

# DOVER

## STEWART COUNTY

### 2022 COMMUNITY DATA PROFILE



## QUICK FACTS

County Seat	Dover
Year Incorporated	1805
Land Area in Square Miles (County)	459
Water Area in Square Miles (County)	34
Latitude	N36° 29.28'
Longitude	W87° 50.30'
Elevation	475'
Market Region	Nashville
Distance From Nashville	77 miles
Distance From Clarksville	18 miles
Time Zone	Central
City Website	<a href="http://www.dovertn.com">www.dovertn.com</a>
County Website	<a href="http://www.stewartcogov.com">www.stewartcogov.com</a>
Additional Incorporated Cities	
within the County	Cumberland City
Unincorporated Cities	Big Rock, Bumpus Mills, Indian Mound

## POPULATION

	City	County
2010 (Census)	1,417	13,324
2021 Population	1,581	13,699
2021 Median Age	48.0	45.7
2026 Population Projection	1,595	13,637
Annual Growth Rate (2021-2026 Projected)	0.18%	-0.09

Source: ESRI

## CLIMATE

Annual Average Temperature	58.0° F
Average High Temperature	68.4° F
Average Low Temperature	47.7° F
Annual Average Precipitation	52.69"
Annual Average Snowfall	5.3
Prevailing Winds	Southerly
Mean Length of Freeze-Free Period (days)	180-220

## TAX STRUCTURE

LOCAL	City	County
Property Taxes (2021)		
• Rate per \$100 value	\$1.2237	\$2.3607
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Total Local Assessment (2020)	\$34,929,647	\$264,930,908
School Tax	0%	0%
Hotel-Motel Tax	0%	5%
Motor Vehicle Wheel Tax Rate		\$35.00

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments  
Source: County Technical Assistance Service, UTIP

## STATE

Sales Tax	
• 4% tax on food and food ingredients	
• 7% on all other tangible personal property unless specifically exempted	
Local Sales Tax Rate	
• 2.75%	
Local and State Sales Tax Collected (FY2021)	
• \$10,744,579	
Income Tax	
• Personal: Repealed beginning January 1, 2021	
• Corporate Excise Tax: 6.5% of Tennessee taxable income	
• Franchise Tax: .25% of the greater of the Tennessee portion of net worth or the book value of real and tangible property in Tennessee. The minimum tax is \$100	
• Unemployment Tax: New employers is typically 2.7% (based on occupation) of first \$7,000	

Source: Tennessee Department of Revenue

## EDUCATION

District Name	Stewart County
Type of Public School System	County
District Grades Served	Pre-K-12
Number of Schools	4
Number of Classroom Teachers	118
Student to Teacher Ratio	16:1
Additional Staff	28
Total Number of Students	1,915

### GRADES (2020-2021)

Elementary	811
Middle	433
High School	671
Number of High School Graduates (2020-21)	174
Graduation Rate	95.8%
Educational Attainment with a Degree (Adults Age 25+)	23.9%

Source: Tennessee Department of Education

### REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 30 miles)

#### Graduates 2019-2020

• Austin Peay State University	Clarksville	3,200
• Hussain College-Daymar College	Clarksville	219
• TN College of Applied Technology	Dickson	410

Source: National Center for Education Statistics

#### FastTrack Job Training

Assistance Program Available	Yes
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Source: Tennessee Department of Economic and Community Development

## GOVERNMENT

### GOVERNING BODY

City	Mayor and Aldermen
	Meets 2nd Monday at 6:00 p.m.
	Town Hall
County	Mayor and County Commissioners
	Meets 2nd Monday,
	Jan/Apr/Jul/Oct at 7:00 p.m.
	Stewart County Visitor Center

#### Fire Department

• Full-time fire fighters in city	0
• City volunteers	40
• Full-time fire fighters in county	0
• County volunteers	75
• Fire stations in city	1
• City fire trucks	4
• Fire stations in county	9
• County fire trucks	20
• Fire rescue boats	3
• Fire rescue ATVs	2

#### Law Enforcement

• Full-time police officers in city	4
• Full-time police officers in county & sheriff	25
• City patrol cars	5
• County patrol cars	32
• School resource officers	5

