Robertson County Development Office
Robertson County Office Building
527 S. Brown Street, Springfield, TN 37172

BOARD OF ZONING APPEALS MEMORANDUM & AGENDA

Date: April 18, 2024

Mr. Chairman and Board Members:

The following request is scheduled for appearance before the Robertson County Board of Zoning Appeals. The applicant has been advised that the Board will meet on Thursday, **April 25, 2024, 2023, at 6:00 P. M.** in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Detailed information on the cases below is enclosed. The request has been advertised as a public hearing in the Robertson County Connection. The applicants have been provided with a letter stating the date and time of the meeting.

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

Thank you!

The agenda is as follows:

1. Roll Call
2. Announcements: Board Training ~ May 20, 2024 @ 6:00 pm.
3. Approval of the minutes of the March 28, 2024, meeting.
4. Old Business: None
5. New Business

   A. **Case 2024-03:** Will Loyd with Tri-Star Capital Distributors, LLC requests a "Special Exception" for the approval to allow the temporary sale of fireworks on Stacy Springs Rd., Springfield, TN 37172. Tax Map 103, Parcel 162.00 in the 10th Voting District.

   B. **Case 2024-04:** Will Loyd with Tri-Star Capital Distributors, LLC requests a "Special Exception" for the approval to allow the temporary sale of fireworks at 5080 Mt. Zion Rd., Springfield, TN 37172. Tax Map 113, Parcel 011.00 in the 10th Voting District.

6. Adjourn.

ROBERTSON COUNTY BOARD OF ZONING APPEALS

The Robertson County Board of Zoning Appeals met on Thursday, March 28, 2024, at 6:00 p.m. in the Judicial Complex, 2nd Floor, Robertson County Office Building, Springfield, Tennessee.

MEMBERS PRESENT:	ABSENT:	OTHERS PRESENT:
Bob Stroud	Will David Goodman	Hunter Mantooth
Andy Teasley	Rick Robinson	Pam Groves
Tom Wilks		David Fauth

Meeting was called to order by Chairman Stroud at 6:00 p.m.

Motion to approve Minutes from the meeting held on February 22, 2024, was made by Andy Teasley with a second by Tom Wilks. Motion passed 3-0.

Announcements: Hunter informed the committee that there would be commissioner training on May 20, 2024 @ 6:00 pm in the 3rd floor conference room and they are invited to attend, and it will count towards their training hours.

Case 2024-02: Ronald Whitford requests a "Special Exception" for the approval of an outdoor meeting and wedding barn as part of their agribusiness ranch located at 5700 Buzzard Creek Rd., Cedar Hill, TN 37032. Tax Map 030, Parcel 002.00 in the 7th Voting District.

Ronald Whitford there to talk about why he was requesting the special exception and what his plans were with the new barn. Hunter with the Development Office informed the board members that a neighbor had dropped of a copy of the deed where he sold Mr. Whitford some land and showing it had to stay agricultural. Hunter also made sure the board knew that we could not enforce deed restrictions. Andy Teasley asked about parking and bathrooms. All adequate and Andy was ok with that.

No one showed to speak against.

Motion to grant special exception was made by Andy Teasley with a second by Tom Wilks.
Motion passed 3-0.

With there being no additional business, a motion to adjourn was made by Tom Wilks with a second by Andy Teasley.
The motion passed 3-0.

Meeting was adjourned by Chairman Stroud at 6:20 pm.

Respectfully submitted,

Planning Staff

New Business: A

Case 2024-03

Will Loyd

Tri-Star Capital Distributors, LLC

Robertson County Development Office
Staff Comments
Board of Zoning Appeals Meeting
April 25, 2024

Applicant: Will Loyd
Tri-Star Capital Distributors, LLC

Request: Special Exception for the Sale of Consumer Fireworks

Property Information:

- Tax Map 103, Parcel 162.00
- Stacy Springs Rd., Springfield, TN 37172
- 3.39 acres
- Zoned AG-2
- 10th Voting District

