MEMORANDUM

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

TO: Planning Commission Members
FROM: Planning Staff
DATE: September 21, 2023

The Robertson County Planning Commission will hold its monthly meeting on **Thursday September 28, 2023, at 7:00 P. M.** on the 2nd Floor, Judicial Complex, Robertson County Office Building. Chief Deputy Planner, Hunter Mantooth, is available to answer questions at (615) 384-3666 or hmantooth@robcotn.org.

AGENDA

1. Roll Call

2. Comments from Citizens: Persons wishing to speak for or against any item must sign the log sheet prior to the meeting.

3. Announcements: Rezonings from this agenda will be heard at the next County Commission meeting on October 16, 2023.

4. Approval of Minutes: Approval of Minutes from August 24, 2023, meeting.

5. Old Business: None

6. New Business:

   A. **Jacob and Alexis Looney**: Rezoning Request for 5.21 acres of property located at 8926 Cedar Grove Rd., Cross Plains. Tax Map 062, Parcel 103.08 from AG-2 to R-40 (1st Voting District). Represented by Jeff Chandler, Chandler Surveying.

7. Reports from Staff:

   A. Proposal for Increasing Planning and Zoning Fees

8. Adjourn

The Robertson County Planning Commission met on August 24, 2023, at 7:00 p.m. in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Roll Call:

MEMBERS PRESENT:	MEMBERS ABSENT:	OTHERS PRESENT:
Bill Jones	Allan Heard	Hunter Mantooth
Daniel Borthick		Traye Fann
Cheryl Elliott		
Charles "Gene" Federman		
William B. Henry		
Keith Hoover		
Jeremiah Pierce		
Jeremy Stinson		

Meeting was called to order by Chairman, Bill Jones.

Announcements: Chairman Bill Jones announced that the zoning from this agenda will be heard at the County Commission Meeting on September 18, 2023. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided.

Motion to approve Minutes from previous meeting on July 27, 2023, was made by Keith Hoover with a second by Cheryl Elliott. Motion passed unanimously 8-0.

1. New Business:

   A. Gerald and Martha Steele: Rezoning Request for 2.27 acres of the 6.80 acres of property located at 5371 Minnis Rd., Tax Map 044, Part of Parcel 060.00 from AG-2 to RP-80 (7th Voting District). Represented by Weakly Brothers Engineering.

Staff stated the request is dimensionally appropriate and recommend approval.

Motion to recommend was made by Daniel Borthick with a second by Gene Federman.

Motion passed 8-0.

   B. Shelby Sanders: Rezoning request for 2 acres of the 21.13 acres of property located at 4408 Woodrow Wilson Rd., Tax Map 072, Part of Parcel 080.00 from AG-2 to R-40 (8th Voting District). Represented by Surveyor Nathan Gregory.

Staff stated the request is dimensionally appropriate and recommend approval.

Motion to recommend was made by Keith Hoover with a second by Gene Federman.

Motion passed 8-0.

C. **Michael Crawley:** Rezoning request for 18.44 acres of property located at 2719 Tom Austin Hwy., Tax Map 113, Parcel 021.00 from AG-2 to C1 (10th Voting District). Represented by Josh Lyons, Klober Engineering.

Staff stated the request is dimensionally appropriate and recommend approval.

Motion to recommend was made by Cheryl Elliott with a second by Daniel Borthick.

Motion passed 8-0.

2. Reports from Staff: None

3. Board Comments: Jeremiah Pierce brought up solar regulations and getting those revised and updated. Staff let the commission know that a contract had been signed with a consultant to help begin the process of getting all regulations updated. It was recommended that a committee be appointed after the study to help with updating.

A motion to adjourn was made by Dan Borthick with a second by Jeremiah Pierce.

Motion passed 8-0 and the meeting was adjourned.

