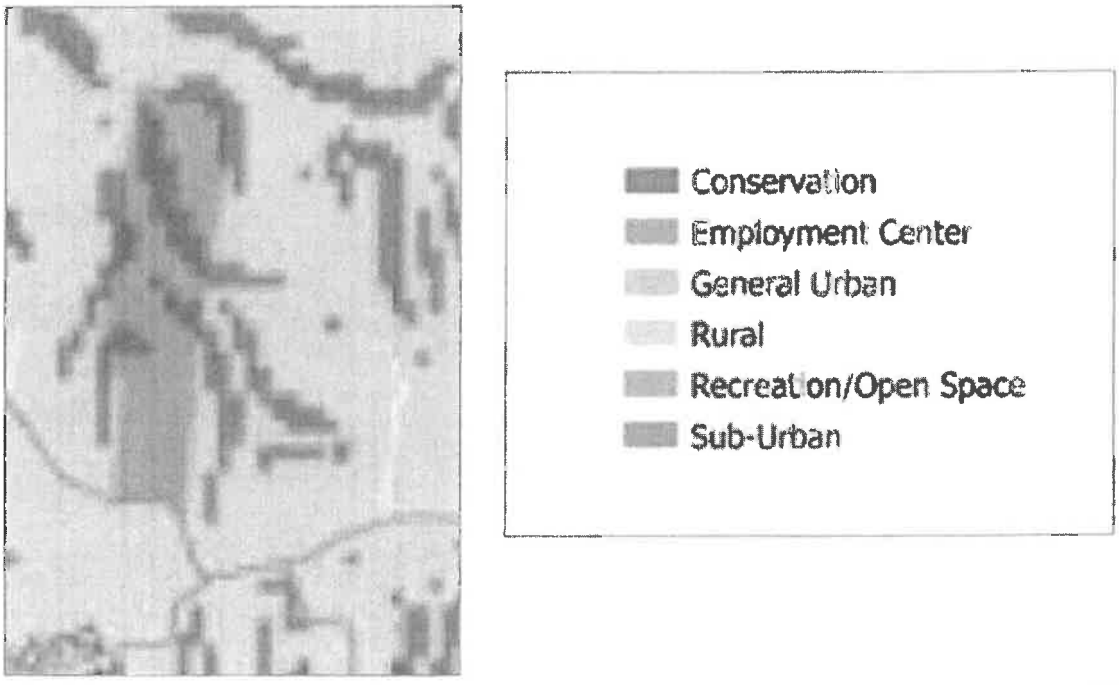
Recommendation: Positive recommendation to the County Legislative Body. The proposed rezoning is a less intensive zoning designation than prescribed by the Growth Plan and appears to generally fit the development pattern of the surrounding parcels.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map





Resolution No. 101926087 Rezone Stephen and Jennifer Green

Rezone 5.08 acres, R-40 to AG-2, Low Density Residential District to Agricultural/Residential, 6112 Dividing Ridge Road, 4th Voting District

Discussion began at 7:15 PM
RUMMEL was recognized at 7:15 PM
Motion by RUMMEL at 7:15 PM
Second by HEAD-HIEBER at 7:15 PM
Voting began at 7:16 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 7:16 PM
Yes: 22
BUSH, THOMPSON, MITCHELL, ROBERTS, RUMMEL, MARTIN, WADE, DELONG, BILLY R DORRIS, WILSON, SNEED, CARTER, STUBBLEFIELD, CRABTREE, HOGAN, MORGAN, HART, PAYNE, JONES, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 2
JACKSON, MOORE

Passed With 13 Yes Votes Needed

RESOLUTION NO. 101926088 #2

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2027

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2027 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
None	None		0
Total Revenue Amendment			0
Expense Amendments			
Drug Recovery Court	Overtime Pay	53330-187	500
Drug Recovery Court	Social Security Tax	53330-201	31
Drug Recovery Court	State Retirement	53330-204	42
Drug Recovery Court	Medicare Tax	53330-212	7
Committed Reserves-OAC	Committed Reserves-Opioid Abatement Coun	34620-OAC	(580)
Total Expense Amendment			0
	(Funds Needed to pay for Security Guard Services at the Drug Recovery Court Fest on August 22, 2026. Need Committed Reserve Funds from the State Opioid Abatement Council. OAC.)		
Total Fund Balance Amendment			0

Duly passed and approved this 19th day of October, 2026.