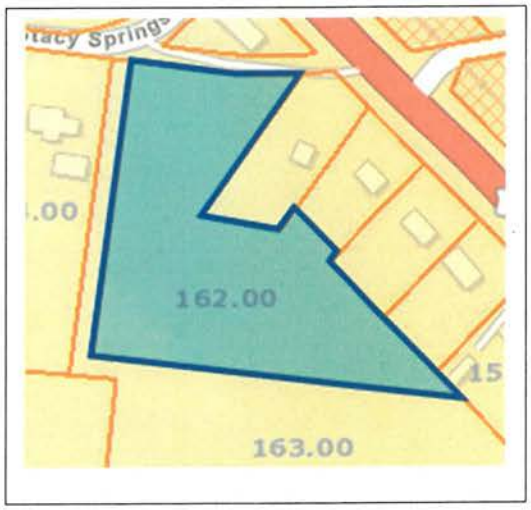


Figure 1: TN Prop. Viewer
Tax Map 103., Parcel 162.00

Relevant Zoning Regulations:
Attached is the below information.

Article IV, Section 4-1 (B) ~ Limited Duration Goods and Merchandise

Discussion:
The applicant is seeking permission from the Board of Zoning Appeals for the temporary approval to sell consumer fireworks.

This use can be identified as Limited Duration Goods and Merchandise under the Temporary Use Regulations which is a Special Exception uses per the Roberton County Zoning Resolution.

**** END COMMENTS ****

4-10.7 Open Space Standards and Requirements

4-10.8 Ownership, Management and Maintenance of Open Space

4-10.9 Sewage Disposal

4-10.10 Scenic, Natural Feature and Historic Preservation

4-10.11 Roads and Pedestrian Ways

4-11 SPECIAL CONDITIONS FOR PERMITTING A BED AND BREAKFAST HOME

(Added by Resolution 061607077)

4-1 TEMPORARY USE REGULATIONS Amended by Resolution 121718129

The following regulations are necessary to govern the operation of certain necessary or seasonal uses nonpermanent in nature. Application for a Temporary Use Permit shall be made to the Board of Zoning Appeals through the office of the building commissioner. Said application shall contain a graphic description of the property to be utilized and a site plan, a description of the proposed use, and sufficient information to determine yard requirements, setbacks, sanitary facilities, and parking space for the proposed temporary use. The following uses are deemed to be temporary uses and shall be subject to the specific regulations and time limits which follow and to the regulations of any district in which such use is located.

A. Carnivals or Circuses: May obtain a Temporary Use Permit in the Agricultural, Commercial, or Flood Districts; however, such permit shall be issued for a period of not longer than fifteen *(15)* days. Such use shall be permitted on lots where adequate off-street parking can be provided.

B. Limited Duration Goods and Merchandise: May obtain a thirty *(30)* day Temporary Use permit for the display and sale of limited duration goods and merchandise on open lots in any district.

C. Temporary Buildings: In any district, a Temporary Use Permit may be issued for contractor's temporary office and equipment sheds incidental to a construction project. Such permit shall not be valid for more than one *(1)* year, but may be renewed for six (6) month extensions; however, not more than three *(3)* extensions for a particular use shall be granted. Such use shall be removed immediately upon completion of the construction project, or upon expiration of the Temporary Use Permit, whichever occurs sooner.

D. Real Estate Sales Office: In any district, a Temporary Use Permit may be issued for a temporary real estate sales office in any new subdivision which has been approved by the planning commission under the Robertson County Subdivision Regulations. Such office shall contain no living accommodations. The permit will be valid for one *(1)* year, but may be granted two *(2)* six *(6)* month extensions. Such office shall be removed upon completion of sales of the lots therein, or upon expiration of the Temporary Use Permit, whichever occurs sooner.

ROBERTSON BOARD OF ZONING APPEALS

REVISED 12/01/2018

APPLICATION FOR VARIANCES/SPECIAL EXCEPTIONS/ADMINISTRATIVE REVIEW

DATE FILED: 3/30/24 **MEETING DATE:** 4/25/24

1. **NAME OF OWNER OR DEVELOPER:** WILL LOYD **PHONE:** 615.833.5735

   ADDRESS: PO BOX 2448
   (Street No. and Name)
   BRENTWOOD TN 37024
   (City) (State) (Zip Code)

2. **PROPERTY OWNER:** ELISABETH LOYD **PHONE:** 615.297.8305

   ADDRESS: 833 MAXWELL CT.
   (Street No. and Name)
   NASHVILLE TN 37220
   (City) (State) (Zip Code)

3. **LAND SURVEYOR OR ENGINEER:** _____ **PHONE:** _____

   ADDRESS: _____
   (Street No. and Name)
   _____
   (City) (State) (Zip Code)