Respectfully submitted,

Gene Federman

Gene Federman, Secretary

New Business:

A

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

Application for Rezoning

Applicant Information:
Name: JACOB & ALEXIS LOONEY
Mailing Address (No P.O. Boxes, please): 8926 CEDAR GROVE ROAD CROSSPLAINS TN 37049
Email: JacobLooney17@yahoo.com
Telephone Number: 615-681-5445

Applicant's Representative Information:
Name: JEFF CHANDLER
Name of Firm: CHANDLER SURVEYING
Mailing Address (No P.O. Boxes, please): 3421 COOPER NICHOLSON ROAD PLEASANT VIEW TN 37146
Email: Chandlersurv@yahoo.com
Telephone Number: 615-746-5900

Property Information:
Address: 8926 CEDAR GROVE ROAD
Tax Map and Parcel Number: 062 PARCEL 103.08
Current Zoning Designation: AG2
Requested Zoning Designation: R40

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

Purpose of rezoning request:
WOULD LIKE TO REZONE IN ORDER TO SUBDIVIDE THE PROPERTY INTO TWO LOTS

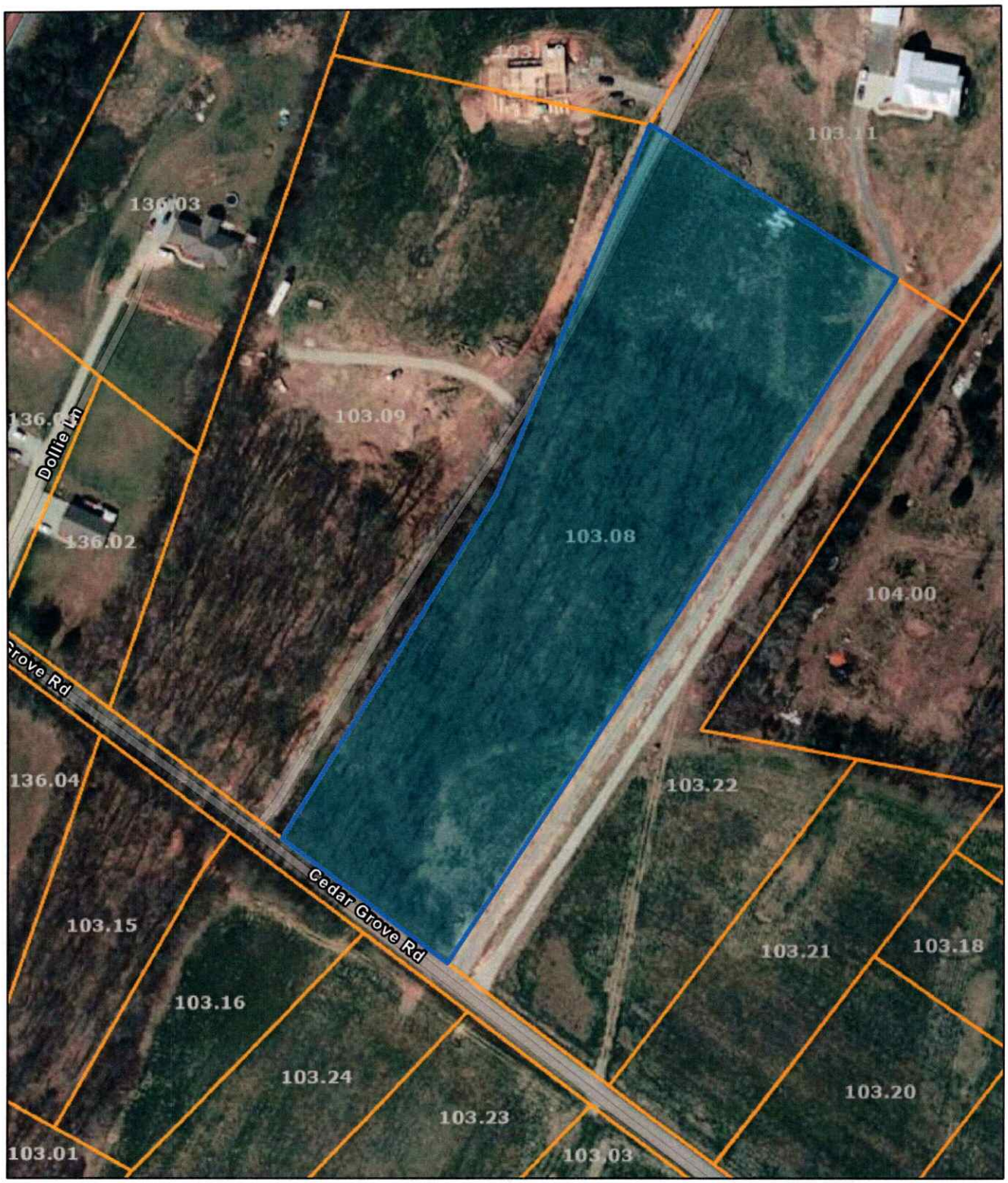
SUBMITTAL REVIEW PROCEDURE:

