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

BOARD OF ZONING APPEALS MEMORANDUM & AGENDA

Date: April 17, 2025

Mr. Chairman and Board Members:

The following requests are scheduled for appearance before the Robertson County Board of Zoning Appeals. The applicant has been advised that the Board of Zoning Appeals will meet on Thursday, **April 24, 2025, 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
3. Approval of the minutes of the October 24, 2024, meeting.
4. Old Business: None
5. New Business:

   A. **Case 2025-03:** Eric and Traci Pulley request a "Special Exception" for the approval of an Event Center located on Youngville Rd., Springfield, TN 37172. Tax Map 046, Parcel 009.01 in the 8th Voting District.

   B. **Case 2025-04:** 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.

C. **Case 2025-05:** Will Loyd with Tri-Star Capital Distributors, LLC requests a "Special Exception" for the approval to allow the temporary sale of fireworks at 2622 Tom Austin Hwy., 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, October 24, 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		Hunter Mantooth
Rick Robinson		Amanda Harrington
Tom Wilks		
Andy Teasley		
Will David Goodman		

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

Motion to approve Minutes from the meeting held on August 22, 2024, was made by Tom Wilks with a second by Rick Robinson. Motion passed 5-0.

Announcements: None

Old Business: None

New Business:

Case 2024-09: William Wright requests a "Special Exception" for the approval to allow a dog kennel to be operated at 192 Goodman Lane, Cedar Hill, TN 37032. Tax Map 055, Parcel 079.00 in the 7th Voting District.

William and Kimberly Wright were there and presented the request to the board. Board members asked a couple of questions, and they were answered.

The motion to grant a special exception was made by Rick Robinson with a second by Tom Wilks. Motion passed 5-0.

Case: 2024-10: Christopher Shannon requests a Zoning Variance and a "Special Exception" for the approval to allow a small animal boarding business to be constructed closer than 300 feet from any adjacent residential structure and operated at 4989 Minnis Rd., Springfield, TN 37172. Tax Map 044, Parcel 032.01 in the 7th Voting District.

Chris Shannon was there and presented the request to the board. There were several questions from the board that were asked and answered. Five citizens were there to speak against the request.

The motion to deny the special exception and the variance was made by Andy Teasley with a second by Tom Wilks.
Motion passed 5-0.

With there being no additional business, a motion to adjourn was made by Tom Wilks with a second by Will David Goodman.
The motion passed 5-0.

Meeting was adjourned by Chairman Stroud at 6:27 pm.

Respectfully submitted,

Planning Staff

New Business: A

Case 2025-03

Eric and Traci Pulley

Robertson County Development Office
Staff Comments
Board of Zoning Appeals Meeting
April 24, 2025
Amanda Harrington, Planning Advisor

Applicants: Eric and Traci Pulley

Request: Special Exception for an Event Center

Property Information:

- Tax Map 046, Parcel 009.01
- Youngville Rd., Springfield, TN 37172
- 23.50 acres
- Zoned AG-2
- 8th Voting District

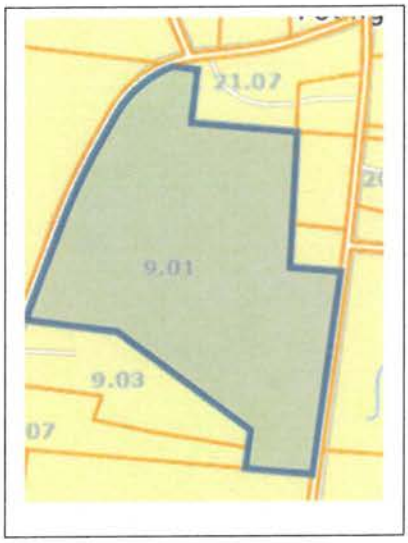


Figure 1: TN Prop. Viewer
Tax Map 046, Parcel 009.01

Relevant Zoning Regulations:
Article VIII, Section 2.11 (B) ~ Group Assembly Activities (see attached)

Discussion:
The applicant is seeking permission from the Board of Zoning Appeals to operate an event center to host events like weddings, corporate events, birthday and graduation parties. This use is identified as a Group Assembly which is a Special Exception use per the Roberton County Zoning Resolution.

Special Conditions for Entertainment and Group Assembly

1. No such facility shall be permitted on a zone lot, unless it contains sixty thousand *(60,000)* square feet.
    - ***Comment: The site in question is approximately 23 acres, exceeding the minimum required 60,000 square feet.***
2. The location, size and design of such facility shall be situated so that it will be compatible with the development within the surrounding area, thus reducing the impact upon such area.
    a. No facility shall have a capacity for over one hundred *(100)* persons.
        - ***Comment: The structure is approximately 58'x80'; applicant states Fire Marshal says too small for an inspection.***
    b. Each facility shall maintain a twenty *(20)* foot buffer strip between any residential area.