County Commissioner

County Mayor

ATTEST:

County Clerk

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

Resolution No. 101926088

Amend Budget - General Fund - Security Guard Services for the Drug Recovery Court Fest

Discussion began at 7:16 PM
Motion by ROBERTS at 7:16 PM
Second by RUMMEL at 7:16 PM
Voting began at 7:17 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 7:17 PM
Yes: 22
BUSH, THOMPSON, MITCHELL, ROBERTS, RUMMEL, MARTIN, WADE, DELONG, BILLY R DORRIS, WILSON, SNEED, CARTER, STUBBLEFIELD, CRABTREE, HOGAN, MORGAN, HART, PAYNE, JONES, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 2
JACKSON, MOORE

Passed With 13 Yes Votes Needed

RESOLUTION NO. 101926089 #3

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2027

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2027 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
Other Local Revenues	Contributions - Juvenile - Red Ribbon Week	44570-JUV	800
Other Local Revenues	Contributions - Safe Baby Court	44570-SBC	1,000
Total Revenue Amendment			1,800
Expense Amendments			
Juvenile Court	Various Capital Outlay - Juvenile - Red Ribbon	53500-799-JUV	800
Juvenile Court	Various Capital Outlay - Safe Baby Court	53500-799-SBC	1,000
Total Expense Amendment			1,800

(Sabi Doc Kumar has Donated $1,000 to the County's Safe Baby Court. This Balanced Budget Amendment Adds $1,000 - Donation Revenue Line Item and Increases the Safe Baby Court Budget Line Item by $1,000. There was a donation for Juvenile Court in the amount of $500, these funds are allocated to the Red Ribbon Week Events. There will be an Additional Donation in the amount of $300 to be deposited in the future from United Way.)

Total Fund Balance Amendment 0

Duly passed and approved this 19th day of October, 2026.

County Commissioner

County Mayor

ATTEST:

Angie H Groves
County Clerk

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

Resolution No. 101926089

Amend Budget - General Fund - Safe Baby Court and Juvenile Court Red Ribbon Week Donations

Discussion began at 7:17 PM
Motion by ROBERTS at 7:17 PM
Second by RUMMEL at 7:17 PM
Voting began at 7:18 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 7:18 PM
Yes: 22
BUSH, THOMPSON, MITCHELL, ROBERTS, RUMMEL, MARTIN, WADE, DELONG, BILLY R DORRIS, WILSON, SNEED, CARTER, STUBBLEFIELD, CRABTREE, HOGAN, MORGAN, HART, PAYNE, JONES, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 2
JACKSON, MOORE

Passed With 13 Yes Votes Needed

#4

RESOLUTION NO. 101926090

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2027

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2027 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
None	None		
Total Revenue Amendment			0
Expense Amendments			
Circuit Court Clerk	Various Capital Outlay - Jury Selection Software	53100-799	15,000
Restricted Reserves-Gsess	Restricted Reserves for Gen Sess Court	34520-GSESS	(15,000)
Total Expense Amendment	.		0
	($5,000 - Annual Maintenance Software Contract, $1,500 - Printer, $8,500 - Tablets and Laptops, Totals $15,000.)		
Total Fund Balance Amendment			0

Duly passed and approved this 19th day of October, 2026.