1. Deliver three (3) copies of this application & any supporting materials to the Planning & Zoning Department 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. Pay the review fee.
5. Email a .PDF of the application & supporting materials (items 1-3) to hmantooth@robcotn.org
6. 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.**

7/31/23 attorney 7/31/23 — 7/31/2023

Owner of Record Signature & DATE — Applicant's Signature & DATE

Robertson County - Parcel: 062 103.08



Date: July 31, 2023

County: Robertson
Owner: LOONEY ALEXIS M ETVIR
Address: CEDAR GROVE RD 8926
Parcel Number: 062 103.08
Deeded Acreage: 5.21
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury

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.

GENERAL NOTES

1. BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ZONE 4100, UNLESS OTHERWISE NOTED DISTANCES AND COORDINATES RECITED ARE BASED ON GROUND MEASUREMENTS, NO SCALE FACTOR APPLIED.

2. G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH: CARLSON BRX 7 DUAL FREQUENCY RECEIVER.

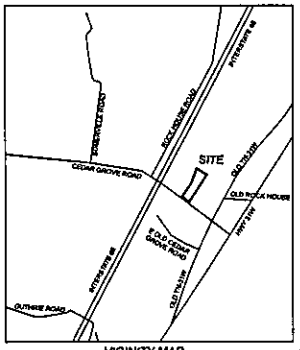
3. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.

4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

5. IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THE INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED.

6. SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

7. THIS PROPERTY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS WHETHER IMPLIED OR OF RECORD.



VICINITY MAP
NOT TO SCALE

GPS METADATA

Type of GPS field procedure :	Real-time Kinematic Network
Positional Accuracy Vectors does not exceed :	H0.0404, V0.076636364
Date of survey :	July 7 - November 11, 2022
Datum and Epoch Coordinates :	USA/NAD83/TN
Designation of fixed-control :	TN31
Geoid Model :	ContinentalUS_NGS2018
Combined grid factor(s) :	1.000000

TOTAL ACREAGE
227013.29 Sq. Feet
5.21 Acres

PROPERTY OWNER AND ADDRESS:
MAP 062, PARCEL 103.08
RECORD BOOK 2181, PAGE 751
JACOB T. & ALEXIS M. LOONEY
8926 CEDAR GROVE ROAD
CROSS PLAINS, TN 37049

FINAL PLAT
SUBDIVISION OF THE
JACOB AND ALEXIS LOONEY
PROPERTY
15TH CIVIL DISTRICT OF ROBERTSON COUNTY, TN.

LEGEND

These standard symbols will be found in the drawing.

M.B.S.L. MINIMUM BUILDING SETBACK LINE
O IRON ROD (NEW) I.R. (N)
● IRON ROD (OLD) I.R. (O)
FENCE ROW

I HEREBY CERTIFY THAT THIS IS A CATEGORY ___I___ SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.

JEFFREY P. CHANDLER
RLS 2353

JEFFREY PATRICK CHANDLER
LICENSED LAND SURVEYOR
TENNESSEE NO. 2353

CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com

PROJECT INFORMATION:
BEING THE SAME PROPERTY DESCRIBED IN RECORD BOOK 2181, PAGE 751 REGISTER'S OFFICE OF ROBERTSON COUNTY, TN.

CLIENT INFORMATION:
JACOB LOONEY
8926 CEDAR GROVE ROAD
CROSS PLAINS, TN 37049

REVISIONS
JULY 31, 2023

REZONE

DRAWN	JORDAN C.	MAP AND PARCEL	MAP 062, PARCEL 103.08
DATE	NOV. 2, 2022		
APPROVED	JEFF C.	CURRENTLY ZONED	AG2 TO R40
DATE	NOV 23, 2022		
SCALE	1" = 100'	SHEET	ONE OF ONE
		PROJECT NO.	3-181

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
September 28, 2023

Applicant: Jacob and Alexis Looney
Surveyor: Jeff Chandler

Request: Rezone ***5.21 acres*** of Tax Map 062 Parcel 103.08 from AG-2 to R-40

Property Information:

- Tax Map 062, Parcel 103.08
- 8926 Cedar Grove Rd., Cross Plains
- Total lot acreage: 5.21 acres (226,948 sq. ft.)
- **Rezone Request: 5.21 acres (226,948 sq. ft.)**

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



Figure 1: TN Property Viewer, Tax Map 062, Parcel 103.08 in entirety Is highlighted.

