

**MINUTES OF THE REGULAR MEETING
OF THE
CITY OF ORLINDA, TENNESSEE
CITY COUNCIL**

February 12, 2026

Orlinda City Hall
Meeting Room
7501 Highway 52
Orlinda, Tennessee

The Orlinda City Council met in regular session at 7:00 pm on Thursday, February 12, 2026 in the meeting room located at Orlinda City Hall, 7501 Highway 52, Orlinda, Tennessee.

Members attending were as follows:

Mayor Tabitha Swearingen
Vice Mayor Ben Ellis
Commissioner Jennifer Johnson

Others present included City Manager Tammie Carey, Acting Fire Chief Patrick Darrow, as well as members of the public.

Mayor Tabitha Swearingen called the meeting to order at 7:00 pm and led with the pledge of allegiance.

APPROVAL OF MINUTES

Motion was made by Commissioner Johnson and seconded by Vice Mayor Ellis to approve the minutes as presented of the Orlinda City Council December 11, 2025, regular meeting. A roll call vote was taken. Voting Aye: Swearingen, Ellis, Johnson. Motion passed unanimously.

FINANCIAL REPORTS

Mayor Swearingen said Mrs. Carey is working to fix some software and entry discrepancies in quickbooks. A current financial report was not presented or discussed.

FIRE REPORT

Mayor Swearingen said the fire department had an extremely busy month with the ice and thanked the department for the work they did during the storm. Acting Fire Chief Patrick Darrow reported that from Saturday to Saturday the department had 47 calls, which included 4 structure fires, a vehicle fire, 5 MVA's, 16 medical, and 21 power line related calls. A 5th structure fire occurred on February 2nd. Three of the structure fires were in the city zone. He reported that the weather conditions made it difficult to work with pumps freezing and equipment freezing.

Darrow reported that we received two grants last month. One is the State Forestry Grant which will provide equipment. The Volunteer Fire Equipment Training Grant of \$45,911 will be used to purchase new tools for the rescue truck and a couple of sets of turn out gear, He also stated that he is working on a Rescue Squad Grant.

PUBLIC COMMENT

There were no comments from the public.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

Discussion regarding the hydraulic analysis on Church Street. Mayor Swearingen said the analysis was done to determine a solution to the water issue on Church Street. Carey discussed the report from CSR Engineering. The report recommends installing an 18" culvert and cleaning out the downstream ditch. Vice Mayor Ellis said he also read that they recommend adding another one, twenty feet down the way to be diverted between buildings so there would be two culverts installed. There was discussion of bid documentation and project management for the project. Vice Mayor Ellis suggested installing 24" tiles in both locations.

Commissioner Johnson commented about the lack of maintenance on drainage ditches and the need to clean many of those out. Carey said she received a concern from a citizen earlier in the week about the tile on North Moore Road being full of debris. She also said she had contacted someone to take a look at the ditch and the installation of rip rap on North Moore Road.

There was discussion of bidding out the work on Church Street and North Moore Road.

No action was taken.

Discussion regarding the maintenance of East Robertson Road. Mayor Swearingen said the Orlinda portion of East Robertson Road is in good shape and doesn't have any potholes. She said the Cross Plains City Manager spoke with City Manager Carey about the maintenance of East Robertson Road. For several years Cross Plains has tried to get another entity to take care of the road. Cross Plains City Manager, Jeff Woodfin, has recently been working with our State Representative regarding the maintenance of the road. Representative Kumar asked that each city pass resolutions then he will present those with a request to the Tennessee General Assembly.

Commissioner Johnson made a motion to approve Resolution No. 26-01 to petition the General Assembly of the State of Tennessee to adopt East Robertson Road as a State of Tennessee Roadway. Seconded by Vice Mayor Ellis. A roll call vote was taken. Voting Aye: Swearingen, Ellis, Johnson. Motion passed unanimously.

City of Orlinda, Tennessee
Resolution 26-01

**A Resolution to petition the General Assembly of the State of Tennessee to
adopt East Robertson Road as a State of Tennessee Roadway**

WHEREAS, East Robertson Road appears on official road maps of Robertson County, Tennessee. East Robertson Road begins in Cross Plains, Tennessee at Tennessee State Highway 25 and proceeds northerly 3.7 miles (three miles and seven tenths) and ends in Orlinda, Tennessee at Tennessee State Highway 52; and

WHEREAS, East Robertson Road serves as the primary connector between two state of Tennessee highways; and

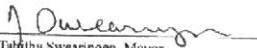
WHEREAS, the East Robertson Road is used primarily by persons not residing in the city limits of Orlinda and Cross Plains, Tennessee; and

WHEREAS, the Cities of Orlinda and Cross Plains, Tennessee are not financially able to safely maintain this connecting road.

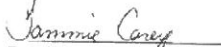
NOW, THEREFORE, BE IT RESOLVED by the Orlinda City Council, that the City of Orlinda hereby petitions the General Assembly of the State of Tennessee to adopt East Robertson Road as an official Tennessee road and/or highway.

BE IT FURTHER RESOLVED, that this resolution shall take effect upon its passage, the public welfare requiring it.