4. **TYPE OF REQUEST:** SPECIAL EXCEPTION

   Put in writing in as much detail as possible the reason for the request. Variance request should explain why compliance with the Zoning Resolution is not possible. A special exceptions request should demonstrate compliance with the conditions in the Zoning Resolution that allow the type of special exception requested. Date and sign letter. ***SEVEN COPIES OF THE LETTER SIGNED AND DATED WITH A TAX MAP MUST BE INCLUDED.***

5. **LOCATION OF PROPERTY:** On the SOUTH side of STACY SPRINGS RD.
   (Road)
   200 feet SOUTH of US HWY 41
   (Direction) (Road)

6. **SIZE OF TRACT:** 3.39 AC

   CURRENT ZONING CLASSIFICATION: AG-2

   VOTING DISTRICT: _____

7. **TAX MAP NUMBER(S)** 103 **PARCEL NUMBER** 162

CONTACT PROPERTY OWNERS IN THE AREAS THAT COULD BE AFFECTED BY THIS REQUEST INFORMING THEM OF YOUR PROPOSAL. **(A signed petition by the property owners would be helpful.)**

8. *A SITE PLAN TO DRAWN TO SCALE IS REQUIRED SHOWING ALL THE EXISTING BUILDINGS ON SITE, PROPOSED BUILDINGS, SHOW DISTANCES FROM FRONT, REAR AND SIDE YARDS. SEE ATTACHED SHEET.* (We would suggest that to comply with the site plan regulations you might consider securing the services of someone who is trained in this type work, either a surveyor or engineer.) ***SEVEN (7) FULL SIZE COPIES OF THE SITE PLAN AND LETTER SHALL BE FURNISHED TO PLANNING OFFICE WITH ONLY ONE COPY OF THE APPLICATION.***

9. ***THIS APPLICATION WITH ALL APPLICABLE DOCUMENTS MUST BE IN THIS OFFICE NO LATER THAN 2:00 P.M. ON THE LAST WORKING DAY OF EACH MONTH UNLESS NOTIFIED OTHERWISE BY THIS OFFICE.***

   YOUR REQUEST MUST BE PUBLISHED IN THE LOCAL NEWSPAPER AS A PUBLIC HEARING AND MUST RUN IN THE NEWSPAPER A MINIMUM OF FIFTEEN (PRIOR TO THE MEETING. THIS NOTICE WILL BE PREPARED BY THE PLANNING OFFICE AND SUBMITTED TO THE NEWSPAPER THE FOLLOWING DAY.

   YOU OR YOUR DESIGNATE WHO HAS THE AUTHORITY TO SPEAK ON YOUR BEHALF MUST BE PRESENT AT THE APPEALS BOARD MEETING.

10. ***A FEE OF $190.00 IS PAYABLE UPON FILING THIS APPLICATION.*** EACH APPLICANT WILL HAVE A SIGN PLACED ON THE PROPERTY BY THE PLANNING OFFICE PRIOR TO THE DATE OF THE MEETING. THIS SIGN IS TO REMAIN IN PLACE UNTIL PICKED UP BY THE PLANNING OFFICE AFTER THE MEETING.

11. ALL APPLICATIONS ARE REQUIRED TO PAY A $5.00 DOCUMENTS AND RECORDS FEE.

12. BUILDING PERMITS FOR APPROVED CASES WILL BE ISSUED THE NEXT WORKING DAY FOLLOWING APPEALS BOARD HEARING AND SUBJECT HEALTH DEPARTMENT APPROVAL WHEN APPLICABLE.

13. IT IS ADVISABLE TO STAY IN TOUCH WITH THE PLANNING COMMISSION OFFICE SO WE MAY ASSIST YOU. TO DO THIS WILL SAVE YOU MUCH TIME AND EVEN MORE ADDED EXPENSE.

14. PERSON RESPONSIBLE FOR ATTENDING MEETINGS: WILL LOYD

PHONE NUMBER: 615.833.5735

Email WILL@CAPITAL-FIREWORKS.COM

OWNER'S SIGNATURE: _____
(Owner at time of Application)

3/30/24
DATE:

TRI-STAR CAPITAL DISTRIBUTORS, LLC
P.O. BOX 2448
BRENTWOOD, TENNESSEE 37024

March 30, 2024

Mr. Greg Jones
Robertson County Planning and Zoning Dept.
527 South Brown Street
Springfield, TN 37172

RE: Application – Roberson Co. BZA

Dear Mr. Jones:

Tri-Star Capital Distributors, LLC respectfully requests permission to appear at the April 25 meeting of the Robertson County Board of Zoning Appeals in order to obtain a "Special Exceptions" permit to sell Consumer Fireworks. The period that we would like to use this location is June 11 thru July 10, 2024 and December 26 thru January 1, 2025. The actual sales period during June/July is 6/20/24 thru 7/5/24.