- ***Comment: Addressed on site plan.***

c. Any site lighting shall be indirect that will not illuminate the surrounding property.
   - ***Comment: Applicant has submitted pictures of lighting already in use on site.***

d. Any proposed sign shall be limited to a monument sign no more than five *(5)* feet in height and twenty-five *(25)* square feet in surface area.
   - ***Comment: Applicant states there will be signage on the gate, compliant with the size requirements.***

e. All off-street parking requirements of this resolution shall apply.
   - ***Comment: Graveled parking areas are anticipated for this venue to accommodate 40 to 50 vehicles. All off-street parking areas containing five spaces or more shall be surfaced with asphalt, concrete, or other hard-surfaced dustless material and shall be constructed for adequate drainage both on and off-site. Gravel is not generally considered a dustless surface.***

f. Any such facility may be considered an appropriate accessory use and structure to an existing residence so long as the existing residence serves as living quarters for persons regularly employed to provide catering and management services to the facility. The facility may be located in a separate building.
   - ***Comment: The entertainment venue is located in an independent structure.***

**** END COMMENTS ****

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
RECRECREATIONAL USES Cont'd													
Fortune Tellers, Astrologers	S	S	S	S	S		P	S	S	P			
Go-cart Raceways							S			S	P	P	
Golf Courses, Miniature		S					P	S	S	P			
Golf Courses	S	S	S	S	S	S	P	P	P	P	S	S	
Golf Driving Ranges	S	S	S	S	S	S	P			P			
Group Assembly	S	S	S	S	S	S	P	P	S	P	P	P	
Marti al Arts Instructional Schools							P	P	P	P			
Physical Fitness Centers							P	P	P	P	P	S	
Private Clubs or Recreation Facilities(other)	S	S	S	S	S	S	P	S	S	P	P	S	
Public Parks and Greenways	S	S	S	S	S	S	P	P	P	P	P	P	
Public Recreation Facilities	S	S	S	S	S	S	P	P	P	P	P	P	
Raceways and Dragstrips							S			S	S	P	
Riding Academies and Commercial Stables	P	P	P	S									
Shooting Ranges, Indoor		S	S				P	S	S	P	P	P	
Shooting Ranges, Outdoor	S	S	S				S				S	S	
Skating Rinks							P			P	P	P	
Sports and Recreational Camps	S	S	S				S			S			
Sports Instructional Schools	S	S	S				S			S		S	
Sports and Recreational Clubs, Indoor							P	S	S	P	P	S	
Swim and Tennis clubs	S	S	S	S	S	S	S	S	S	S	S	S	
Swimming Pools	S	S	S	S	S	S	S	S	S	S	S	S	
BUSINESS, PROFESSIONAL AND PERSONAL SERVICES													
Accounting, Auditing or Bookkeeping	S	S	S	S	S	S	P	P	P	P	P	P	
Administrative or Management Services	S	S	S	S	S	S	P	P	P	P	P	P	
Advertising Agencies or representative	S	S	S	S	S	S	P	P	P	P	P		
Advertising Services, outdoor							P			P	P	P	
Automobile Rental or Leasing							P	S	S	P	P	P	
Automobile Repair Services, Major							P	S	S	P	P	P	
Automobile Repair Services, Minor							P	S	S	P	P	P	
Automobile Parking (commercial)							P			P	P	P	
Automobile Towing and Storage Services							P			P	P	P	
Banks, Savings and Loan and Credit Unions							P	P	P	P	P	P	

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

D = Development Standards
O = Overlay Zoning Required

2. Use Separation: Pools which are not an integral part of the principal building shall be located a minimum of ten *(10)* feet from the principal building.

3. Security Fencing: Swimming pools shall be protected by a fence or equal enclosure, a minimum of four *(4)* feet in height, and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking.

F. Special Conditions for Entertainment and Group Assembly

1. No such facility shall be permitted on a zone lot, unless it contains sixty thousand *(60,000)* square feet.

2. The location, size and design of such facility shall be situated so that it will be compatible with the development within the surrounding area, thus reducing the impact upon such area.

3. No facility shall have a capacity for over one hundred *(100)* persons.

4. Each facility shall maintain a twenty *(20)* foot buffer strip between any residential area.

5. Any site lighting shall be indirect that will not illuminate the surrounding property.

6. Any proposed sign shall be limited to a monument sign no more than five *(5)* feet in height and twenty-five *(25)* square feet in surface area.

