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 19, 2024

The Robertson County Planning Commission will hold its monthly meeting on **Thursday September 26, 2024, 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 21, 2024.
4. Approval of Minutes: Approval of Minutes from August 22, 2024, meeting.
5. Old Business:
6. New Business:

   A. **Paul B Cook:** Rezone Request for 1.85 acres of the 50.60 acres of property located at 6682 Lovel Cook Rd., Springfield. Tax Map 072, Part of Parcel 003.00 from AG-2 to RP-80 (8th Voting District). Represented by Steve Artz, Steve Artz & Associates, Inc.

   B. **Belinda Kelly:** Rezone Request for 5.01 acres of property located at 2544 S. Mt. Pleasant Rd., Greenbrier. Tax Map 116, Parcel 225.00 from AG-2 to RP-80 (4th Voting District). Represented by Todd Bollinger, Todd Bollinger & Associates.

   C. **Josh Lyon, PE on behalf of Ed Fletcher:** Concept Plan for Horseshoe Estates located at 3769 Calista Rd and Hale Rd., Cross Plains. Tax Map 058, Parcels 016.00 & 010.00 (1st Voting District). Represented by Josh Lyon, PE, Klober Engineering.

   D. **Jessica Mormando:** Address the Commission pertaining to Solar Zoning Amendments.

7. Reports from Staff:
8. Adjourn

The Robertson County Planning Commission met on August 22, 2024 at 7:00 p.m. in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Roll Call:

MEMBERS PRESENT:
Bill Jones
Daniel Borthick
Charles "Gene" Federman
Jeremiah Pierce
Cheryl Elliott
Allan Heard
William B Henry
Keith Hoover
Jeremy Stinson

MEMBERS ABSENT:

OTHERS PRESENT:
Hunter Mantooth
Pam Groves
David Fauth - Planner

Meeting was called to order by Chairman, Bill Jones at 7:00 pm.

Roll Call was completed by Hunter Mantooth. All the members were present.

Announcements: Chairman Bill Jones announced that the zoning from this agenda will be heard at the County Commission on September 16, 2024. Any citizens wishing to speak for or against any items on the agenda will need to sign in on the sheet provided. Ten signed in to speak.

Motion to approve Minutes from previous meeting of July 25, 2024, made by Cheryl Elliott with a second by Jeremiah Pierce.
Motion passed unanimously 9-0.

1. Old Business: None

2. New Business:

   A. **County Attorney Clyde Richert:** Address the commission pertaining to a recorded affidavit concerning Greer Rd. Tax Map 140 Parcel 030.00 previously owned by Ann O Mayes.
   Mr. Richert explained the situation from a rezone and plat approval from 2009. He explained the history of how everything happened between Robertson and Davidson Counties. He is still working with Davidson County on a fix, but wanted the commission to be aware of what is going on.
   No vote was needed as this was just Clyde giving information to the commission.

   B. **Acklen Property Group, LLC:** Rezone Request for 9.00 acres of property located at 5956 & 6006 Valley Rd., Springfield. Tax Map 019, Parcels 048.00 and 049.00 from AG-2 to R-40 & RP-80 (8th Voting District). Represented by Todd Bollinger, Todd Bolinger & Associates.
   Todd Bolinger was there to present and answer questions. Explained the reason for the R-40 zone was due to power line going across the property.
   The property owner signed in to speak if there were questions. No questions for the property owner. Jeremiah Pierce asked the planner if there was a way for a variance or an exception to be granted so they could all be RP-80. David explained we could not make a nonconforming lot.

Motion to recommend was made by Gene Federman with a second from William B Henry.
Motion passed unanimously 9 - 0.

C. **Brian Smart:** Rezone Request for 2.85 acres of property located at 4136 Pleasant Grove Rd., White House. Tax Map 084, Parcel 097.00 from AG-2 to R-40 (1st Voting District). Represented by Brandon Jaggers, Brandon Jaggers Construction, LLC.
The property owner was there to present and answer questions. No one signed up to speak on this matter.
Motion to recommend was made by Danny Borthick with a second from Cheryl Elliott.
Motion passed 8 - 1. Keith Hoover voted against it.

D. **Billy Joe Riley:** Rezone Request for 1.84 acres of the 299.70 acres of property located on Hwy 161, Springfield, Tax Map 044 Part of Parcel 143.00 from AG-2 to RP-80 (7th Voting District). Represented by Steve Artz, Steve Artz and Associates, Inc.
Becky from Steve Artz's office was there to present and answer questions.
One signed in to speak on this matter. He asked his question, and it was answered.
Motion to recommend was made by Keith Hoover with a second from Allan Heard.
Motion passed unanimously 9 - 0.

E. **Jacob Fann & Morgan Baggett, Trustees: Gina Zylstra, Jim Baggett, Christy Baggett:** Preliminary Plat approval for B-Acres located at 3211 Will Head Rd. and on Burgess Gower Rd. Cedar Hill. Tax Map 099, Parcels 094.00 & 094.04 (11th Voting District). Represented by Nettie Boyle, CSR Engineering.
Nettie Boyle was there to present and answer questions.
No one signed up to speak on this matter. Jeremiah Pierce asked about stormwater and Nettie answered his question.
Motion to approve was made by Allan Heard with a second from Gene Federman.
Motion passed unanimously 9 - 0.

F. **Jon Claxton, PE on behalf of George Frost:** Concept Plan for Frost Farms located at 3652 Calista Rd., White House. Tax Map 084 Parcel 101.00 (3rd Voting District). Represented by Jon Claxton, PE, Thomas and Hutton.
Casey Keister was there to present and answer questions. Hunter advised the commission that a parcel number was accidentally left off of the application and the application is for Map 084 Parcels 101.00 and 104.00.
Seven citizens signed up to speak. All were given a chance to speak and voice their concerns. Hunter Mantooth had received several emails pertaining to the concept plan. A copy of each email was given to all planning commission members to read. Several commissioners spoke against the development.
Keither Hoover made a motion to deny. Hunter Mantooth explained there was to be no vote this was just the concept plan for the commissioners to decide if they wanted a work session or not.
Keith Hoover made a motion to not have a work session, with a second from Jeremiah Pierce.
Motion passed unanimously 9 - 0.

G. **Attorney David Pike on behalf of AT&T Mobility:** Final Site Plan for Wireless Communication Facility located at 3897 Dot Rd., Springfield. Tax Map 018 Parcel 016.01 (8th Voting District). Represented by Applicant.
Atty. Robert Grant was there to present and answer questions.
No one signed up to speak on this item.
Motion to approve was made by Keith Hoover with a second from Jeremiah Pierce.
Motion passed unanimously 9 - 0.

Reports from Staff: None

A motion to adjourn made by Jeremiah Pierce with a second by Jeremy Stinson.
Motion passed unanimously 9-0 and the meeting was adjourned at 7:50 pm.

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: PAUL B. COOK
Mailing Address: 4635 ROY COLE RD. SPRINGFIELD, TN. 37172
Email: cooksutility@hotmail.com
Telephone Number: 615.207.7209

Applicant's Representative Information:

Name: STEVE ARTZ
Name of Firm: STEVEN E. ARTZ & ASSOC. LLC.
Mailing Address: 4800 HWY. 431 N. SPRINGFIELD, TN. 37172
Email: artz.steve@gmail.com
Telephone Number: 615-382-0481

Property Information:

Owner (if not applicant provide letter giving applicate permission): SAME AS ABOVE
Physical Address: 6682 LOVELCOOK RD. SPRINGFIELD, TN. 37172
Tax Map and Parcel Number: MAP 72, PLOT PARCEL 3
Current Zoning Designation: AG.2
Requested Zoning Designation: R80

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

Purpose of rezoning request:

SEE ATTACHED LETTER

SUBMITTAL REVIEW PROCEDURE:

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

8/7/24
Owner of Record Signature & DATE

8-5-24
Applicant's Signature & DATE

August 5, 2024

Robertson County Planning Commission
501 South Brown Street
Springfield, TN 37172

Re: Request for Re-Zoning of Property

Dear Planning Commission Members,

The purpose of this letter is to request the rezoning of property. The subject property may be found on Tax Map 72, part of Parcel 3, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Lovel Cook Road, in the 15th Civil District, 8th Voting District.

The property is currently zoned, 'AG-2'. We wish to rezone the property to 'R80'. We are wanting to create a lot for our daughter to construct a new home. We understand that if the rezoning is granted, we must then submit a Final Plat for approval to the appropriate governing authorities prior to recording.

Thank you for your cooperation with this matter and if we may assist you in any manner please contact us at your earliest convenience.