County Commissioner

County Mayor

ATTEST:

County Clerk

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

Resolution No. 101926090

Amend Budget - General Fund - Circuit Court Clerk for Jury Selection Software

Discussion began at 7:18 PM
Motion by ROBERTS at 7:18 PM
Second by HEAD-HIEBER at 7:18 PM
Voting began at 7:19 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 7:19 PM
Yes: 22
BUSH, THOMPSON, MITCHELL, ROBERTS, RUMMEL, MARTIN, WADE, DELONG, BILLY R DORRIS, WILSON, SNEED, CARTER, STUBBLEFIELD, CRABTREE, HOGAN, MORGAN, HART, PAYNE, JONES, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 2
JACKSON, MOORE

Passed With 13 Yes Votes Needed

RESOLUTION NO. 101926091 #5

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2027

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2027 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
General Fund - 101			
Revenue Amendments			
None	None		
Total Revenue Amendment			0
Expense Amendments			
Administrator of Elections	Election Workers - Part-Time	51500-193	(20,000)
Administrator of Elections	Legal Notices, Recording & Court Costs	51500-332	5,000
Administrator of Elections	Various Capital Outlay - Replace Server	51500-799	15,000
Total Expense Amendment	.		0
	(This is a Balanced Budget, to Decrease the Election Workers Line item by $20,000 and Increase Legal Notices Line item by $5,000 and Increase Capital Outlay by $15,000 for a Server.)		
Total Fund Balance Amendment			0

Duly passed and approved this 19th day of October, 2026.

County Commissioner

County Mayor

ATTEST:

Angie H. Groves
County Clerk

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

Resolution No. 101926091

Amend Budget - General Fund - Decrease Election Workers Line Item and Increase Legal Notices and Capital Outlay Lines

Discussion began at 7:19 PM
Motion by ROBERTS at 7:19 PM
Second by SUMMERS at 7:19 PM
Voting began at 7:19 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 7:20 PM
Yes: 22
BUSH, THOMPSON, MITCHELL, ROBERTS, RUMMEL, MARTIN, WADE, DELONG, BILLY R DORRIS, WILSON, SNEED, CARTER, STUBBLEFIELD, CRABTREE, HOGAN, MORGAN, HART, PAYNE, JONES, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 2
JACKSON, MOORE

Passed With 13 Yes Votes Needed

RESOLUTION NO. 101926092

#16

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2027

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2027 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
School Fund -141			
Revenue Amendments			
None	None		0
Total Revenue Amendment			0
Expense Amendments			
Capital Outlay	Architect - White House Heritage Middle School	76100-304	1,000,000
Total Expense Amendment			1,000,000
Total Fund Balance Amendment			(1,000,000)
	(Special Note: The County Intends to Reimburse the School System from Bond Proceeds; Bonds will be issued in the Future for School Construction.)		

Duly passed and approved this 19th day of October, 2026.

County Commissioner

County Mayor

Duly passed and approved this 16th day of November, 2026.

County Commissioner

County Mayor

ATTEST:

County Clerk

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

Resolution No. 101926092

Amend Budget - School Fund - Architect - WHHMS

Discussion began at 7:20 PM
Motion by ROBERTS at 7:20 PM
Second by MORGAN at 7:20 PM
WADE was recognized at 7:21 PM
HOGAN was recognized at 7:21 PM
MITCHELL was recognized at 7:22 PM
Voting began at 7:20 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 7:21 PM
Yes: 21
BUSH, THOMPSON, MITCHELL, ROBERTS, RUMMEL, MARTIN, WADE, DELONG, BILLY R DORRIS, WILSON, SNEED, CARTER, STUBBLEFIELD, CRABTREE, HOGAN, MORGAN, PAYNE, JONES, HEAD-HIEBER, SUMMERS, WOODARD
No: 1
HART
Absent: 2
JACKSON, MOORE