7. All off-street parking requirements of this resolution shall apply.

8. Any such facility may be considered an appropriate accessory use and structure to an existing residence so long as the existing residence serves as living quarters for persons regularly employed to provide catering and management services to the facility. The facility may be located in a separate building.

8-2.4 Governmental, Educational and Institutional Uses

A. Administrative Services

1. There must be a demonstrated need for such activities to serve the neighborhood or the total community.

2. All lot, yard, and bulk regulations of the zone district shall apply.

3. Appropriate off-street parking requirements shall apply.

4. Fencing, screening, and landscaping shall be provided as appropriate to protect surrounding properties and reduce any potential adverse impact.

5. The site and architectural plans shall be approved by the planning commission.

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

Board of Zoning Appeals Application for a Special Exception

Owner of Record Information
Name: Eric + Traci Pulley
Mailing Address (No P.O. Boxes, please): 5369 Youngville Rd Springfield TN
Email: tracihp12@icloud.com
Telephone Number: 615-394-7318 / 615-519-2951

Procedure Notes

1. Special Exceptions are requested when a certain use has been identified as a "Special Exception" in the Zoning Resolution for the zone where the property is located. Special Exceptions must first be approved by the Board of Zoning Appeals first before any site plans for the project are submitted for consideration to the Planning Commission.
2. The applicant must demonstrate compliance with the specific standards for the use, as set forth in the City's Zoning Resolution. The burden is on the applicant to demonstrate to the Board of Zoning Appeals that all conditions of the Zoning Resolution have been met.
3. The Board of Zoning Appeals will consider the request and determine if it meets the requirements set forth by the County's Zoning Resolution.

Application Process:
In order to publish the notice in the newspaper on time, the application due dates are firm. Complete applications received after the application deadline will be placed on the following month's agenda. Applications are considered "complete" when the following steps have been completed:

1. Submit one (1) copies of this completed form and supporting materials to Robertson County Development Office by application due date (see attached form).
2. Remit application fee to Robertson County Development Office.
3. Ensure the application is **signed by property owner**.
4. Pick up the BZA Meeting Notice sign for the yard from the County Development Office. Place it in the yard of the subject property, where it is easily seen by the public.
5. Attend Board of Zoning Appeals meeting. Be ready to present the application to the Board. **Failure to attend the meeting may result in the application being denied.**

Request for Review:
Please state the exact Special Exception use being sought, including the Zoning Resolution Article & Section. Please attach additional pages if more room is required. Please include any supporting documentation that supports your position.

See attached

Traci Pulley — Owner's Signature

3/7/25 — Date

Eric and Traci Pulley
5369 Youngville Road
Springfield, TN 37172
tracihp12@icloud.com
615-394-7318 / 615-519-2951

March 24, 2025

Planning and Zoning Commission
Robertson County, TN
527 S Brown Street
Springfield, TN 37172

Dear Members of the Planning and Zoning Commission,

We hope this letter finds you well. We, Eric and Traci Pulley, are writing to formally request a variance to rezone our property located at 5329 Youngville Road, Springfield, TN 37172, from its current zoning classification. The intent of this request is to allow the operation of an event venue at the property.

As the property owners, we are committed to ensuring that the venue is operated in a manner that is both compatible with the surrounding community and complies with all necessary safety and environmental regulations. The venue will host events, e.g., weddings, corporate events, birthday and graduation parties, etc., and we believe it will provide significant benefits to the area, including mention any positive impacts such as economic development and, community engagement.

We understand that zoning regulations are in place to protect the character of the community, and we have taken steps to ensure that our venue will blend harmoniously with the surrounding area. These steps include mitigation measures such as soundproofing, and hours of operation. Additionally, we are open to working with the Planning and Zoning Commission and local authorities to address any concerns that may arise during the review process.

Attached to this letter, you will find the necessary documentation supporting this variance request, including property survey, business license, and photos of the building and parking lot lighting.

We respectfully request your consideration of this variance and look forward to discussing this proposal further during the next available Planning and Zoning meeting. If there are any additional materials or steps required in the application process, please do not hesitate to inform us.