The location of the site is located at 5665 Stacy Springs Road (map 103, parcel 162). We have obtained a permit to sell fireworks at this location in 2009, 2010, and 2013 – 2023.

Enclosed are approvals to use this property, completed application, site plan drawn to scale, tax map, list of adjoining property owners, and a $195 check for the application fee (190) and documents / record fee (5). I will represent Tri-Star Capital Dist. at this meeting. Please call me at 615.833.5735 should you have any questions.

Sincerely,

Will Loyd, Pres.
Tri-Star Capital Distributors, LLC

enclosures

LEASE AGREEMENT

January 28, 2020

PARTIES:

SUBLESSOR: Elisabeth C. Loyd, Owner
833 Maxwell Ct.
Nashville, TN 37220

SUBLESSEE: Will Loyd, Pres.
Tri-Star Capital Distributors, LLC
P.O. Box 2448
Brentwood, TN 37027

DESCRIPTION, USE OF PROPERTY, AND CONTINGENCIES:

The property leased is a portion of the 3.39 acre tract located at 5665 Stacy Springs Rd in Robertson County, Tennessee. SUBLESSOR agrees to rent to SUBLESSEE space for a tent, storage trailer, and adequate customer parking at the north end of the gravel lot for the purpose of selling consumer fireworks. This agreement is subject to approval of all Robertson County, and State of Tennessee authorities. This agreement may be voided by SUBLESSEE upon 30 days written notice if fireworks sales are legal within the city limits of Springfield.

EXCLUSIVE USE:

SUBLESSOR agrees that the SUBLESSEE shall have the sole and exclusive right to sell fireworks on said property during the herein stated rental periods and that fireworks shall not be sold by any other party on any property owned, leased, or controlled by SUBLESSOR and situated within 1,000 feet from the herein described tent site.

TERM AND RENTAL AMOUNT:

SUBLESSOR grants to SUBLESSEE a periodic lease of the above described premises during the following "Fireworks Sales Seasons" and the rents set forth opposite each occupancy.

Period	Rent
June 12, 2020 to July 10, 2020	
June 12, 2021 to July 10, 2021	
June 12, 2022 to July 10, 2022	
June 12, 2023 to July 10, 2023	
June 12, 2024 to July 10, 2024	

All rents are payable in advance of the appropriate rental period.

INSURANCE AND FREE FIREWORKS:

SUBLESSEE supplies SUBLESSOR (in advance of rental period) with a binder naming SUBLESSOR for at least $500,000 each occurrence whether in respect to bodily injury liability or property damage liability combined. SUBLESSEE also agrees to give SUBLESSOR coupons for free fireworks.

CLEAN-UP:

SUBLESSEE agrees to remove all structural items (except electric pole) and debris and to leave the lot clean at the termination of this lease.

RIGHT OF FIRST REFUSAL FOR 2025:

Subsequent to the term of this agreement, SUBLESSOR grants to SUBLESSEE the first right of refusal for the privilege of leasing the above described property for the right to sell fireworks during the 2025 Summer Fireworks Season (June 12, 2025 through July 10, 2025), based upon meeting the terms of a written offer to sublease said property from a bonafide third party that is expert in the fireworks business but in no event shall the rent increase by more than 25%.

GENERAL:

Notice is deemed given upon being mailed to the address shown first above. This agreement shall be interpreted under the laws of the State of Tennessee, and is binding upon the undersigned parties and their heirs, successors and assigns.