Sincerely,

Paul B. Cook
4635 Roy Cole Road
Springfield, TN. 37172
(615) 207-7209

Robertson County - Parcel: 072 003.00



Date: August 5, 2024

County: Robertson
Owner: COOK PAUL B
Address: LOVEL COOK RD 6682
Parcel Number: 072 003.00
Deeded Acreage: 0
Calculated Acreage: 50.6

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Esri Community Maps Contributors, Tennessee STS GIS, © 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), TDOT Aerial Surveys

The property lines are compiled from information maintained by your local

Curve Table						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	00°18'26"	40566.00	108.74	217.48	S 81°31'58" E	217.48
C2	00°41'26"	17773.00	114.85	229.66	S 81°00'15" E	229.66
C3	00°36'51"	4284.00	35.25	70.49	S 81°06'25" E	70.49
C4	00°57'15"	4278.00	35.69	71.30	N 81°06'58" W	71.30
C5	00°41'29"	17795.00	114.70	229.40	N 81°00'15" W	229.40

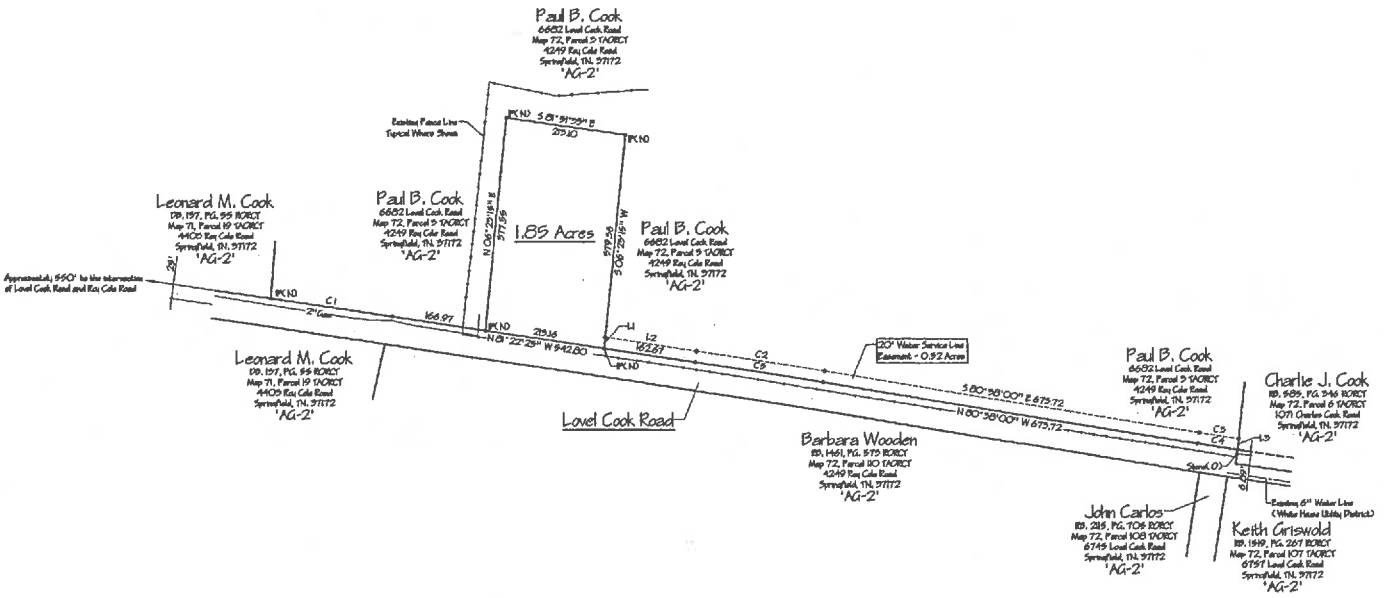
Line Table		
NUMBER	DIRECTION	DISTANCE
L1	N 06°29'58" E	20.02
L2	S 81°22'29" E	169.99
L3	S 06°37'10" W	20.01

Bearing Base Note:
Bearings shown hereon are based on the Tennessee State Plane Coordinate System of 1983, Two (2) control points were established using a Carlson BRX7 Dual Frequency Receiver on July 30, 2024. The grid coordinates of the control points were derived using the TDOT Real-Time Kinematic Network, TDOT District 32 CORS NEP, PID = DJ8962, Latitude 36°25'49.84199" N, Longitude 86°24'19.67565" W Referenced to NAD83 (2011) (EPOCH 2010). GEOID 12B.

TSPCS Grid North (NAD83)

Surveyor's Notes:

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



Paul B. Cook
Owner
4656 Ray Cole Road
Springfield, TN. 37172
(615) 207-7209

Legend
P.O.C. Point of Commencement
P.O.B. Point of Beginning
IPK (O) Iron Pin (New)
Stone (O) Stone (Old)
Meander Point
Gas Gas Line
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data

Cad File No. 240899
Comp. File No. 240899

Property Address:
6682 Lovel Cook Road
Springfield, TN. 37172

Deed Reference:
Deed Book 922, Page 609 ROR CT
Map 72, part of Parcel 9 TACRECT

I hereby certify that this General Property Survey is a Category III Survey and the Ratio of Precision of the Unadjusted Survey is 1:75000+ and that this survey meets the current Tennessee Minimum Standards of Practice.

STEVEN E. ARTZ
TENNESSEE NO. 1708

Rezoning Request For
Paul B. Cook
15th Civil District
Robertson County, Tennessee

Revisions			
Number	Date	By	Comment

Surveyed SEA
Drafted JMM
Proj. No. 240899
Date 8/1/24

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 925
Springfield, Tennessee 37172
artz.steve@gmail.com (615) 382-0418

RZ1
Sheet Number

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

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

Steven E. Artz and Associates, Inc.

Surveyor's Description
August 5, 2024

The following paragraphs describe a tract of land and an easement in the 15th Civil District of Robertson County, Tennessee, said tract and easement each being a portion of that property conveyed to Paul B. Cook, by Lovel T. Cook, et ux, in a deed of record which is recorded in Deed Book 322, Page 609, Register's Office for Robertson County, Tennessee, RORCT.

Beginning at an iron pin (new), in the northerly margin of Lovel Cook Road, said iron pin being located from an iron pin (new) in the northerly margin of said road, a corner of a tract of land which belongs to Leonard M. Cook, having a deed reference in Deed Book 137, Page 55, RORCT,
S 81°31'38" E, 217.48 feet;
thence, S 81°22'25" E, 166.97 feet, **to the point of beginning,** the southwest corner of this tract and continuing with a new line, as follows:
N 06°23'15" E, 377.55 feet to an iron pin (new);
thence, S 81°51'33" E, 213.10 feet to an iron pin (new);
thence, S 06°23'15" W, 379.36 feet to an iron pin (new), in the northerly margin of Lovel Cook Road;
thence, N 81°22'25" W, 213.16 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 August 1, 2024.

The above described tract of land is served by a 20' Water Service Line easement, which is described, as follows:

20' Water Service Line Easement

Beginning at an iron pin (new), in the northerly margin of Lovel Cook Road, said iron pin being located from an iron pin (new) in the northerly margin of said road, a corner of a tract of land which belongs to Leonard M. Cook, having a deed reference in Deed Book 137, Page 55, RORCT,
S 81°31'38" E, 217.48 feet;
thence, S 81°22'25" E, 380.13 feet, **to the point of beginning,** the southwest corner of this tract and continuing with a new line, as follows:
N 06°23'15" E, 20.02 feet;
thence, S 81°22'25" E, 163.45 feet;
thence with a curve to the right, having a radius of 17773.00 feet, an arc distance of 229.66 feet, and a chord bearing and distance of S 81°00'13" E, 229.66 feet;
thence, S 80°38'00" E, 673.72 feet;
thence with a curve to the left, having a radius of 4261.00 feet, an arc distance of 70.45 feet, and a chord bearing and distance of S 81°06'25" E, 70.45 feet to a point in the

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

westerly boundary of a tract of land which belongs to Charlie J. Cook, having a deed reference in Record Book 585, Page 346, RORCT;
thence, S 06°57'10" W, 20.01 feet to a point in the northerly margin of Lovel Cook Road, in the westerly boundary of said tract of land which belongs to Charlie J. Cook;
thence with the northerly margin of said road, as follows:
with curve to the right, having a radius of 4281.00 feet, an arc distance of 71.30 feet, and a chord bearing and distance of N 81°06'38" W, 71.30 feet;
N 80°38'00" W, 673.72 feet;
thence with a curve to the left, having a radius of 17753.00 feet, an arc distance of 229.40 feet, and a chord bearing and distance of N 81°00'13" W, 229.40 feet;
thence, N 81°22'25" W, 162.67 feet, to the point of beginning, containing **0.52 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 August 1, 2024.