	<u>City</u>	<u>County</u>
Insurance Rating	5	6
Zoning Regulations	Yes	No
Planning Commission	Yes	No
Industrial Development Corp.	Yes	Yes

## TRANSPORTATION

### AIR SERVICE

Nearest General Aviation	Outlaw Field (Clarksville)
Location Identifier	CKV
Distance from City	32 miles
Runway Length	6,000 feet
Surface	Asphalt
Lighting	HIRL/N/VASI
Fuel	100LL/Jet A
Repairs	Major
Storage	Hangar, Tie Down
Transportation	Taxi, Rental and Courtesy Car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from Dover	86 miles

Nashville International Airport (BNA) serves approximately 16 million total passengers annually. BNA is currently served by 15 airlines, including international carriers Air Canada, WestJet and British Airways. BNA offers 460 daily flights and provides nonstop air service to more than 65 destinations.

### HIGHWAYS

U.S. Highways	79
State Highways	46, 149, 2334
Nearest Interstate	32 miles to I-24 and I-40

### COMMON CARRIERS

Air Freight Companies	0
Motor Freight Companies	1
Terminal Facilities	0
Bus Services	
Inter-City	No
Local	No
Carrier Service	No

### RAILROADS SERVED BY

None

### NAVIGABLE WATERWAYS

River	Tennessee & Cumberland Rivers
Channel Depth	50 feet; 20 feet
Nearest Port Facility	So. Pittsburgh, TN ; Clarksville
Miles from Port	50 and 47

## COMMUNICATIONS

Newspapers	Stewart-Houston Times Clarksville Leaf Chronicle The Tennessean Stewart County Standard
Telephone Companies	Cumberland Connect, AT&T
Radio Stations	WTPR-101.7; WCVQ-107.9
Television Networks	4 network + independent
Cable Service Available	Yes
Channels	25+
Provider	Mediacom
Internet Service Available	Yes
Provider	Cumberland Connect, Mediacom, AT&T, HughesNet, Exede
Fiber Optics Available	Yes
Provider	AT&T

## COMMUNITY FACILITIES *(countywide)*

### Health Care

Doctors	4
Dentists	3
Hospitals	0
Beds	0
Clinics	4
Nursing Homes	1
Beds	70
Retirement Homes	0
Beds	0
Residential Care/ Assisted Living	1
Beds	12

### Religious Organizations

Protestant	45
Catholic	1
Jehovah's Witness	1
Seventh Day Adventist	1
Latter Day Saints	1
Korean (Doalnara)	1
Islamic	1

### Day Care Centers

Day Care Homes	4
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### Recreation

Libraries	1
Parks	5
Golf Courses (Public & Private)	0
Swimming Pools (Public & Private)	0
Country Clubs	0
Theaters	0
Bowling Alleys	0

### Hotels & Motels

Beds	33
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### Cabin Rentals

Beds	15
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### Airbnb

Beds	40
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### Bed & Breakfasts

	1
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### Largest Meeting Room

Capacity	275
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### Restaurants

	25
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## FINANCIAL INSTITUTIONS

Name of Institution	# of Branches	Deposits
F&M Bank	2	125,670,000
Regions Bank	1	77,053,000
Traditions First Bank	1	28,277,000
Johnsonville TVA Employees Credit Union	1	undisclosed

Countywide Combined Deposits \$ 231,000,000  
(Deposits for June 30, 2021)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

## INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Clarksville	32
Heat Treating	Local	
Foundry	Clarksville	32
Heavy Hardware	Clarksville	32
Sheet Metal	Clarksville	32
Lubricants	Clarksville	32
Welding Supplies		
Abrasives		

## SELECTED ECONOMIC INDICATORS

### 2021 ANNUAL AVERAGES (PRELIMINARY)

Labor Force	County	Labor Market Area*
Civilian Labor Force	5,478	116,344
Employment	5,227	110,871
Unemployment	251	5,473
Unemployment Rate	4.6%	4.9%

\* Labor Market Area is defined as Benton, Henry, Houston, Montgomery and **Stewart** Counties in Tennessee.