Passed With 13 Yes Votes Needed

RESOLUTION NO. 101926093 #1

A RESOLUTION AMENDING THE BUDGET OF ROBERTSON COUNTY, TENNESSEE FOR THE FISCAL YEAR ENDING JUNE 30, 2027

Be it resolved by the Board of Commissioners of Robertson County that the budget of Robertson County for the fiscal year ending June 30, 2027 is hereby amended as follows:

NAME OF FUND / DEPARTMENT	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	INCREASE (DECREASE)
School Fund -141			
Revenue Amendments			
None	None		0
Total Revenue Amendment			0
Expense Amendments			
Capital Outlay	Land - Purchase Property in Springfield	76100-715	2,150,000
Total Expense Amendment			2,150,000
Total Fund Balance Amendment			(2,150,000)
	(Special Note: The County Intends to Reimburse the School System from Bond Proceeds; Bonds will be issued in the Future for School Construction.)		

Duly passed and approved this 19th day of October, 2026.

County Commissioner

County Mayor

Duly passed and approved this 16th day of November, 2026.

County Commissioner

County Mayor

ATTEST:

County Clerk

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

Resolution No. 101926093

Amend Budget - School Fund - Land Purchase in Springfield

Discussion began at 7:23 PM
Motion by ROBERTS at 7:23 PM
Second by RUMMEL at 7:23 PM
RUMMEL was recognized at 7:28 PM
SNEED was recognized at 7:31 PM
MITCHELL was recognized at 7:31 PM
HOGAN was recognized at 7:31 PM
CRABTREE was recognized at 7:35 PM
HEAD-HIEBER was recognized at 7:37 PM
MARTIN was recognized at 7:37 PM
HOGAN was recognized at 7:38 PM
WADE was recognized at 7:40 PM
SUMMERS was recognized at 7:40 PM
WOODARD was recognized at 7:40 PM
BUSH was recognized at 7:41 PM
Voting began at 7:42 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 7:42 PM
Yes: 16
THOMPSON, MITCHELL, ROBERTS, RUMMEL, WADE, DELONG, WILSON, STUBBLEFIELD, CRABTREE, MORGAN, HART, PAYNE, JONES, HEAD-HIEBER, SUMMERS, WOODARD
No: 6
BUSH, MARTIN, BILLY R DORRIS, SNEED, CARTER, HOGAN
Absent: 2
JACKSON, MOORE
Passed With 13 Yes Votes Needed

To Suspend the Rules and Proceed with Resolution No. 101926093 ONLY - 2nd Reading
Discussion began at 7:43 PM
Motion by ROBERTS at 7:43 PM
Second by THOMPSON at 7:43 PM
Voting began at 7:43 PM
Voting Criteria: 13 Yes Votes Needed
Voting type was changed from Voice Vote to Custom Number of Yes Votes
Results tallied at 7:44 PM
Yes: 12
THOMPSON, MITCHELL, ROBERTS, DELONG, WILSON, CARTER, STUBBLEFIELD, CRABTREE, HART, PAYNE, SUMMERS, WOODARD
No: 10
BUSH, RUMMEL, MARTIN, WADE, BILLY R DORRIS, SNEED, HOGAN, MORGAN, JONES, HEAD-HIEBER
Absent: 2 JACKSON, MOORE
Failed To Receive 13 Yes Votes Needed

RESOLUTION NO. 101926094

A RESOLUTION DECLARING THE INTENT OF ROBERTSON COUNTY, TENNESSEE TO REIMBURSE ITSELF FOR CERTAIN EXPENDITURES RELATING TO CAPITAL PROJECTS WITH THE PROCEEDS OF BONDS OR OTHER DEBT OBLIGATIONS TO BE ISSUED BY THE COUNTY.

WHEREAS, it is the intention of the County Commission of Robertson County, Tennessee (the "County") to provide for the acquisition of land and other design and preliminary costs necessary for a school construction project (the "Project"); and

WHEREAS, it is the intention of the County Commission of the County to pay all or a portion of the costs associated with said activities by the sale of federally tax-exempt bonds or other debt obligations of the County; and

WHEREAS, it is anticipated that it will be necessary to make expenditures in payment of said costs prior to the issuance of said bonds or debt obligations; and

WHEREAS, the County Commission of the County wishes to state its intentions with respect to reimbursements for said expenditures in accordance with the requirements of final regulations applicable thereto promulgated by the United States Department of the Treasury.