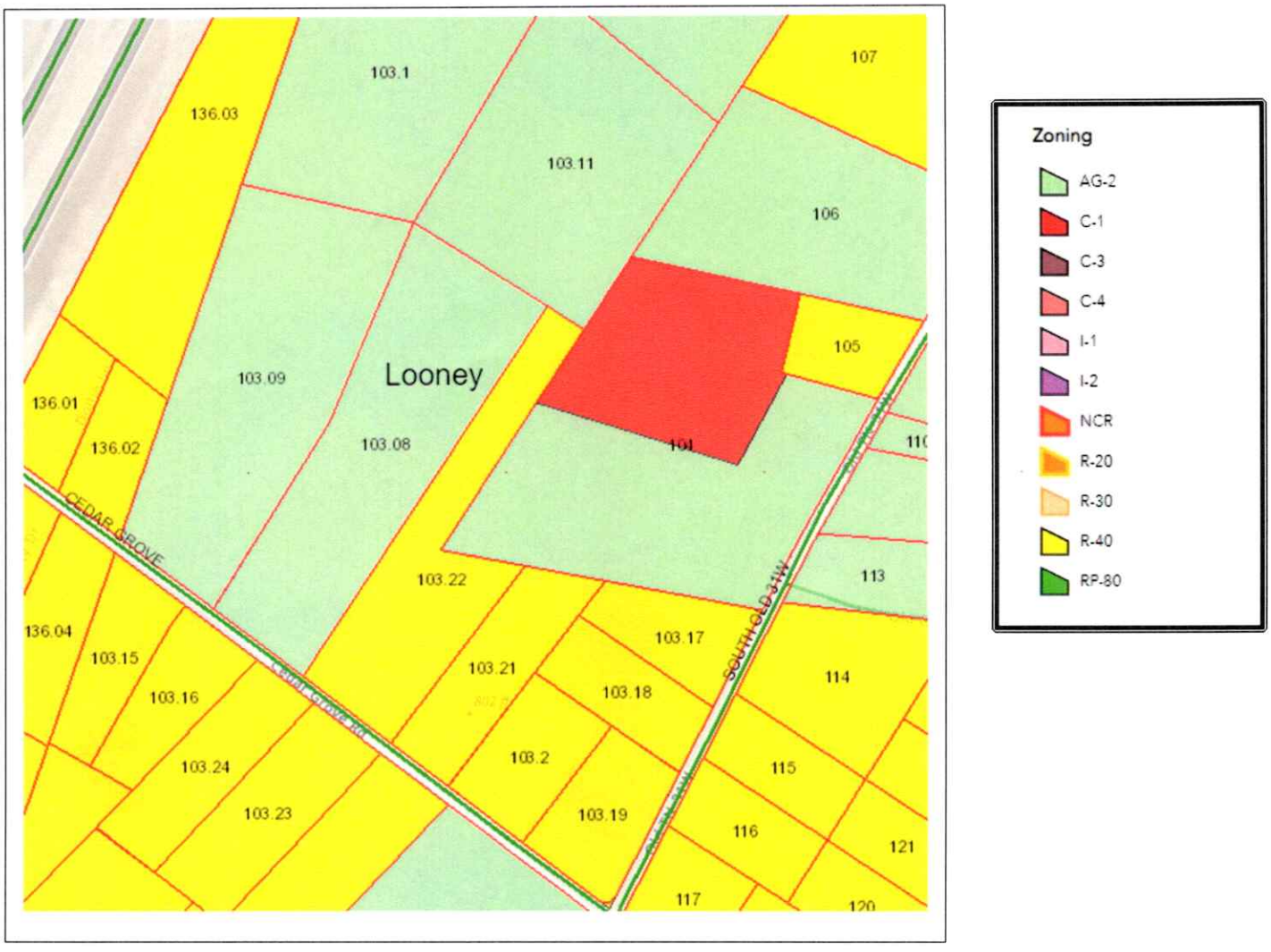
Discussion & Observations:
The applicant wishes to rezone 5.21 *acres*. The subject property has a mixture of zones in the immediate vicinity with varying lot sizes.
Please see Exhibit 1 for zoning map exhibit.