SUBLESSOR:
Elisabeth C. Loyd

By: Elisabeth C. Loyd
Elisabeth C. Loyd, Owner Date 1.30.2020

SUBLESSEE:
Tri-Star Capital Distributors, LLC

By: [signature]
Will Loyd, Pres. Date 1/28/20

Robertson County - Parcel: 103 162.00



February 9, 2015

1:3,000

0 0.025 0.05 0.1 mi

0 0.04 0.08 0.16 km

OIR-GIS Services


Perm. Electric Pole
N
Stacy Springs Rd.
Stacy Springs Rd
4x8 Sign
40'
Parking (shaded area)
Experiment Station Rd
Tent
30'
HWY 41 S
120'-Closest House
60'
Port-O-Potty
Scale: 1"=100'
No Drainage Needed
Parking Lot Will Be Roped Off
Map: 103
Parcel: 162
© 2013 Google
Google earth
Imagery Date: 8/1/2011
1997
36°28'10.01" N 86°50'42.42" W elev 748 ft
Eye alt 1648 ft


4x8 Sign
40'
Parking (shaded area)
Entrance / Exit # 1
Tent
30'
Entrance / Exit # 2
60'
Port-O-Potty
© 2013 Google
Google earth
Imagery Date: 8/1/2011
1997
35°28'11.13" N 86°50'44.45" W elev 760 ft
Eye alt 980 ft

New Business: A

Case 2024-04

Will Loyd

Tri-Star Capital Distributors, LLC

Robertson County Development Office
Staff Comments
Board of Zoning Appeals Meeting
April 25, 2024

Applicant: Will Loyd
Tri-Star Capital Distributors, LLC

Request: Special Exception for the Sale of Consumer Fireworks

Property Information:

- Tax Map 113, Parcel 011.00
- Mt. Zion Rd. and Tom Austin Hwy. Springfield, TN 37172
- 5.87 acres
- Zoned C-1
- 10th Voting District

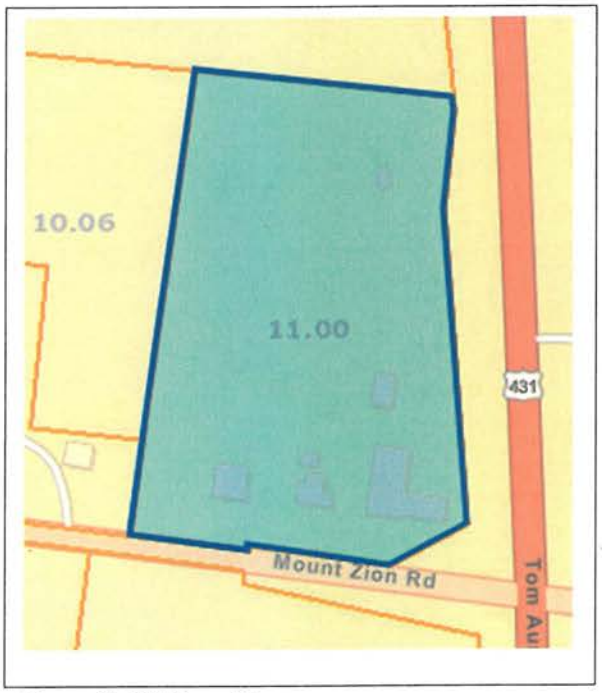


Figure 1: TN Prop. Viewer
Tax Map 113., Parcel 111.00

Relevant Zoning Regulations:
Attached is the below information.

Article IV, Section 4-1 (B) ~ Limited Duration Goods and Merchandise

Discussion:
The applicant is seeking permission from the Board of Zoning Appeals for the temporary approval to sell consumer fireworks.

This use can be identified as Limited Duration Goods and Merchandise under the Temporary Use Regulations which is a Special Exception uses per the Roberton County Zoning Resolution.

**** END COMMENTS ****

4-10.7 Open Space Standards and Requirements

4-10.8 Ownership, Management and Maintenance of Open Space

4-10.9 Sewage Disposal

4-10.10 Scenic, Natural Feature and Historic Preservation

4-10.11 Roads and Pedestrian Ways

4-11 SPECIAL CONDITIONS FOR PERMITTING A BED AND BREAKFAST HOME

(Added by Resolution 061607077)

4-1 TEMPORARY USE REGULATIONS Amended by Resolution 121718129

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D. Real Estate Sales Office: In any district, a Temporary Use Permit may be issued for a temporary real estate sales office in any new subdivision which has been approved by the planning commission under the Robertson County Subdivision Regulations. Such office shall contain no living accommodations. The permit will be valid for one *(1)* year, but may be granted two *(2)* six *(6)* month extensions. Such office shall be removed upon completion of sales of the lots therein, or upon expiration of the Temporary Use Permit, whichever occurs sooner.