NOW, THEREFORE, BE IT RESOLVED by the County Commission of Robertson County, Tennessee, as follows:

SECTION 1 It is reasonably expected that the County will reimburse itself for certain expenditures made by the County in connection with the Project. The County intends to reimburse all such expenditures by having the County issue its federally tax-exempt revenue bonds or other debt obligations. The expenditures made prior to the issuance of said bonds or other debt obligations are expected to be paid from the general fund or other available funds of the County and reimbursement shall be made thereto. Debt service on the bonds or other debt obligations is expected to be a general obligation of the County, secured by a pledge of the County's ad valorem taxing power.

SECTION 2 The principal amount of bonds or other debt obligations expected to be issued to finance the Project, which may be issued in one or more emissions, is expected be approximately $3,150,000.

SECTION 3 This resolution shall be placed in the minutes of the County Commission of Robertson County and shall be made available for inspection by the general public at the office of the County of Robertson.

SECTION 4 It is the County Commission of Robertson County's reasonable expectation that it will reimburse the original expenditures from the proceeds of bonds or other debt obligations.

SECTION 5 This resolution constitutes a declaration of official intent under TREAS. REG. §1.150-2.

SECTION 6 All resolutions or parts of resolutions in conflict herewith are hereby repealed, and this resolution shall be in immediate effect from and after its adoption.

PASSED this **19th** day of **October, 2026**, to take effect upon passage, the public welfare requiring it.

_____
COUNTY COMMISSIONER

_____
J. KEITH HOOVER
ROBERTSON COUNTY MAYOR

ATTEST:

_____
ANGIE H. GROVES
ROBERTSON COUNTY CLERK

Adopted and approved this ____ day of _____, 2026.

_____
County Mayor

ATTEST:

_____
County Clerk

STATE OF TENNESSEE)
)
COUNTY OF ROBERTSON)

I hereby certify that I am the duly qualified and acting County Clerk of the Robertson County, Tennessee (the "County"), and as such official I further certify that attached hereto is a copy of a resolution which was duly adopted at a meeting of the County Commission of the County held on _____, 2026; that this resolution was included in the minutes of the Commission and was promptly and fully recorded and is open to public inspection; that I have compared said Resolution with the original minute record of said meeting in my official custody; and that said Resolution is a true, correct and complete transcript from said original minute record.

WITNESS my official signature and seal of the County this ____ day of _____, 2026.

_____
County Clerk

52170854.1

Resolution No. 101926094

Declaring the Intent of Robertson County, TN to Reimburse Itself for Certain Expenditures Relating to Capital Projects with the Proceeds of Bonds or Other Debt Obligations to be Issued by the County

Discussion began at 7:44 PM
Motion by ROBERTS at 7:44 PM
Second by HEAD-HIEBER at 7:44 PM
MARTIN was recognized at 7:44 PM
WADE was recognized at 7:45 PM
WADE was recognized at 7:45 PM
HOGAN was recognized at 7:47 PM
RUMMEL was recognized at 7:48 PM

To Table Resolution No. 101926094
Motion by MARTIN
Second By RUMMEL
Passed by Voice Vote

RESOLUTION NO. 101926095

RESOLUTION TO DECLARE SURPLUS PROPERTY

WHEREAS, the Robertson County, Tennessee Planning Department owns a vehicle identified on the attached list; and

WHEREAS, the vehicle was formerly used by the County Planning Department but is no longer needed for departmental operations; and

WHEREAS, the Planning Department has requested that the Robertson County Commission declare the vehicle surplus and authorize its sale or other lawful disposition; and

WHEREAS, the declaration and disposition of the vehicle are authorized by applicable provisions of Tennessee Code Annotated.