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

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



Reports from Staff:

Proposal for Increasing Planning and Zoning Fees

Robertson County Development Office
527 South Brown St.
Springfield, TN 3172
615-384-3666

Memorandum

September 21, 2023

Board Members,

I am attaching a proposed fee increase for all planning and zoning fees. We have tried to make the fee schedule easier to read and understand.

Our fees have not been increased since April 2021. We have made some comparisons with other counties such as Montgomery, Wilson, Sumner, Dickson, and Cheatham to see how our fee collection compares to others.

Your packet contains 3 items: the fees as of April 2021, the proposed fee increases schedule and a comparison sheet for a quick reference.

If you have any questions please don't hesitate to reach out via phone or email, hmantooth@robcotn.org.

Thanks,

Hunter Mantooth, Chief Deputy Planning
Robertson County Development Office

ROBERTSON COUNTY PLANNING AND ZONING FEE SCHEDULE

RESOLUTION NO. 041921040

Effective April 20,2021

This fee schedule is established by the Robertson County Commission and is subject to change at any time.

Residential Subdivision Plat Review Fees	
Minor Plats (1-5 Lots)	$ 70.00 plus $ 7.00 per lot
Preliminary Plats	$140.00 plus $14.00 per lot.
Final Plats	$ 70.00 plus $ 7.00 per lot.
Construction Plans	$140.00 plus $14.00 per acre
Reviews Requiring Outside Engineering Review	Billed on Actual Cost from Vendor
Commercial/Industrial Subdivision Plat Review Fees	
Preliminary Plats	$210.00 plus $20.00 per lot.
Final Plats	$ 70.00 plus $ 7.00 per lot.
Construction Plans	$210.00 plus $20.00 per acre.
Reviews Requiring Outside Engineering Review	Billed on Actual Cost from Vendor

* All outside engineering fees shall be paid prior to the secretary of the Planning Commission signing the final plat.

Site Plans (Residential, Commercial and Industrial)	
Agricultural and Single Family Residential Uses	$ 70.00 plus $ 7.00 per acre.
Multi-family Residential and Commercial Uses	$140.00 plus $14.00 per acre.
Light, General and Heavy Industrial Uses	$210.00 plus $20.00 per acre.
Special Impact Uses	
Preliminary Site Plans	$3,500.00 plus $14.00 per acre.
Final Site Plans	$3,500.00 plus $15.00 per acre.
Planned Unit Developments	$ 425.00 plus $ 7.00 per acre.
Rezoning Request	
Changes to AG-1, AG-2. RP-80, R-40 and R-30	
Five (5) acres or less	$175.00 plus $12.00 per acre
Greater than five (5) acres	$460.00 plus $12.00 per acre
Changes to R-20, C-1, C-2, C-3 and C-4	
Three (3) acres or less	$230.00 plus $12.00 per acre
Greater than three (3) acres	$460.00 plus $12.00 per acre
Changes to I-1 and I-2	
Three (3) acres or less	$350.00 plus $12.00 per acre
Greater than three (3) acres	$575.00 plus $12.00 per acre
Changes to I-3	
All tract sizes	$3,000.00 plus $10.00 per acre

Changes for Planned Unit Developments	
All tract sizes	$575.00 plus $10.00 per acre
Rezonings in Springfield Planning Region	$100.00
Reviews Requiring Outside Engineering Review	Billed on Actual Cost from Vendor

* All outside engineering fees shall be paid prior to any building permit being issued.