ROBERTSON BOARD OF ZONING APPEALS

REVISED 12/01/2018

APPLICATION FOR VARIANCES/SPECIAL EXCEPTIONS/ADMINISTRATIVE REVIEW

DATE FILED: 3/30/24 **MEETING DATE:** 4/25/24

1. **NAME OF OWNER OR DEVELOPER:** WILL LOYD **PHONE:** 615.833.5735

   ADDRESS: PO BOX 2448
   (Street No. and Name)
   BRENTWOOD TN 37024
   (City) (State) (Zip Code)

2. **PROPERTY OWNER:** ~~THOMAS AYERS~~ M+A Springs, LLC **PHONE:** 615.384.5217

   ADDRESS: 5080 MT. ZION RD.
   (Street No. and Name)
   SPRINGFIELD TN 37172
   (City) (State) (Zip Code)

3. **LAND SURVEYOR OR ENGINEER:** _____ **PHONE:** _____

   ADDRESS: _____
   (Street No. and Name)
   _____
   (City) (State) (Zip Code)

4. **TYPE OF REQUEST:** SPECIAL EXCEPTION

   Put in writing in as much detail as possible the reason for the request. Variance request should explain why compliance with the Zoning Resolution is not possible. A special exceptions request should demonstrate compliance with the conditions in the Zoning Resolution that allow the type of special exception requested. Date and sign letter. ***SEVEN COPIES OF THE LETTER SIGNED AND DATED WITH A TAX MAP MUST BE INCLUDED.***

5. **LOCATION OF PROPERTY:** On the WEST side of TOM AUSTIN HWY (HWY 231)
   (Road)
   462 feet NORTH of MT. ZION RD. (HWY 257)
   (Direction) (Road)

6. **SIZE OF TRACT:** 5.87 AC

   CURRENT ZONING CLASSIFICATION: COMMERCIAL

   VOTING DISTRICT: _____

7. **TAX MAP NUMBER(S)** 113 **PARCEL NUMBER** 11

CONTACT PROPERTY OWNERS IN THE AREAS THAT COULD BE AFFECTED BY THIS REQUEST INFORMING THEM OF YOUR PROPOSAL. **(A signed petition by the property owners would be helpful.)**

8. *A SITE PLAN TO DRAWN TO SCALE IS REQUIRED SHOWING ALL THE EXISTING BUILDINGS ON SITE, PROPOSED BUILDINGS, SHOW DISTANCES FROM FRONT, REAR AND SIDE YARDS. SEE ATTACHED SHEET.* **(We would suggest that to comply with the site plan regulations you might consider securing the services of someone who is trained in this type work, either a surveyor or engineer.)** ***SEVEN (7) FULL SIZE COPIES OF THE SITE PLAN AND LETTER SHALL BE FURNISHED TO PLANNING OFFICE WITH ONLY ONE COPY OF THE APPLICATION.***

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12. **BUILDING PERMITS FOR APPROVED CASES WILL BE ISSUED THE NEXT WORKING DAY FOLLOWING APPEALS BOARD HEARING AND SUBJECT HEALTH DEPARTMENT APPROVAL WHEN APPLICABLE.**

13. **IT IS ADVISABLE TO STAY IN TOUCH WITH THE PLANNING COMMISSION OFFICE SO WE MAY ASSIST YOU. TO DO THIS WILL SAVE YOU MUCH TIME AND EVEN MORE ADDED EXPENSE.**

14. **PERSON RESPONSIBLE FOR ATTENDING MEETINGS:** WILL LOYD

PHONE NUMBER: 615.833.5735

Email WILL@CAPITAL-FIREWORKS.COM

OWNER'S SIGNATURE: _____
(Owner at time of Application)

3/30/24
DATE:

TRI-STAR CAPITAL DISTRIBUTORS, LLC
P.O. BOX 2448
BRENTWOOD, TENNESSEE 37024

March 30, 2024

Mr. Greg Jones
Robertson County Planning and Zoning Dept.
527 South Brown Street
Springfield, TN 37172

RE: Application – Roberson Co. BZA

Dear Mr. Jones:

Tri-Star Capital Distributors, LCC respectfully requests permission to appear at the April 25 meeting of the Robertson County Board of Zoning Appeals in order to obtain a "Special Exceptions" permit to sell Consumer Fireworks. The period that we would like to use this location is June 11 thru July 10, 2024 and December 26 thru January 1, 2025. The actual sales period during June/July is 6/20/24 thru 7/5/24.