NOW, THEREFORE, BE IT RESOLVED by the Robertson County Commission, meeting in regular session on the **19th** day of **October, 2026**, that the vehicle identified on the attached list is declared surplus property and may be sold or otherwise lawfully disposed of, and that the County Mayor is authorized to execute a bill of sale and any other necessary documents.

PASSED this **19th** day of **October, 2026**, to take effect upon passage, the public welfare requiring it.

Eric Thompson
COUNTY COMMISSIONER

J. KEITH HOOVER
ROBERTSON COUNTY MAYOR

ATTEST:

Angie H. Groves
ANGIE H. GROVES
ROBERTSON COUNTY CLERK

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

DATE: October 1, 2026
SUBJECT: Vehicle to Declare Surplus

Robertson County Planning and Zoning requests authorization to declare the following vehicle as surplus property:

VEHICLE: **2011 Ford Crown Vic**
2FABP7BV2BX118924

Upon approval, the vehicle may be transferred to another Robertson County office, sold in accordance with applicable County surplus-property procedures, or otherwise disposed of through destruction or salvage as appropriate.

Please approve the declaration of this vehicle as surplus.

Resolution No. 101926095

Declare Surplus Property - Planning Department - 2011 Crown Vic - VIN 2FABP7BV2BX118924

Discussion began at 7:48 PM
Motion by THOMPSON at 7:48 PM
Second by HOGAN at 7:48 PM
Voting began at 7:49 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 7:49 PM
Yes: 22
BUSH, THOMPSON, MITCHELL, ROBERTS, RUMMEL, MARTIN, WADE, DELONG, BILLY R DORRIS, WILSON, SNEED, CARTER, STUBBLEFIELD, CRABTREE, HOGAN, MORGAN, HART, PAYNE, JONES, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 2
JACKSON, MOORE

Passed With 13 Yes Votes Needed

RESOLUTION NO. 101926096

RESOLUTION TO DECLARE SURPLUS PROPERTY

WHEREAS, the Robertson County, Tennessee Veteran's Services Department owns a vehicle identified on the attached list; and

WHEREAS, the vehicle was formerly used by the Veteran's Services Department but is no longer needed for departmental operations; and

WHEREAS, the Veteran's Services Department has requested that the Robertson County Commission declare the vehicle surplus and authorize its sale or other lawful disposition; and

WHEREAS, the declaration and disposition of the vehicle are authorized by applicable provisions of TENNESSEE CODE ANNOTATED.

NOW, THEREFORE, BE IT RESOLVED by the Robertson County Commission, meeting in regular session on the **19th** day of **October, 2026,** that the vehicle identified on the attached list is declared surplus property and may be sold or otherwise lawfully disposed of, and that the County Mayor is authorized to execute a bill of sale and any other necessary documents.

PASSED this **19th** day of **October, 2026**, to take effect upon passage, the public welfare requiring it.

Eric Thompson
COUNTY COMMISSIONER

J. KEITH HOOVER
ROBERTSON COUNTY MAYOR

ATTEST:

Angie H. Groves
ANGIE H. GROVES
ROBERTSON COUNTY CLERK

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

DATE: October 1, 2026
SUBJECT: Vehicles to Declare Surplus

Robertson County Veteran's Service requests authorization to declare the following vehicle as surplus property:

VEHICLE: **2006 Ford E-350**
VIN 1FTSS34L76HA62854

Upon approval, the vehicle may be transferred to another Robertson County office, sold in accordance with applicable County surplus-property procedures, or otherwise disposed of through destruction or salvage as appropriate.

Please approve the declaration of this vehicle as surplus.