The above described tract of land and easement may be found on Tax Map 71, part of Parcel 3, in the Tax Assessor's Office for Robertson County, Tennessee.

File: Steve\240195L

WHITE HOUSE UTILITY DISTRICT
P.O.BOX608, 3303HIGHWAY31-W—WHITEHOUSE, TENNESSEE37188
TELEPHONE (615) 672-4110 — FAX (615)672-8098

May 7, 2024

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

RE: Water Availability for 6682 Lovel Cook Rd
Robertson County, Tax Map 72 Parcel 3.00
Springfield, TN

Dear Mr. Cook,

This letter will confirm White House Utility District can provide one domestic water service for the property mentioned above as long as the tract fronts the water main along Lovel Cook Rd or has an easement dedicated for the water service line to lie within. We understand you intend to alter an existing parcel such that one new residential tract will result.

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

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

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

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

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
September 26, 2024

Applicant: Paul Cook
Surveyor: Steve Artz

Request: Rezone **1.85 *acres*** of the 50.60 acres Tax Map 072, Part of Parcel 003.00 from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 072, Part of Parcel 003.00 In its entirety is highlighted

Property Information:

- Tax Map 072, Part of Parcel 003.00
- 6682 Lovel Cook Rd., Springfield
- Total lot acreage: 50.60 acres (2,204,136 sq. ft.)
- **Rezone Request: 1.85 acres. (80,586 sq. ft.)**

Project Narrative:

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

Discussion & Observations:
The applicant wishes to rezone 1.85 acres of the 50.60 acres. The subject property is mainly surrounded by AG-2 and a few R-40 zones in the immediate vicinity with varying lot sizes. Several of the surrounding AG-2 zoned lots are nonconforming that would be considered RP-80 by today's zoning regulations.

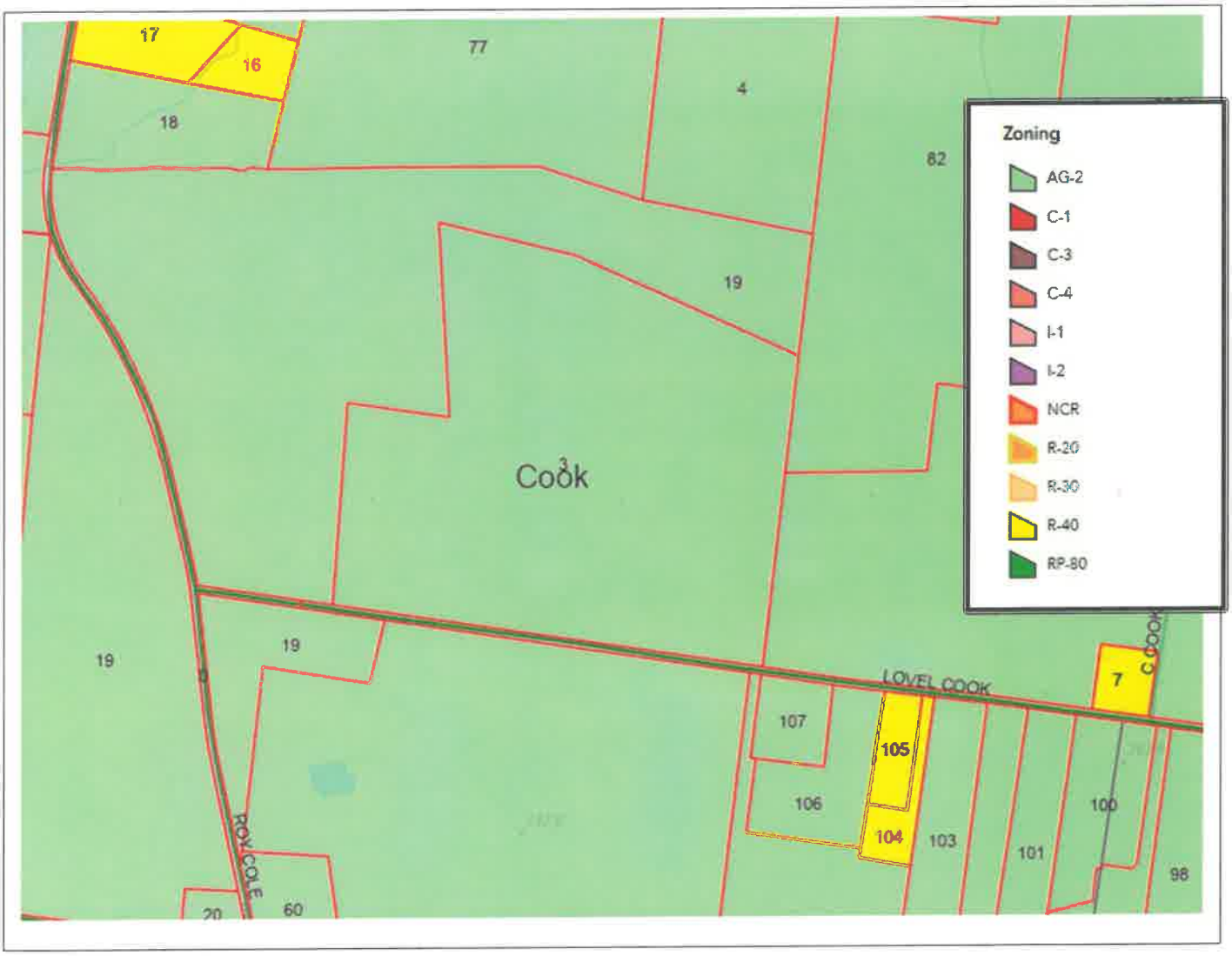
Please see Exhibit 1 for zoning map exhibit.

The applicant's request to rezone RP-80 appears to be dimensionally appropriate.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



Cook Land Use Information



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

Rural.

The purpose of the Rural character area in the County shall be to ensure the continuation of agrarian and rural type uses. The closer the Rural areas are to cities and villages, the focus of the area changes from mostly agrarian to mostly rural residential.

• Location of Rural Preservation Areas. The majority of the County shall remain designated as Rural during the planning horizon of this land use plan.

• Uses in Rural Areas. Agrarian and rural type uses ranging from open space to agriculture, homesteads associated with agricultural uses and agriculture service businesses are encouraged within this category.

New Business: B

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

Application for Rezoning

Applicant Information:

Name: Belinda Kelly
Mailing Address: 2544 S. Mount Pleasant Rd Greenbrier 37073
Email: dpkelly68@Comcast.net OR Belinda.Kelly@sumnerschools.org
Telephone Number: 615-568-3600

Applicant's Representative Information:

Name: Todd Bollinger
Name of Firm: Todd Bollinger & Assoc.
Mailing Address: 119 Fisher Dr
Email: Todd Bollinger ToddRLS@Bellsouth.net
Telephone Number: 615-319-0169

Property Information:

Owner (if not applicant provide letter giving applicate permission): Belinda Kelly
Physical Address: 2544 S. Mt. Pleasant RD Greenbrier, TN 37073
Tax Map and Parcel Number: 116 map PCL 225.00
Current Zoning Designation: AG2
Requested Zoning Designation: RP-80

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

Purpose of rezoning request:

To Subdivide Property at late Date.