The location of the site is located on the northwest corner of Hwy 431 (Tom Austin Hwy and Hwy 257). The street address is 2622 Tom Austin Highway (Map 113, parcel 11). We have obtained a permit to sell fireworks at this location the last 13 years.

Enclosed are approvals to use the property, completed application, site plan drawn to scale, tax map, list of adjoining property owners, and a $195 check for the application fee (190) and documents / record fee (5). I will represent Tri-Star Capital Dist. at this meeting. Please call me at 615.833.5735 or 615.207.6841 should you have any questions.

Sincerely,

Will Loyd, Pres.
Tri-Star Capital Distributors, LLC

enclosures

SUBLEASE AGREEMENT

January 19, 2023

PARTIES:

SUBLESSOR: Eric Douglas, Gen. Partner
Douglas & Co. Partnership
2622 Tom Austin Highway
Springfield, TN 37172

SUBLESSEE: Will Loyd, Pres.
Tri-Star Capital Distributors, LLC
P.O. Box 2448
Brentwood, TN 37024

DESCRIPTION, USE OF PROPERTY, AND CONTINGENCIES:

The property subleased is a portion of the 5.8 acre tract located at 2622 Tom Austin Highway at the northwest corner of Tom Austin Hwy (Hwy 431) and Hwy 257 in Robertson County, Tennessee. SUBLESSOR agrees to rent to SUBLESSEE space for a tent, storage trailer, and adequate customer parking at the north end of the gravel lot for the purpose of selling consumer fireworks. This sublease is subject to approval of all Robertson County, and State of Tennessee authorities. SUBLESSOR represents and warrants to SUBLESSEE that it has full right and lawful authority to enter into this sublease; and that SUBLESSOR will defend this right to the premises against the claims of all persons. This sublease may be voided by SUBLESSEE upon 30 days written notice if fireworks sales are legal within the city limits of Springfield.

EXCLUSIVE USE:

SUBLESSOR agrees that the SUBLESSEE shall have the sole and exclusive right to sell fireworks on said property during the herein stated rental periods and that fireworks shall not be sold by any other party on any property owned, leased, or controlled by SUBLESSOR and situated within 1,000 feet from the herein described tent site.

CONTINGENCIES:

This lease is subject to the approval of all Robertson County and State of Tennessee authorities. If the herein described property is sold and SUBLESSOR is required by law to vacate the premises, this agreement may be voided by SUBLESSOR upon giving SUBLESSEE 30 days written notice in advance of the appropriate rental period. If this agreement is voided due to the above contingency, SUBLESSOR shall refund all prepaid rent within 15 days.

TERM AND RENTAL AMOUNT:

SUBLESSOR grants to SUBLESSEE a periodic sublease of the above described premises during the following "Fireworks Sales Seasons" and the rents set forth opposite each occupancy.

Period	Rent
June 20, 2023 to July 5, 2023	
June 20, 2024 to July 5, 2024	
June 20, 2025 to July 5, 2025	

All rents are payable in advance of the appropriate rental period. Upon acceptance of this agreement, a $250 partial payment is to be applied to the rent for the 2023 season. SUBLESSEE shall have seven days before each selling season for set up purposes and seven days after the season for clean up.

INSURANCE AND FREE FIREWORKS:

SUBLESSEE supplies SUBLESSOR (in advance of rental period) with a binder naming SUBLESSOR for at least $500,000 each occurrence whether in respect to bodily injury liability or property damage liability combined. SUBLESSEE also agrees to give SUBLESSOR coupons for free fireworks.

Robertson County - Parcel: 113 011.00



February 11, 2016

1:3,000

0 0.025 0.05 0.1 mi

0 0.04 0.08 0.16 km

OIR-GIS Services


Site Plan
-Scale: 1" - 100 Ft
-No Drainage Is Needed
-Parking will be roped off
Legend
240' Closest House
Port-o-Potty
Electric Pole
60'
30'
Tent
65' from Fuel
Parking
4x8 Sign
105'
New Entrance / Exit
2622 Tom Austin Hwy
Google Earth


Site Plan
Legend
Port-o-Potty
60'
Entrance / Exit #2
30'
Tent
Entrance / Exit #1
Parking
Google Earth
4x8 Sign