Board of Zoning Appeals	$190.00
Construction Board of Appeals	$350.00
Adequate Facilities Tax	
Residential	$ 1.50 per sq. ft.
Commercial/Industrial	$ 0.30 per sq. ft.
Documents and Records Fee	$ 5.00

PROPOSED FEE INCREASE

ROBERTSON COUNTY DEVELOPMENT OFFICE FEE SCHEDULE

Planning and Zoning Fees

Residential Subdivision Plat Review Fees	
Minor Plats (1-4 Lots)	
Final Plats	$250.00
Major Plats (5 or more lots)	
Preliminary Plats when required	$100.00
Final Plats	$250.00
Construction Plans	$500.00
Traffic Study Review Fee	$1,000.00
Commercial/Industrial Subdivision Plat Review Fees	
Preliminary Plats when required	$500.00
Final Plats	$750.00
Construction Plans	$1,000.00
Site Plans (Residential, Commercial and Industrial)	
Administrative Review	$300.00
Planned Unit Development Review	$1,000.00
PUD Revision	$500.00
Mixed Use Development Review	$1,000.00
MUD Revision	$500.00
Rezoning Request	
Residential	
1 – 4 lots	$300.00
5 or more lots	$500.00
Commercial and Industrial	
1 – 4 lots	$500.00
5 or more lots	$750.00
Administrative Fee – Verification Letter	$100 per lot

Zoning Appeals

Administrative Review - Temporary	$250.00
Board Review – Permanent	$500.00
Documents and Records Fee Added to all transactions	$5.00
Sign Fee for Advertising at Property 1 for every road frontage	$25.00 for first sign $15.00 for each additional sign

COMPARISON OF FEES

Fee Type	Original Fee	Proposed Fee	Amount of Increase	Amount Collected July 2022 - July 2023	Projected Amount Collected with New Fees	Funds Gained with Increase
RESIDENTIAL SUBDIVISION PLAT REVIEW						
Minor Plats (1 - 4 lots)						
Final Plats	$70.00 + $7/lot	$250.00	$165.00	$3,595.00	$10,750.00	$7,155.00
Major Plats (5 or more lots)						
Preliminary Plats (when required)	$140 + $14/lot	$500.00		$0	$0	$0
Final Plats	$70 + $7/lot	$250.00	$54.00	$2,745.00	$3.500.00	$755.00
Construction Plans	$140 + $14/acre	$1,000.00	$524.00	$1,429.00	$3,000.00	$1,571.00
Traffic Study Review Fee		$1,000.00	$1,000.00	New	New	New
Commercial/Industrial Subdivsion						
Preliminary Plats (when required)	$210 + $20/lot	$500.00		$0	$0	$0
Final Plats	$70 + $7/lot	$750.00		$0	$0	$0
Construction Plans	$210 + $20/acre	$1,000.00	$517.00	$483.28	$1,000.00	$517.00
Site Plans						
Adminstrative Review	$70 + $7/acre	$300.00		$0	$0	$0
Mixed Unit Development	$140 + $14/acre	$1,000.00		$0	$0	$0
Planned Unit Development	$425 + $7/acre	$1,000.00		$0	$0	$0

Fee Type	Original Fee	Proposed Fee	Amount of Increase	Amount Collected July 2022 - July 2023	Projected Amount Collected with New Fees	Funds Gained with Increase
REZONING REQUEST						
Residential (1 - 4 lots)	Ranged from $175 - $230 + $12/acre	$500.00	$295.00 estimated	$6,346.00	$15,500.00	$9,154.00
Residential (5 or more lots)	$460 + $12/acre	$1,000.00	$255.00 estimated	$11,892.00	$16,000.00	$4,108.00
Commercial/Industrial (1 - 4 lots)	Ranged from $230 - $350 + $12/acre	$500.00		$0		
Commercial/Industrial (5 or more lots)	Ranged from $460 - $575 + $12/acre	$750.00		$0		
Adminstrative Fee - Verification Letter		$100 per lot	$100 per lot	New	New	New
ZONING APPEALS						
Administrative Review Temporary Request		$250.00	$250.00	New	New	New
Board Review Permanent Request	$190.00	$500.00	$310.00	$3,800.00	$10,000.00	$6,200.00
Sign Fee for Advertising at Property 1 for every road frontage		$25.00 - 1st sign $15.00 - Additional Signs	$25.00 - 1st sign $15.00 - Additional Signs	New	New	New
Document and Records Fee	$5.00	No Increase	$0	No increase	No increase	