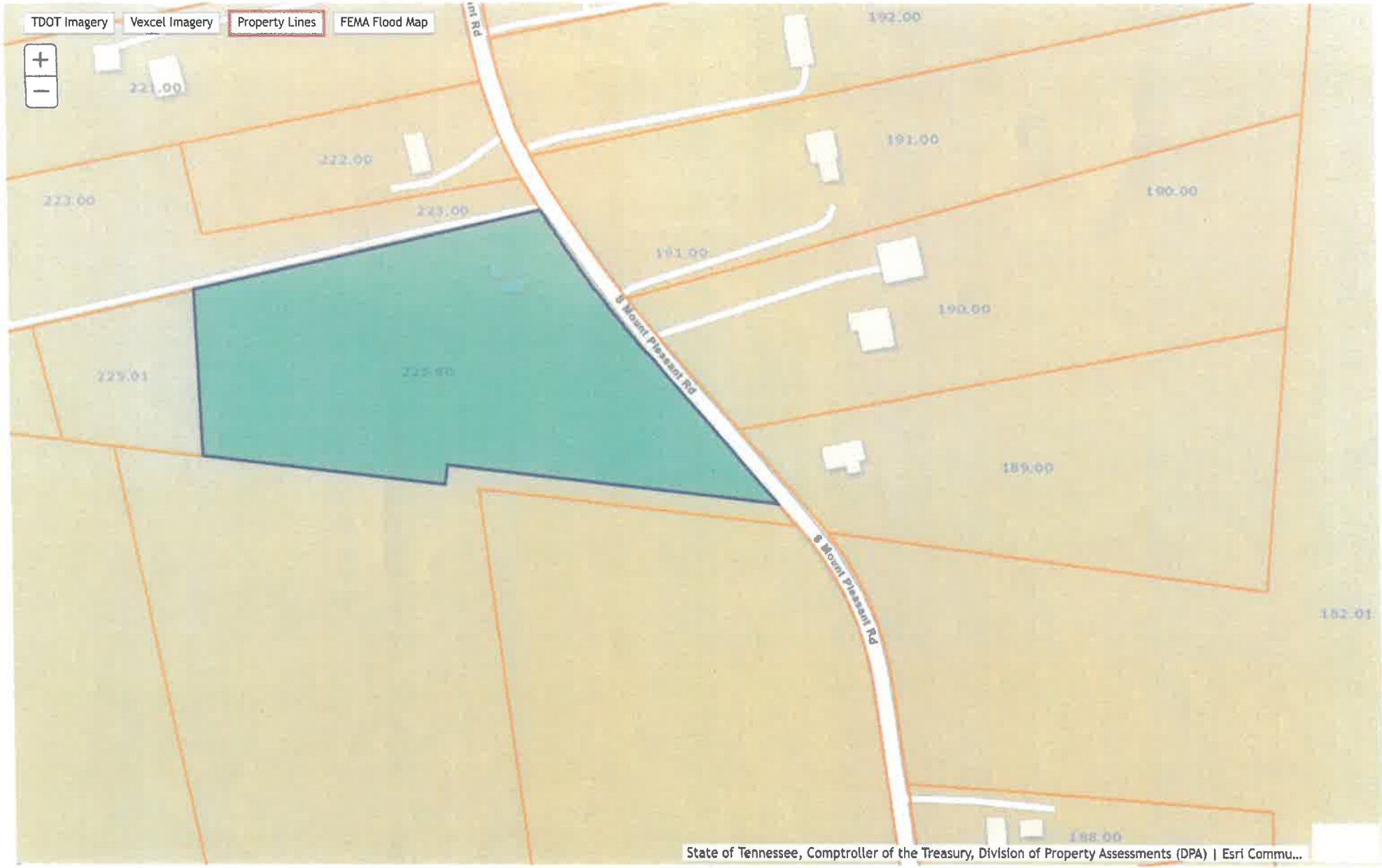
SUBMITTAL REVIEW PROCEDURE:

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

Belinda J. Kelly 7-23-24
Owner of Record Signature & DATE

Applicant's Signature & DATE

Tennessee Property Viewer



PLAT CONTAINS 5.01 ACRES

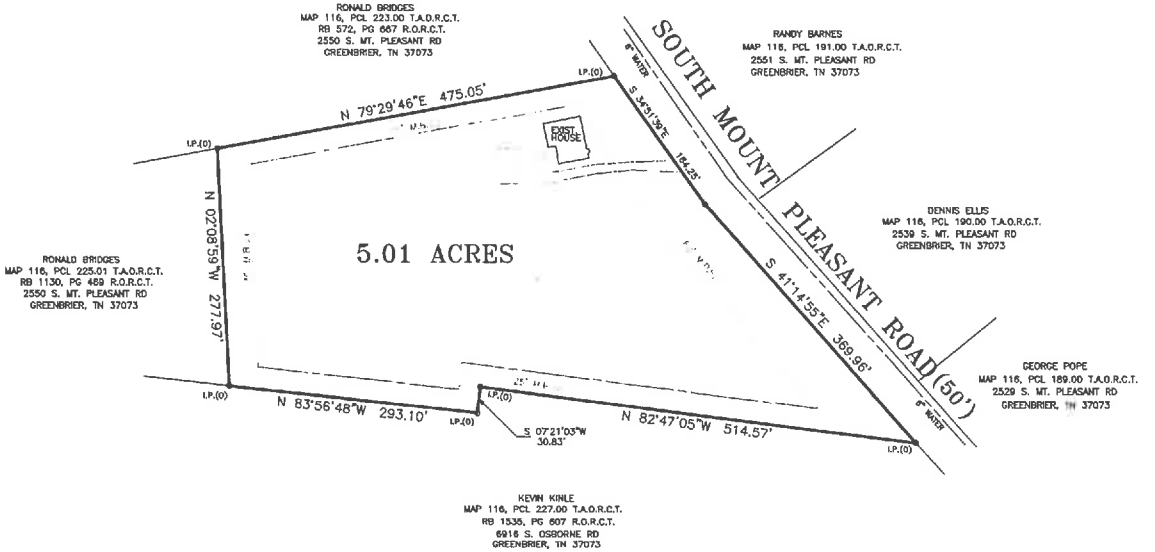
NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

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

NOTE:
THE PROPERTY SHOWN HEREON IS NOT IN A CURRENT F.I.R.M. OR F.E.M.A. FLOOD HAZARD AREA, ACCORDING TO INFORMATION AVAILABLE TO ME AT THIS DATE. SEE PANEL NO. 47147C 0405C DATED 04/16/08 FOR DETAILED INFORMATION.





SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 7500 AS SHOWN HEREON.

ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

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

0 100 200 300

ZONED AG2
REQUESTING RP-80

PROPERTY REFERENCE
BELINDA J. KELLY
MAP 116, PCL 225.00 T.A.R.C.T.
RB 1136, PG 139 R.O.R.C.T.
2544 S. MT. PLEASANT RD
GREENBRIER, TN 37073

REZONING PLAT FOR
BELINDA J. KELLY
2544 S. MT. PLEASANT RD

SCALE	DRAWN BY	APPROVED	DATE
1" =100'	A.T.B.	A.T.B.	07/15/24

12TH CIVIL DISTRICT
ROBERTSON COUNTY
TENNESSEE

DRAWING NO. 2544NMP

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

July 1, 2024

Ms. Belinda Kelly
2544 S Mount Pleasant Rd
Greenbrier, TN 37073

RE: Water Availability for 2544 S Mount Pleasant Rd
Robertson County, Tax Map 116 Parcel 225.00
Greenbrier, TN

Dear Ms. Kelly,

This letter will confirm White House Utility District can provide two domestic water service for the property mentioned above as long as the each lot fronts S Mount Pleasant Rd or has an easement dedicated for the water service line to lie within. We understand you intend to alter an existing parcel such that two residential lots will result. There are currently no existing water taps associated with the property.

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

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

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

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

Sincerely,

Pat Harrell, PE
District Engineer

Robertson County Development Office
Agenda Review Sheet
Planning Commission Meeting
September 26, 2024

Applicant: Belinda Kelly
Surveyor: Todd Bollinger

Request: Rezone **5.01 *acres***
Tax Map 116, Parcel 225.00
from AG-2 to RP-80



Figure 1: TN Property Viewer: Tax Map 116, Parcel 225.00
In its entirety is highlighted

Property Information:

- Tax Map 116, Parcel 225.00
- 2544 S. Mt. Pleasant Rd., Greenbrier
- Total lot acreage: 5.01 acres (218,235.60 sq. ft.)
- **Rezone Request: 5.01 acres. (218,235.60 sq. ft.)**

Project Narrative:

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

Discussion & Observations:
The applicant wishes to rezone 5.01 acres. The subject property is mainly surrounded by AG-2 and R-40 zones in the immediate vicinity with varying lot sizes. Several of the surrounding AG-2 zoned lots are nonconforming that would be considered RP-80 by today's zoning regulations.

Please see Exhibit 1 for zoning map exhibit.

The applicant's request to rezone RP-80 appears to be dimensionally appropriate.

**** END COMMENTS ****

Exhibit 1

Austin Peay University Zoning Map



Kelly Land Use Information



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

Rural.

The purpose of the Rural character area in the County shall be to ensure the continuation of agrarian and rural type uses. The closer the Rural areas are to cities and villages, the focus of the area changes from mostly agrarian to mostly rural residential.

• Location of Rural Preservation Areas. The majority of the County shall remain designated as Rural during the planning horizon of this land use plan.

• Uses in Rural Areas. Agrarian and rural type uses ranging from open space to agriculture, homesteads associated with agricultural uses and agriculture service businesses are encouraged within this category.