Sincerely,
Eric and Traci Pulley

Traci H Pulley

Attachments:
Property Survey
Photos
Business license

Mirewood Event Center

Site plan attached

Barn is 58 x 80

Capacity – no more than 100 people

Fire Marshall stated it was not big enough for an inspection

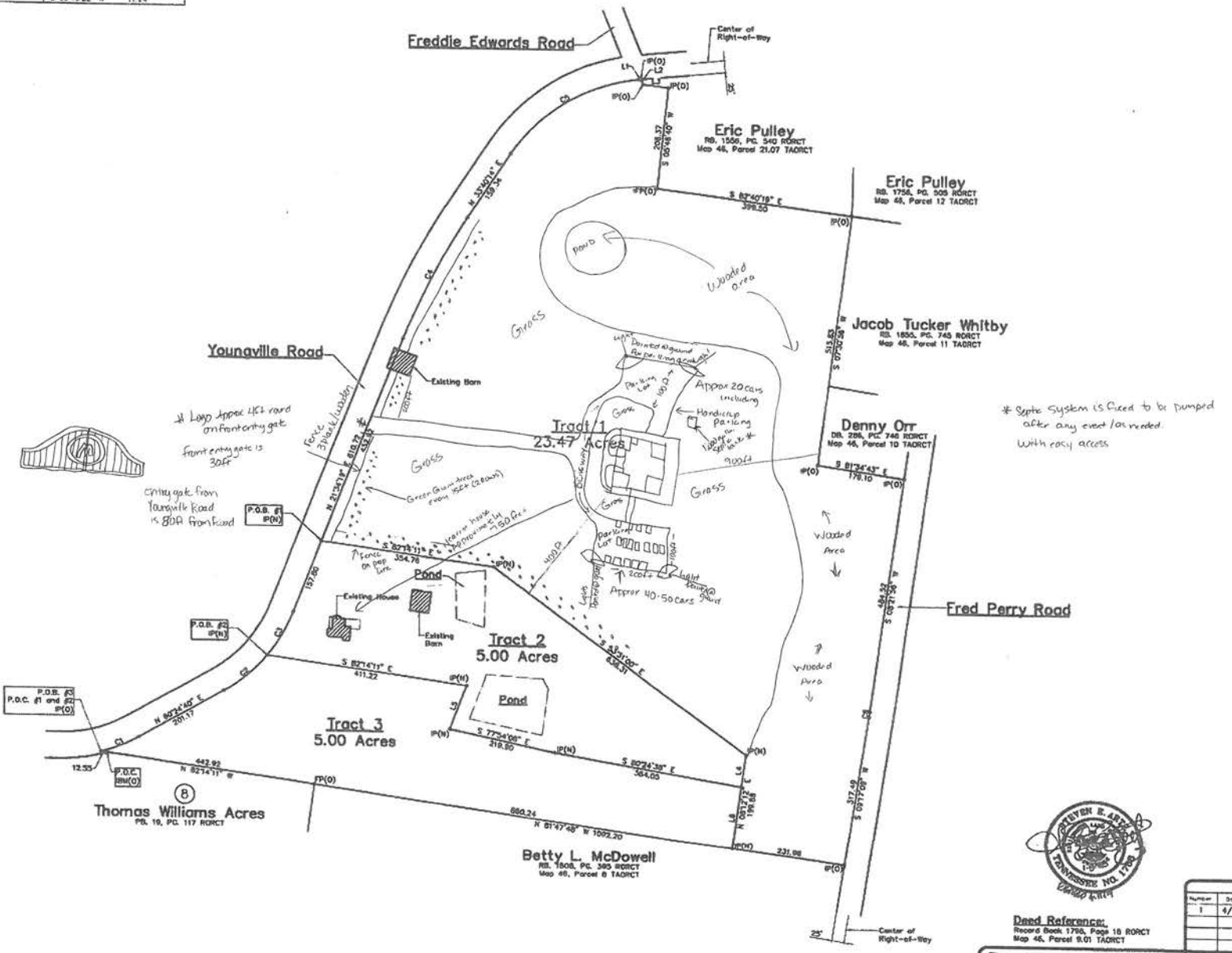
Main gravel parking to the right side of the building with a smaller lot at the left side

The lights are pointed directly at the ground, so they will not interfere with neighbors or people driving down the road

Signage will not be put on the road; however, the logo will be on the front entrance gate.