Passed this 12th day of February, 2026.


Tabitha Swearingen, Mayor

Attest:


Tammie Carey, City Manager

Discussion regarding city equipment and how to proceed with mowing season. City Manager Carey said she and Chris, the maintenance technician, have been doing some planning to prepare for future projects. She noted that a large amount of time in the spring, summer and fall is spent mowing. He has been looking at the mower and found several issues that will need to be addressed before the mower can be used this season. We currently have a 2012 model John Deere front deck mower with a diesel engine. Currently the radiator is leaking. It would cost \$1,570 to replace the radiator from Tri-Green where the mower was purchased in 2011. Chris reported that the engine is running ok. The water pump is leaking. It got hot last year and the belt broke.

Commissioner Johnson said we don't have the budget for a new mower. Vice Mayor Ellis suggested that we work through until next fiscal year and get multiple quotes on a new mower. Discussion of options.

No action was taken.

Second reading of Ordinance No. 25-07. Mayor Swearingen asked if Council wanted to proceed with second reading. Commissioner Johnson said Ms. Canon had come forward and requested four changes to the ordinance. Mayor Swearingen said she had other changes that had been made by the Planning Commission, the Tennessee Wine and Grape law and the ones presented tonight that should be made. Johnson stated that she was good with the changes that had been suggested but did not agree with removing the word "farm" from the farm winery ordinance.

Mayor Swearingen went through the ordinance and read the recommended changes which are as follows:

1. Eliminate the number two definition, boutique facility, out of the ordinance.

2. Combine/change under 4 and 5 of the definitions to define a farm winery as, (instead of a large arm winery, a small farm winery) a farm which produces its own locally grown product from a vineyard, fruit orchard or fruit garden or any combination of such farming operation to be used in the making of wine.
3. Under D.3. Tasting and Sales, it would state: Tasting rooms may not exceed 4,000 square feet for on-site consumption and retail sales of wine, beer, or merchandise. Farm wineries may sell, at retail, sealed containers of wine made from the produce of its vineyard, orchard or fruit garden and items related to or incidental to the use, consumption, dispensing or storage of wine on the premises and offer on the premises of the farm, single servings of its wine, with or without charge as tastings for each wine sample.
4. Under E.3 Outdoor events must conclude by 10:00 pm.
5. Under E.4 Sound Restrictions: Amplified sound is prohibited outdoors unless approval is granted under a special event permit.
6. Under F. Signage: One (1) on-premises sign, not to exceed thirty-two (32) square feet, is permitted.
7. Under G. Farm wineries must comply with all Tennessee Alcoholic Beverage Commission regulations including but not limited to Tenn. Code Ann. Section 57-3-207.

Motion by Commissioner Johnson to accept Ordinance 25-07 with the suggested changes made by Mayor Swearingen. Seconded by Vice Mayor Ellis. A roll call vote was taken. Voting Aye: Swearingen, Ellis, Johnson. Motion passed unanimously.

ORDINANCE 25-07

TO BE ENTITLED: AN ORDINANCE TO AMEND ORDINANCE #19, THE ZONING ORDINANCE FOR ORLINDA, TENNESSEE, AS ADOPTED ON JANUARY 25, 1994, AND AMENDED FROM TIME TO TIME (HEREINAFTER "THE ZONING ORDINANCE") TO PERMIT AND CREATE SPECIFIC USE STANDARDS FOR FARM BREWERIES AND FARM WINERIES IN THE CITY OF ORLINDA.

WHEREAS, the Board of Commissioners ("Board") of the City of Orinda ("City") finds it to be in the public interest to update and amend the Zoning Ordinance to accommodate the agricultural and economic development of the region; and

WHEREAS, the Board recognizes the growing interest in farm wineries and farm breweries as means of promoting local agriculture, agritourism, and economic diversification; and

WHEREAS, it is necessary to adopt specific guidelines and standards for the location, development and operation of farm wineries and breweries in such a way as to preserve the rural character of the City and to ensure the public, health, safety, and welfare;

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Orinda, Tennessee, as follows:

SECTION 1: ARTICLE IV, SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS shall be amended to add a new Section 4.111 (DEVELOPMENT) STANDARDS FOR FARM WINERIES AND FARM BREWERIES, which shall read as follows:

- A. Definitions. The following words, terms, and phrases, when used in this Article shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:
1. Agricultural Promotional Event: An event related to the education and marketing of wine or craft beer to consumers, including winemaker dinners, release parties, and membership gatherings, typically limited to 50 attendees.
 2. Farm Brewery: A facility that produces fewer than 15,000 barrels per year and grows necessary ingredients (e.g., hops) on-site.
 3. Farm Winery: A farm which produces its own locally grown product from a vineyard, fruit orchard or fruit garden or any combination of such farming operation to be used in the making of wine.
 4. Public Tasting: Wine or beer sampling offered to the general public.
 5. Special Event: Events exceeding 50 people, where the agricultural focus is secondary (e.g., weddings, fundraisers, etc.).
 6. Temporary Outdoor Event: A limited-duration event primarily held outdoors.
 7. Tasting Facility: A designated area for sampling and retail sales of products made on-site.