New Business: C

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

Application for Site Plan Approval
"Concept Plan"

Type of Site Plan (Please Circle One): *Sketch Site Plan* *Preliminary Site Plan* *Final Site Plan*

Property Information:

1. Current Zoning of Property: AG-2; R-40 [1]
2. Physical Address of Property: 3769 Calista Road, Cross Plains, TN 37049 [2]
3. Tax Map & Parcel Number: 074 085 01600 000 2024; 074 085 01000 000 2024 [3]
4. Size of Property (square feet or acres): 71.48 acres

5. Owner of Record Information
   Name: Ed Fletcher [4]
   Mailing Address (No P.O. Boxes, please): 1339 Dickerson Bay Dr Gallatin, TN 37066 [5]
   Email: sarahteague@fletchline.com [6]
   Telephone Number: (615) 426-5284 [7]

6. Owner's Representative Information (Surveyor, Self, Engineer, etc.)
   Name: Josh Lyon [8]
   Name of Firm: Klober Engineering [9]
   Mailing Address (No P.O. Boxes, please): 3556 Tom Austin Hwy, Suite 1, Springfield, TN 37172 [10]
   Email: josh@klobereng.com [11]
   Telephone Number: (615) 382-2000 [12]

7. Purpose of Site Plan:
   Concept plan to begin PUD submission process [13]

SUBMITTAL REVIEW PROCEDURE:

X Submit 1 hard copy (no smaller than 17" x 22") of the site plan, this completed application, and fee payment to the Robertson County Development Office. Please ensure the application is signed. *Attach proof of ownership of property (copy of deed is typical).* *Pay the review fee.*

2. Email a .PDF of the submitted site plan to hmantooth@robcotn.org (Hunter Mantooth).

X Application and site plan will be reviewed, and corrective comments provided, by date listed on calendar (see attached).

4. Submit corrections by date listed on Planning Commission Submittal & Meeting Calendar

X FINAL SUBMITTAL: Deliver three (3) folded hard copies of the corrected plat, no smaller than 17" x 22", and any supporting documentation to the Development Office before or by the final due date.

X Email a .PDF of the corrected site plan to hmantooth@robcotn.org

7. Attend the Planning Commission meeting. Be ready to present and answer questions. Failure to appear at the Planning Commission meeting may result in the denial of the application.

Owner's Signature & DATE

Sarah Teague 8/29/24
Owner's Representative Signature & DATE

LOT EXHIBIT
FOR

HORSESHOE ESTATES SUBDIVISION

CALISTA ROAD
CROSS PLAINS, TN
ROBERTSON COUNTY



PROPERTY INFORMATION:

OWNER INFO: PLATINUM INVESTMENT GROUP LLC (TD FLETCHER JR)
1338 DICKERSON BAY DR
GALLATIN TN 37066

PARCEL INFO: MAP 085, PARCEL 010.00
DEED REFERENCE: PB 1967, PG 301 ROMCT
EXISTING ZONING: R-40, RESIDENTIAL

PROPOSED ZONING: SUBURBAN RESIDENTIAL PLANNED DEVELOPMENT

TOTAL DEVELOPMENT AREA: ± 5.75 ACRES (PER SURVEY)

OWNER INFO: FLETCHER EDWARD JR
1338 DICKERSON BAY DR
GALLATIN TN 37066

PARCEL INFO: MAP 085, PARCEL 010.00
DEED REFERENCE: PB 1967, PG 333 ROMCT
EXISTING ZONING: AG-7, AGRICULTURE

PROPOSED ZONING: SUBURBAN RESIDENTIAL PLANNED DEVELOPMENT

TOTAL DEVELOPMENT AREA: ± 65.73 ACRES (PER SURVEY)

SITE USE

EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

PROPOSED UNIT DENSITY:

EXISTING TOTAL AREA: 71.48 ACRES

SUBURBAN RESIDENTIAL: 185 LOTS AT MINIMUM 7,500 SF FT

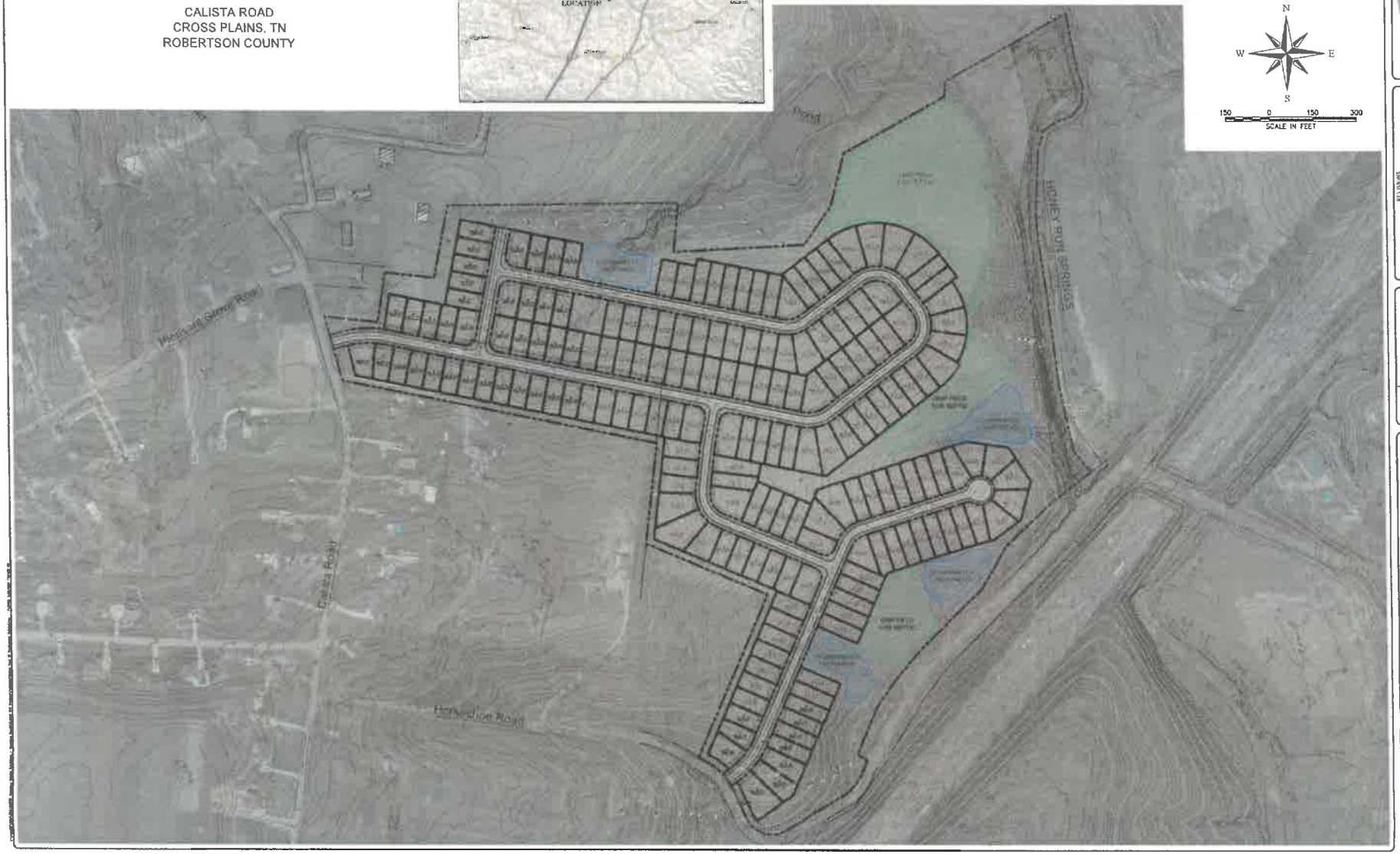
MINIMUM OPEN SPACE
2.5 UNITS/ACRE OR LESS 12%
2.5 – 3.0 UNITS/ACRE 15%
3.0 – 3.5 UNITS/ACRE 20%

REQUIRED OPEN SPACE
185 UNITS/71.48 ACRES = 2.58 UNITS/ACRE = 15%
15% * 71.48 AC = 10.72 ACRES

AREA INCLUDED REQUIRED 25' PERIMETER BUFFER

PROVIDED OPEN SPACE
31.01 ACRES OR 43.38%

PROVIDED RIGHT OF WAY
17.85 ACRES



KLOBER
ENGINEERING SERVICES

SERVING CLIENTS WITH CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES
3606 TOM AUSTIN HWY, SUITE 7, SPRINGFIELD, TN 37172
PHONE (615) 384-2005 FAX (615) 384-2006
www.klobereng.com