### 2021 EMPLOYED POPULATION 16+ BY INDUSTRY

Agriculture/Mining	1.4%
Construction	11.9%
Manufacturing	11.8%
Wholesale Trade	1.5%
Retail Trade	17.5%
Transportation/Utilities	8.8%
Information	0.5%
Finance/Insurance/Real Estate	2.6%
Services	34.4%
Public Administration	9.7%

Source: ESRI

### MANUFACTURING IN AREA (Annual Averages 2020)

Number of Units	18
Ann. Avg. Employment	634
Ann. Avg. Weekly Wage	\$807

Source: Tennessee Department of Labor and Workforce Development

### PER CAPITA PERSONAL INCOME

Year	2021
Amount	\$24,865

Source: ESRI

### MEDIAN HOUSEHOLD INCOME

Year	2021
Amount	\$47,033

Source: ESRI

### AVERAGE HOME SALES

Year	2020
Number of Homes Sold	136
Average Cost	\$177,670
2021 Median Home Value	\$168,186

Source: Tennessee Housing Development Agency

### RETAIL SALES

Year	2020
Amount	\$92,995,677

Source: Tennessee Department of Revenue

## NATURAL RESOURCES

Minerals: None

Timber: Hardwoods and pine

## AGRICULTURAL

Crops: Corn, tobacco, hay and soybeans

Livestock: Cattle

## UTILITIES

### GAS

Local Distributor	None
Source Company	East Tennessee Gas Transmission
Fuel Oil Suppliers	6
Suppliers of LP Gas	4

### WATER

Water Supplier	City of Dover
Phone	931.232.6592
Website	<a href="http://www.dovertn.com">www.dovertn.com</a>
Source	Cumberland River
Capacity	1,000,000 GPD
Current Consumption	325,000 GPD
Storage Capacity	900,000 Gallons

### SEWER

Sewer Provider	City of Dover
Phone	931.232.5817
Website	<a href="http://www.dovertn.com">www.dovertn.com</a>
Type of Treatment	Sequential batch reactor
Capacity	1,000,000 GPD
Current Usage	200,000 GPD
City Sewer Coverage	100%
Storm Sewer Coverage	25%
Solid Waste Disposal Type	Dumpster/Bi-County (City-household pickup)

### ELECTRICITY

Source Company	Tennessee Valley Authority
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### LOCAL POWER COMPANY (City and County)

Cumberland Electric Membership Corporation

General Manager	Chris Davis
Local Address	420 Spring Street Dover, Tennessee 37058
Phone	931.232.5153 (800) 987-CEMC (2362)
Fax	931.221.4027
Website	<a href="http://www.cemc.org">www.cemc.org</a>

## MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION

Firm	Product or Service	Total Employees	Union	Phone Number
Nashville Wire Products Corporation	Wire display racks	125	None	888.743.2680
GH Armor Systems	Tactical body armor	45	None	931.232.5341
Williams Cabinet & Woodworking	Cabinetry	19	None	931.232.5863
Milton Lumber Company	Sawmill	15	None	931.232.6646
Tractor Supply Company	Home and garden store	14	None	931.348.0004
DDT Concrete	Ready-mixed concrete	12	None	
Swift Sawmill	Sawmill	9	None	931.232.8871
IMI South LLC	Septic tanks & ready-mixed concrete	3	None	931.232.7001

### For information on industrial sites and available industrial buildings contact:

#### **Robert T. Bibb, Executive Director**

Middle Tennessee Industrial  
Development Association  
2108 Westwood Avenue  
Nashville, Tennessee 37212  
Phone: 615.269.5233  
[mtida@mtida.org](mailto:mtida@mtida.org)  
[www.mtida.org](http://www.mtida.org)

#### **Robin Brandon, County Mayor**

Stewart County Mayor's Office  
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#### **Lesla Fitzhugh, City Mayor**

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MIDDLE TENNESSEE INDUSTRIAL  
DEVELOPMENT ASSOCIATION

MTIDA represents the Local Electric Power and Natural Gas Distributors located in the 40 county region of Middle Tennessee.

The information contained herein was obtained from sources we consider reliable. We can not be responsible, however, for errors or change in information.