B. Zoning and Parcel Requirements.

1. Zoning Districts: Farm wineries and farm breweries are permitted in the Rural Agricultural or RA district only.
2. Minimum Parcel Size: A minimum of fifteen (15) acres is required for any farm winery or farm brewery.

C. Facility Requirements

1. Building and Use Standards: All buildings used for processing, tasting, storage, and sales shall comply with commercial building code standards, including ADA compliance. A certificate of occupancy must be clearly displayed in any building or structure accessible to the public.
2. Setbacks and Buffers: All buildings, parking, and loading areas shall maintain a 100-foot setback from all property lines. The location of buildings, parking, loading areas and setbacks, as well as landscaping and buffers, shall be depicted on a site plan and reviewed and approved by the planning commission.
3. Waste Management: Waste management must comply with local, state, and federal regulations for wastewater and stormwater treatment and disposal.

D. Operational Regulations

1. Licensing: The owner shall obtain all applicable licenses and approvals from any required local, state or federal authority including, but not limited to, the Tennessee Alcoholic Beverage Commission and the Tennessee Department of Agriculture, prior to commencement of operations.
2. Building Area Limits: To the extent not in conflict with applicable state regulation, the total floor area of all buildings used for processing/bottling, tasting, sales, storage, or office space shall not exceed the following:

Allowable Square Footage for Farm Wineries	
Site Area	Floor Area Allowed
15 to 35 acres	25,000 square feet
36 to 59 acres	37,500 square feet
60 acres or greater	50,000 square feet

3. Tasting and Sales: Tasting rooms may not exceed 4,000 square feet for on-site consumption and retail sales of wine, beer, or merchandise. Farm wineries may sell, at retail, sealed containers of wine made from the produce of its vineyard, orchard or fruit garden and items related to or incidental to the use, consumption, dispensing or storage of wine on the premises and offer on the premises of the farm single servings of its wine with or without charge as tastings for each wine sample.

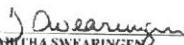
E. Events and Promotional Activities

1. Daily Tours: Permitted during daylight hours.

2. Agricultural Promotional Events. Limited to 50 people, except where otherwise approved under a Special Event permit as issued by the Orinda City Council.
 3. Special Events. Limited to 100 people per event. May include weddings, educational seminars, nonprofit benefits, and similar gatherings related to wine promotion. Outdoor events must conclude by 10:00 pm. Events exceeding these limits require approval by the Orinda City Council.
 4. Sound Restrictions. Amplified sound is prohibited outdoors unless permission is granted under a special event permit.
- F. Signage. One (1) on-premises sign, not to exceed thirty-two (32) square feet, is permitted.
- G. Compliance with Rules and Regulations. Farm wineries and breweries must comply with all applicable building and fire codes, City stormwater management regulations, related to public health, safety, and sanitation, and any additional conditions imposed under Robertson County or the State of Tennessee, as applicable. Farm wineries must comply with all Tennessee Alcoholic Beverage Commission regulations including but not limited to Tenn. Code Ann. Section 57-3-207.
- H. Severance Clause. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holdings shall not affect the validity of the remaining portions of ordinance.

SECTION II: BE IT FINALLY ORDAINED by the City of Orinda, Tennessee, that this ordinance shall take effect immediately upon its passage on second and final reading, the health, safety, and welfare of the citizens of the City of Orinda requiring it.

CITY OF ORLINDA, TENNESSEE: ATTEST:


 TABITHA SWEARINGEN
 Mayor


 TAMMIE CAREY
 City Manager

PLANNING COMMISSION REVIEW: December 11, 2025
 PASSED FIRST READING: December 11, 2025
 PUBLIC HEARING: February 12, 2026
 PASSED SECOND READING: February 12, 2026

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CITY MANAGER'S REPORT

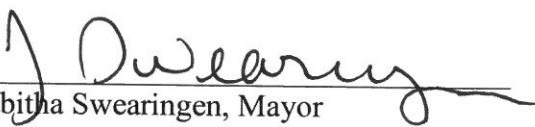
City Manager Carey noted that payments for White House Utility District can no longer be accepted at City Hall. This is a change made by the water district and they have closed their account at Volunteer Bank. She said the library will be closed on Monday, February 16th in observance of President's Day. City Hall will be closed February 16-20 and will reopen on Tuesday, February 24th. She thanked the Robertson County Emergency Management for their efforts to keep everyone informed during the recent winter storm. Blake Pierce with EMA coordinated daily conference calls with city and county representatives across the county. She also noted that there is a phone number for a Crisis Clean Up that residents can call if they need assistance with debris removal. Carey said the new City Recorder/City Clerk should be starting in March.

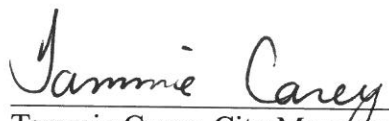
MAYOR'S REPORT

Mayor Swearingen did not have additional comments.

ADJOURNMENT

At 7:35 pm Mayor Swearingen adjourned the meeting.


 Tabitha Swearingen, Mayor
 City of Orinda, Tennessee


 Tammie Carey, City Manager
 City of Orinda, Tennessee