NO	BY	DATE	DESCRIPTION

ALL USERS

NOT FOR CONSTRUCTION

HORSESHOE ESTATES
SINGLE FAMILY
DEVELOPMENT

CALISTA RD
CROSS PLAINS, TN
ROBERTSON CO., TN

DRAWN BY	CJN
CHECKED BY	DJL
PROJECT NO.	C01124

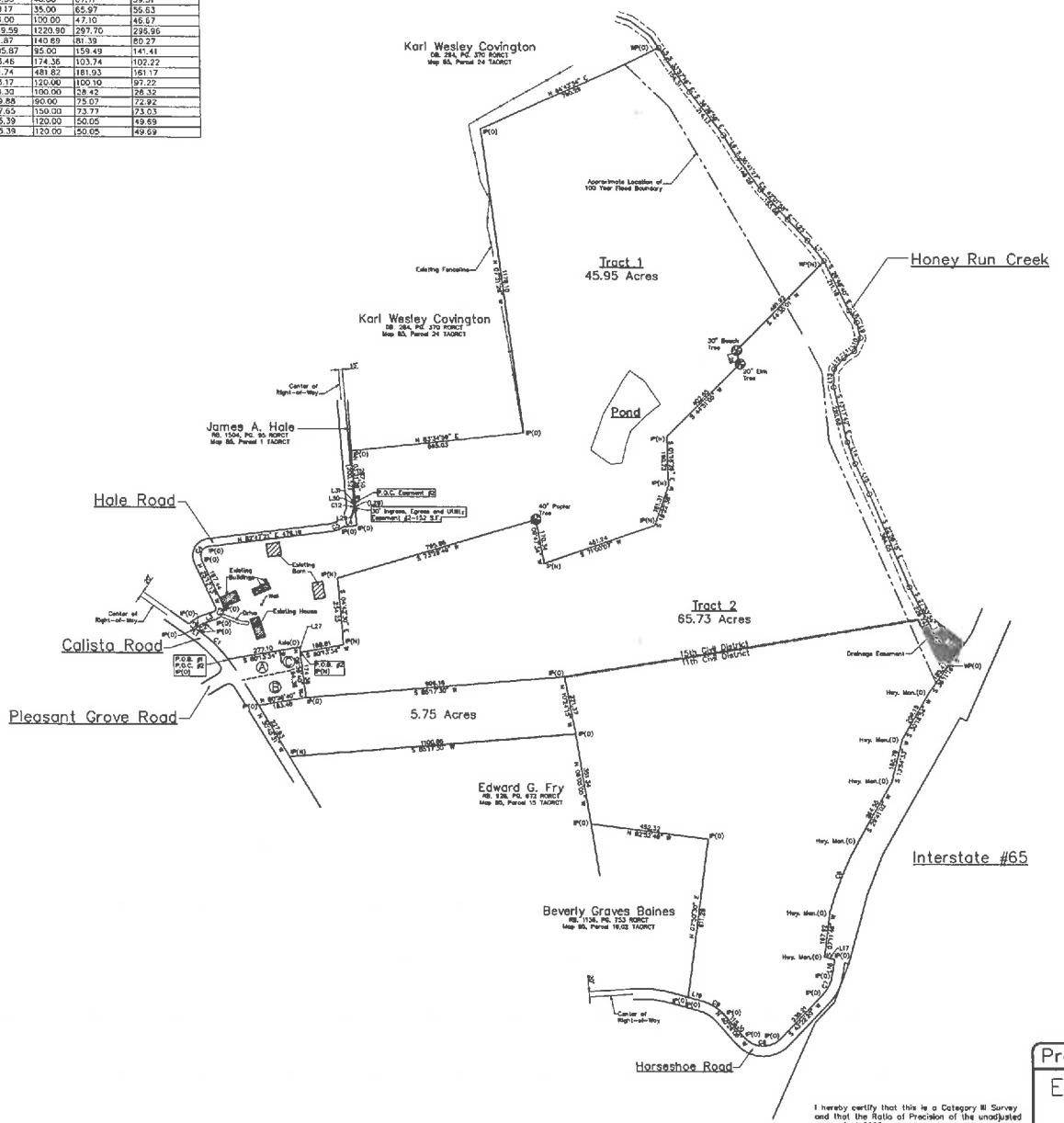
OVERALL LAYOUT

SHEET NUMBER
C1.00

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Curve Table					
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	12°16'57"	N 48°15'08" W	76.93	506.22	152.69	152.12
C2	21°53'05"	N 59°59'03" E	15.43	85.00	32.47	32.27
C3	96°07'49"	N 22°51'41" E	44.53	40.00	67.11	59.51
C4	107°59'34"	N 28°47'34" E	48.17	35.00	65.97	56.63
C5	26°59'17"	N 68°17'42" E	24.00	100.00	47.10	46.67
C6	13°58'14"	S 72°47'09" W	149.59	1220.90	297.70	296.96
C7	33°06'01"	S 26°49'20" W	41.87	140.89	81.39	80.27
C8	88°11'35"	N 88°31'52" W	105.87	95.00	159.49	141.41
C9	34°05'22"	N 57°28'46" W	53.46	174.36	103.74	102.22
C10	19°15'23"	N 84°09'08" W	81.74	481.82	181.93	181.17
C11	47°47'38"	N 73°58'12" W	53.17	120.00	100.10	97.22
C12	16°16'50"	N 03°44'03" E	14.30	100.00	28.42	28.32
C13	47°47'38"	S 73°58'12" E	39.88	90.00	75.07	72.92
C14	28°10'45"	N 54°09'45" W	37.65	150.00	73.77	73.03
C15	23°53'49"	N 82°01'17" W	25.39	120.00	50.05	49.69
C16	23°52'49"	S 85°55'08" E	25.39	120.00	50.05	49.69

Line Table		
NUMBER	DIRECTION	DISTANCE
L1	N 54°53'34" W	17.42
L2	N 49°02'30" E	7.58
L3	N 70°55'35" E	51.31
L4	N 82°08'00" E	53.15
L5	S 34°01'06" E	54.38
L6	S 31°15'33" E	101.82
L7	S 39°14'31" E	97.89
L8	S 33°02'50" E	53.07
L9	S 13°14'43" E	61.91
L10	S 25°16'00" W	58.20
L11	S 55°59'24" W	48.44
L12	S 41°00'52" W	58.85
L13	S 01°57'39" W	70.14
L14	S 19°10'14" E	90.13
L15	S 24°30'00" E	127.88
L16	S 55°02'30" E	91.90
L17	S 73°18'12" E	40.48
L18	S 10°18'19" W	66.41
L19	N 74°31'27" W	54.55
L20	S 86°13'10" W	51.26
L21	N 88°25'57" E	20.67
L22	S 18°58'10" E	26.88
L23	S 84°07'25" W	27.11
L24	N 03°08'52" W	27.96
L25	S 42°48'54" E	110.00
L26	S 13°41'02" E	54.20
L27	N 06°39'40" W	20.00
L28	S 03°31'26" E	30.22
L29	S 79°32'15" W	7.65
L30	N 04°24'22" W	2.56
L31	N 79°32'15" E	4.10



Deed North

Scale in Feet
1" = 200'

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(N) Iron Pin (New)
Hwy. Mon. (O) Highway Monument (Old)
WP(N) Witness Pin (New)
WP(O) Witness Pin (Old)
Axle(O) Axle (Old)
Meander Point
L1 Refer to Line Table Shown Hereon for Data
C1 Refer to Curve Table Shown Hereon for Data

Cad File No. 050544TE
Coord. File No. 050544E

A. Mark Thompson
RB. 1380, PG. 934 RORCT
Map 85, Parcel 7TAORCT
B. Thomas C. Kelly, Jr.
RB. 648, PG. 588 RORCT
Map 85, Parcel 9 TAORCT
C. Larry J. Gladman
DB. 339, PG. 494 RORCT
Map 85, Parcel 7 TAORCT

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

Deed Reference:
Record Book 1708, Page 203 RORCT
Record Book 1239, Page 90 RORCT
Record Book 1621, Page 590 RORCT
Record Book 1622, Page 30 RORCT
Map 85, Parcel's 16, 16.01 and 16.03 TAORCT
Easement #2:
Record Book 1504, Page 95 RORCT
Map 85, part of Parcel 1 TAORCT

I hereby certify that this is a Category III Survey and that the Ratio of Precision of the unadjusted survey is 1:5000+, as shown hereon.

Revisions			
Number	Date	By	Comment
1	9/17	SEA	Revised Tract Boundaries

Property Survey For
Ed Fletcher Jr.
11th and 15th Civil District
Robertson County, Tennessee

Steven E. Artz and Associates, Inc.
Land Surveyors
P.O. Box 923
Springfield, Tennessee 37172
(615) 382-0481

Drawn By: SEA
Checked By: SDS
Proj. No. 050544
Date: 9/8/16

S1.0
Sheet Number

to use only as vegetative buffers, or other forms of environmental protection. These areas may include floodplains, steep slopes or other environmentally sensitive lands.