Resolution No. 101926096

Declare Surplus Property - Veterans Service Department - 2006 Ford E-350 - VIN 1FTSS34L76HA62854

Discussion began at 7:49 PM
Motion by THOMPSON at 7:49 PM
Second by MORGAN at 7:49 PM
Voting began at 7:50 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 7:50 PM
Yes: 22
BUSH, THOMPSON, MITCHELL, ROBERTS, RUMMEL, MARTIN, WADE, DELONG, BILLY R DORRIS, WILSON, SNEED, CARTER, STUBBLEFIELD, CRABTREE, HOGAN, MORGAN, HART, PAYNE, JONES, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 2
JACKSON, MOORE

Passed With 13 Yes Votes Needed

RESOLUTION NO. 101926097

RESOLUTION TO ADJUST SOLID WASTE FEES

WHEREAS, Robertson County, Tennessee has incurred increased fuel-related costs for solid waste services provided by Mr. Bult's, Inc. (MBI), with the regular MBI rate of $54.10 per ton increasing to $60.63 per ton when fuel surcharges are included; and

WHEREAS, the Robertson County Solid Waste Department estimates that a $7.00 per ton fuel surcharge would generate $43,172.43 based on September tonnage; and

WHEREAS, the County Mayor recommends a fuel surcharge based on the weight of waste delivered to offset increased costs, while retaining the existing $8.00 minimum charge; and

WHEREAS, solid waste fees and surcharges are authorized by applicable provisions of TENN. CODE ANN.

NOW, THEREFORE, BE IT RESOLVED by the Robertson County Commission, meeting in regular session on the **19TH** day of **OCTOBER, 2026,** that a fuel surcharge of **$7.00 PER TON** is hereby added to existing applicable solid waste disposal rates, prorated for fractional tons, beginning **NOVEMBER 1, 2026**. The existing $8.00 minimum charge remains unchanged and is the total charge, including the fuel surcharge, for loads subject to the minimum; no separate fuel surcharge shall be added to that minimum. The Robertson County Solid Waste Department is authorized to collect the adjusted charges, with proceeds used solely for Robertson County Solid Waste services and segregated from the general fund.

PASSED this **19th** day of **October, 2026**, to take effect November 1, 2026, the public welfare requiring it.

Randall K Wilson
COUNTY COMMISSIONER

J. KEITH HOOVER
ROBERTSON COUNTY MAYOR

ATTEST:

Angie H Groves
ANGIE H. GROVES
ROBERTSON COUNTY CLERK

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

Resolution No. 101926097

Adjust Solid Waste Fees - $7.00 Fuel Surcharge based on the Weight of Waste Delivered - Proceeds Used Solely for Solid Waste Services and segregated from the General Fund

Discussion began at 7:50 PM
Motion by WILSON at 7:50 PM
Second by SUMMERS at 7:50 PM
Voting began at 7:51 PM
Voting Criteria: 13 Yes Votes Needed
Results tallied at 7:51 PM
Yes: 22
BUSH, THOMPSON, MITCHELL, ROBERTS, RUMMEL, MARTIN, WADE, DELONG, BILLY R DORRIS, WILSON, SNEED, CARTER, STUBBLEFIELD, CRABTREE, HOGAN, MORGAN, HART, PAYNE, JONES, HEAD-HIEBER, SUMMERS, WOODARD
No: 0
Absent: 2
JACKSON, MOORE

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 October 19,2026

DAVID G BARTS
PAUL M. CAIN
MICHELLE EDWARDS DAILEY
KIMBERLY DODSON
EUGENE ELLIS
JOSHUA EVANS
CHERRONDA FREEMAN
HEATHER J HARSTER
KELI HUGHES
PARRISS JONES
BARBARA MARS
NATALYN R MCCANTS
LINDA MITCHELL
JANICE B MORGAN
BETH MURPHY
MAECEY PEARSON
REBECCA J ROBERTSON
DANTE SMITH
GRADY P. VAUGHN III
KATHRYN E WARREN
VERNON WILLIAMS II
KEITH WRIGHT

PERSONAL SURETY