SHARED USE OPEN SPACE - Shared use open space may exist within a planned development both as limited use or general use shared open space. Limited use shared open spaces are those limited to use by only a portion of the individuals who reside within the planned development. Shared general use open space is intended to be available for use by any resident of the development, but may be limited to use only by residents and their guests.

7-1.3 ADMINISTRATIVE PROCEDURE

The provisions of this section govern the procedure for review and approval for all planned developments as provided herein. Any landowner or developer, as defined, may apply for a PUD zoning in any area subject to these provisions. The County Commission may, within its legislative power, impose PUD zoning upon any land area, and after such action, the landowner shall follow the remaining procedures before any zoning permits can be issued and the land developed.

A. Steps of Approval Process

1. The applicant must request a pre-application conference with county staff to evaluate a concept plan of the proposal and to determine and clarify any issues that may arise.

2. The applicant shall submit a preliminary master plan and rezoning request to the Planning Commission for their consideration along with the required fees.

3. The Planning Commission may approve or reject the request. If approved, the Planning Commission shall recommend the necessary PUD zoning to the County Commission. If rejected, the applicant may appeal the decision to the County Commission.

4. After approval of the preliminary master plan and amendment of the zoning map, preparation of the final master plan may begin.

5. The applicant shall submit a final master plan to the Planning Commission for their consideration. If any part of the PUD is to be subdivided, a preliminary subdivision plat shall also be submitted. Both documents may be considered simultaneously. Approval of the final master plan shall form the basis for all permits, variances, and standards for the PUD.

6. Prior to the sale or transfer of any property, the applicant shall submit and have approved a final subdivision plat.

B. Concept Plan

Prior to filing an application for approval of a planned unit development the applicant shall present a concept plan to the Planning Commission concerning the layout and design of the proposed development. The Planning Commission after review of the plan shall determine if a formal "work Session" of the Planning Commission is needed before the proposed plan is submitted for approval and rezoning.

C. Application for Approval of the Preliminary Master Plan and Zoning Request

Application for approval of the preliminary master plan shall be made by the landowner of the affected property or his authorized agent, to the Planning Commission in accordance with such written general rules regarding general procedure, form of application, and required information as the Planning Commission may determine, provided they are not inconsistent herewith. The application for preliminary approval shall consist of the following:

1. The preliminary master plan for the proposed planned development shall be a general concept plan which shall include such items as the Planning Commission by general rule shall specify in order to disclose;

   (a) The location and size of the area involved,

   (b) Transportation routes including streets, driveways, sidewalks, and pedestrian ways, and off-street parking and loading areas,

   (c) A traffic study prepared by a licensed engineer is required for all developments twenty (20) acres or more or with seventy-five (75) residential units or more.

   (d) Location and approximate dimensions of structures including approximate height and bulk, building elevations and materials and the utilization of structures including activities and the number of living units,

   (e) Estimated population and density and extent of activities to be allocated to parts of the project,

   (f) Reservations for public uses including schools, parks and other open spaces,

   (g) Availability commitments from the appropriate water and sewer provider,

   (h) Major landscaping features, including topography,

   (i) The general means of the disposition of sanitary wastes and storm water, and

   (j) North arrow, graphic scale, and location map showing relationship to the existing street system and adjoining properties.

New Business: D

Hunter Mantooth

From: Jessica Mormando <jessicamormando@gmail.com>
Sent: Wednesday, July 17, 2024 2:20 PM
To: Hunter Mantooth
Cc: Pam Groves; Traye Fann
Subject: [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Solar farms

No problem. I'll just have Don sign up to speak at the meeting once it's on the agenda. He won't need more than 3 minutes anyways. Preston Webb is also planning to send an email similar to mine. Here's my formal letter:

Dear planning and zoning committee,
I am formally requesting to get solar zoning amendments on the agenda for the next board meeting. As you know, it was voted on over a year ago to make amendments to the current regulations to account for some of the safety concerns that have been brought up since the original regulations were created. To my knowledge, there has not been any formal progress on this. I was hoping to readdress the issue formally. Thank you!

Sincerely,
Jessica Mormando

On Wed, Jul 17, 2024 at 2:11 PM Hunter Mantooth <hmantooth@robcotn.org> wrote:

Jessica,

Please provide a letter including your address and what you wish to speak on for a formal request. We will need a separate letter from Don with his address and request on what he wishes to speak on.

Hunter Mantooth

Chief Deputy, Planning

Robertson County Development Office

hmantooth@robcotn.org

Phone: 615-384-3666

TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICTS												
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
WHOLESALE TRADE Cont'd													
Plumbing and Heating Equipment							P			S	P	P	
Professional & Comm. Equip. & Supplies							P			S	P	P	
Resins							S			S	P	P	
Scrap and Waste Materials (Junkyards)											S	P	
Sporting & Recreational Goods & Supplies							P			P	P	P	
Tobacco and Tobacco Products							P	S	S	P	P	P	
Toys and Hobby Goods and Supplies							P	S	S	S	P	P	
Wallpaper and Paint Brushes							P	S	S	P	P	P	
TRANSPORTATION, WAREHOUSING AND UTILITIES													
Airports or Air Transportation Facilities	S	S					S			S	S	S	
Atomic Reactors													D#
Bulk Mail and Packaging							S			S	P	P	
Bus Terminals							P			S	S	S	
Communication and Broadcasting Facilities	S	S					P			S	S	S	
Courier Services, Central Facility							P			S	P	P	
Courier Service Substations							P			S	P	P	
Hazardous, Infectious & Radioactive Waste (transport, storage and disposal)													D#
Heliports							S			S	P	P	
Land Clearing and Inert Debris Landfills, Major													D#
Land Clearing and Inert Debris Landfills, Minor													D#
Landfill, Solid Waste													D#
Moving and Storage Services							P			S	P	P	
Radio, Television, or Communication Towers	S	S	S	S	S	S	S	S	S	S	S	S	S
Railroad Terminals or Yards							S			S	P	P	
Recycling Processing Centers											S	S	S
Refuse and Raw Material Hauling											S	S	
Refuse and Raw Material Transfer Points													D#
Sewage Treatment Plants	S	S	S	S	S	S	S	S	S	S	S	S	D#
Solar Energy System (Major)	S	S	S				S	S	S	S	S	S	D#
Solid Waste Incinerators													D#

P = Use by right
S = Special Use Permit Required
# =Indicates Additional District Requirements

D = Development Standards
O = Overlay Zoning Required

TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

TABLE 6-A PERMITTED USE SCHEDULE, CONTINUED

USE TYPES	ZONING DISTRICTS												
	AG-1	AG-2	RP-80	R-40	R-30	R-20	C-1	C-2	C-3	C-4	I-1	I-2	I-3
TEMPORARY USES Cont'd													
Outdoor Concerts, Stage Shows	S	S					S						
Religious Tent Meetings	S	S					S						
Special Civic Events, Nonprofit Festivals, Bazaars	S	S	S	S	S	S	S						
Temporary Accessory Structures	S	S	S	S	S	S	S						
Temporary Construction Office				S	S	S	S						
Temporary Dwelling Unit	S	S	S	S	S	S	S						
Temporary Outdoor Display and Sales	S	S					S						
Temporary Shelters							S						
Yard Sales	P	P	P	P	P	P	S						
ACCESSORY USES													
Accessory Child Care	S	S	S	S			S			S	S	S	
Accessory Dwelling Units, Attached			O	O	O	O	S			S			
Accessory Dwelling Units, Detached	P	P	P	0	O	O	S						
Accessory Storage	P	P	P	P	P	P	P			P	P	P	
Administrative Office	S		S	S	S	P	P			P	P	P	
Bed and Breakfast Establishment	S	S	S	S	S	S							
Bed and Breakfast Homestay	S	S	S	S	S	S							
Caretaker Dwellings	S	S	S				S						
Drive-Through Windows							P	P	P	P			
Helistop (as accessory use)							S			S	S	S	
Home Child Care (up to 4 preteenage children)	S	S	S	S									
Home Occupations, Minor	P	P	P	P	P	P							
Home Occupations, Major	S	S	S	S	S	S							
Junked Motor Vehicles											S	S	
Livestock (As accessory to residential use)	P	P	P	S									
Operation of Cafeteria							P			P	P	P	
Outdoor Storage Facilities							P			P	P	P	
Private Recreation Facilities	S		S	S	S	S	P						
Poultry and Bee Keeping	P	P	P										
Production for Retail Sale							P			P	P	P	
Rural Family Occupations	S	S	S										
Satellite Dishes/TV and Radio Antennae Towers	P	P	P	P	P	P	P	P	P	P	P	P	
Solar Energy System (Accessory)	P	P	P	P	P	P	P	P	P	P	P	P	D#
Swimming Pools	P	P	P	P	P	P	S	S	S	S			
Yard Sales (No more than 2 per year)	P	P	P	P	P	P	S						
Wind Energy System (Small)	P	P	P	P	P	P	P	P	P	P	P	P	D#

P = Use by right
S = Special Use Permit Required
# =Indicates Additional District Requirements

D = Development Standards
O = Overlay Zoning Required

7. All repair of airplanes and machinery shall be done inside hangars.

8. Residential uses shall not be located within the approach path or the noise cone as defined by the Tennessee Department of Transportation.

B. Transmission and Communication Towers and Stations

1. All towers with a height of one hundred fifty *(150)* feet *(from base to top)* or more shall be constructed in accordance with Electronic Industries Association *("EIA")* Standard 222E-1991, utilizing a wind rating of eighty *(80)* miles per hour plus ice loading for Robertson County, Tennessee. Each application for a building permit shall be accompanied by a certification by a professional engineer licensed in the State of Tennessee and competent in such design.

2. A site plan in compliance with ***Article XI, Sections 11-3.3***, shall be approved by the Planning Commission prior to the issuance of a building permit.

3. All towers shall be set back from all property lines by a distance that is equal to:

   a. for a guyed tower, twenty *(20)* percent of the height, and

   b. for a self-supporting tower, fifty *(50)* percent of the height.

4. All applications for permits to build towers in Robertson County must be accompanied with a "Determination of No Hazard" from the Federal Aviation Administration, as well as all required Federal Communications Commission permit information.

5. The entire tract containing the tower and equipment shall be enclosed with a fence no shorter than six *(6)* feet in height. Access gates will be locked at all times when the site is not occupied.

6. Where the tower site abuts or is contiguous to any residential district, there shall be provided a continuous, solid screening, and it shall be of such plant material as will provide a year-round evergreen screening. Screening, as required herein, shall not be less than four *(4)* feet in height at the time of planting, and shall be permanently maintained.

7. All towers that require marking or lighting shall be done incompliance with Federal Aviation Administration regulations, but no tower shall be lighted from dusk to dawn by any form of white flashing light unless required by the Federal Aviation Administration.

C. Solar Energy Systems (Major) *(Amended by Resolution 122021139, December 20, 2021)*

1. Minimum Lot Area: Solar Energy System shall be located on sites that contain a minimum of ten (10) acres in either one tract or combination of sites.

2. Setbacks: No portion of a solar energy system shall be located closer than **150** feet from adjoining property lines that are not part of the site.

3. Buffering: Each site shall provide a landscape buffer strip as defined in *Section 2-2 of this Resolution* adjacent to all residential land uses. The buffer strip shall be shown on all site plans presented to the Planning Commission and Board of Zoning Appeals. Any alternative screening plan will need approval from the Planning Commission and Board of Appeals.

4. Light Reflection: It is recommended that all photovoltaic *(PV)* systems use nonreflective glass that are designed to absorb rather than reflect light. All plans for *(SES)* must include a *Visual Impact Analysis* of the site on the surrounding area.

5. Site Vegetation: All site plans shall include vegetation plan for the entire site detailing the type of ground cover to be used on the site. Large scale removal of existing mature trees on the site is discouraged, and any plans for this type of removal shall include a mitigation plan approved by the Planning commission. It is recommended that any vegetation not used for crop production or pasturing be planted with native perennial vegetation.

6. Fencing: All sites are required to have a minimum eight *(8)* foot fence surrounding the solar panels and all other equipment associated with the facility. Signage marking the facility must be clearly visible on all sides of the fence.

7. Power and Communication Lines: All power and communication lines on the site shall be located underground. Alternative plans may be approved by the Planning Commission where topography, geological conditions or other elements make compliance not feasible. In approving an alternative plans site aesthetics shall be considered.

8. Stormwater Management: Each site shall provide a stormwater management plan as part of the required site plan approval process. For the purpose of this provision the solar panel collector surface shall not be considered as an impervious surface providing that the area under the panels is planted with vegetation.

9. Height Requirements: Solar panels shall not exceed twenty *(20)* feet in height when oriented at maximum tilt.

10. Lighting: All lighting on the *(SES)* shall be for security and safety purposes only.

11. Code Compliance: All *(SES)* shall comply with all state and local adopted building codes and well as the National Electrical Code.

12. Decommissioning Plan: a decommissioning plan shall be filled with the County that ensures the facilities are properly removed after their useful life. Decommissioning of solar panels must occur in the event they are not used for twelve *(12)* consecutive months. The plan shall include provisions for the removal of all structures, foundations electrical equipment and internal or perimeter access roads to a depth of four (4) feet, restoration of soil and vegetation and a plan ensuring financial resources will be available to fully decommission the site. The applicant

shall submit a financial guarantee in the form of a **non-cancelable bond** in favor of the County equal to one hundred twenty-five *(125)* percent of the cost to meet the requirements of the decommissioning plan.

D. Solar Energy Systems (Accessory) ***(Amended by Resolution 122021139, December 20, 2021)***

1. Limit: No lot or tract shall contain more than one Solar Energy System *(SES)*.

2. Height: Building or roof mounted *(SES)* shall not exceed the maximum allowed height for the district it is located in. Ground or pole mounted SES shall not exceed twenty-five *(25)* feet in height.

3. Location: No *(SES)* shall be located in a front yard and comply with Accessory Building requirements for side and rear yards.

4. Code Compliance: All *(SES)* shall comply with all local adopted building codes and well as the National Electrical Code.

5. Approved Solar Components: Electric solar system components must have documentation that the products have been independently tested for compliance to a Nationally Recognized Electric Code.

6. Utility Notification: No grid-intertie photovoltaic system shall be installed until evidence has been given to the Department that the owned has notified the utility company of the customer's intent to install an interconnected customer-owned generator.

E. Small Wind Energy Systems (SWES): ***(Amended by Resolution 122021139, December 20, 2021)***

SWES shall be a permitted use by right in all zoning districts, subject to the requirements set forth in this Section. Small energy systems include both pole and roof mounted systems.

1. Wind Turbine Height: Height shall be limited to a maximum height 0f 100 feet for tower mounted turbines. Roof mounted turbines are allowed a maximum height of fifteen *(15)* feet above the maximum height allowed in the zoning district.

2. Setback: No wind turbine shall be located closer than 1,000 feet from adjoining property lines and setback one hundred fifty *(150)* feet from any public maintained road.

3. Permit Requirements: A zoning compliance permit and building permit is required for all *(SWES)*. Applications shall be accompanied by standard drawings of the wind turbine structure, including the tower, base and footings. All drawings shall be stamped by a licensed Tennessee professional engineer .

4. Compliance with FAA Regulations: All *(SWES)* shall comply with all appliable FAA regulations and the provisions established in *Section 7-3 Airport Zoning Provisions* of this Resolutions.

Hunter Mantooth

From: Dawn Arnold
Sent: Tuesday, February 6, 2024 10:05 AM
To: Hunter Mantooth
Cc: Pam Groves; Billy Vogle; Lea Ann Crockett
Subject: [EXTERNAL]Re: Robertson County Solar Regs.

Some people who received this message don't often get email from dawn@sunrisenrg.com. Learn why this is important

Hi Hunter,

Mayor Vogle had asked us to provide comments on the solar zoning portion. Below are a few thoughts from our perspective and how we usually see zoning regulations.

- Par C(2): 150' setback is pretty far. We'd recommend decreasing to 50' or 100' which is what we typically see more. Is the setback to the modules and not the fence?,
- Par C(3): I don't know what the buffering plan is because it references some other doc, but screening can get expensive fast and screening from someone many hundreds of feet away won't accomplish much. Existing tree lines would be considered acceptable buffering. Trees are typically set rather far apart (maybe 15' off center), can be planted at 3' high and prevented from growing higher than 12'
- Par C(6): fence should simply comply with the national electric code. Our fence is standard 6' high. So, 8' high is too high in our opinion.
- Par C(7): Exclude the point of interconnection is from this language. All of our system's low-side lines are typically buried or trayed though.
- Par C(12): We suggest Robertson Co. require a Decommissioning report. Some developers can develop it, however, we suggest it be issued by 3rd party stamped by engineer of record that will account for zoning requirements, lease obligations, and PPA obligations and estimate the decommissioning cost to determine net salvage value. That will be used to establish a bond price for the decommissioning work. The developer can request it for you, however, a 3rd party keeps everybody honest.

Hope this helps and glad to address any questions,
Dawn

Sunrise
ENERGY VENTURES

Dawn Arnold
Director of Key Accounts

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From: Hunter Mantooth <hmantooth@robcotn.org>
Sent: Monday, January 29, 2024 1:06 PM