Curve Table						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	14°53'09"	323.98	42.32	84.17	N 67°51'15" E	83.94
C2	20°26'16"	328.73	59.26	117.26	N 50°11'32" E	116.64
C3	18°24'06"	328.73	53.25	105.58	N 30°46'29" E	105.12
C4	12°05'55"	1,320.82	139.97	278.91	N 27°37'16" E	278.39
C5	50°45'16"	355.69	168.68	315.00	N 56°03'53" E	304.80
C6	00°55'13"	700.00	5.62	11.24	S 08°49'32" W	11.24

Line Table		
NUMBER	DIRECTION	DISTANCE
L1	N 84°25'29" E	3.26
L2	S 22°29'14" E	10.82
L3	S 83°07'12" E	52.09
L4	S 08°12'12" W	67.20
L5	S 20°32'31" W	87.48
L6	S 08°12'12" W	132.68



Deed Reference:
Record Book 1796, Page 18 RORCT
Map 46, Parcel 9.01 TAORCT

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

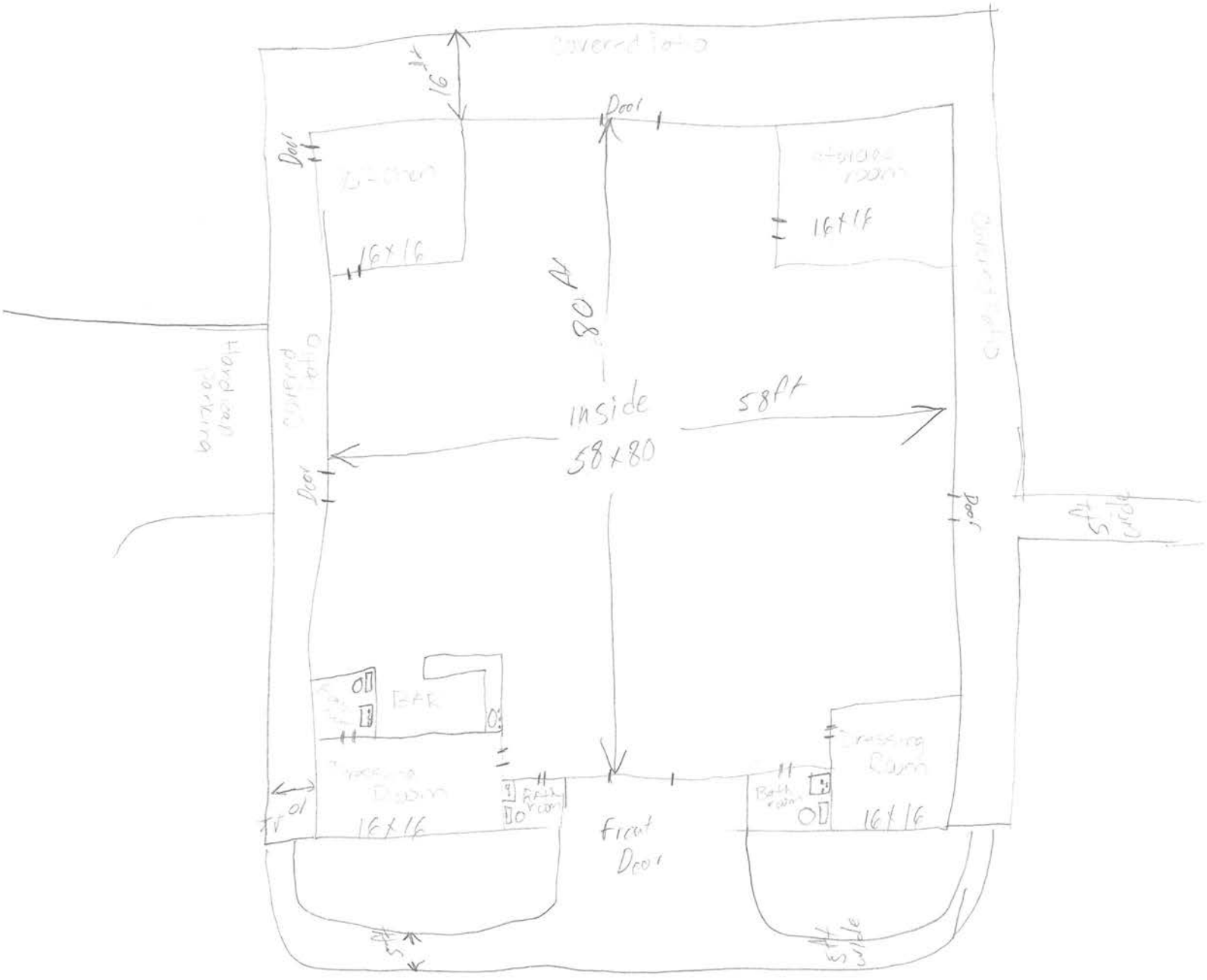
Revisions			
Number	Date	By	Comment
1	4/19	SEA	Added Tracts 2 and 3

Property Survey For
Eric Pulley
18th Civil District
Robertson County, Tennessee

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

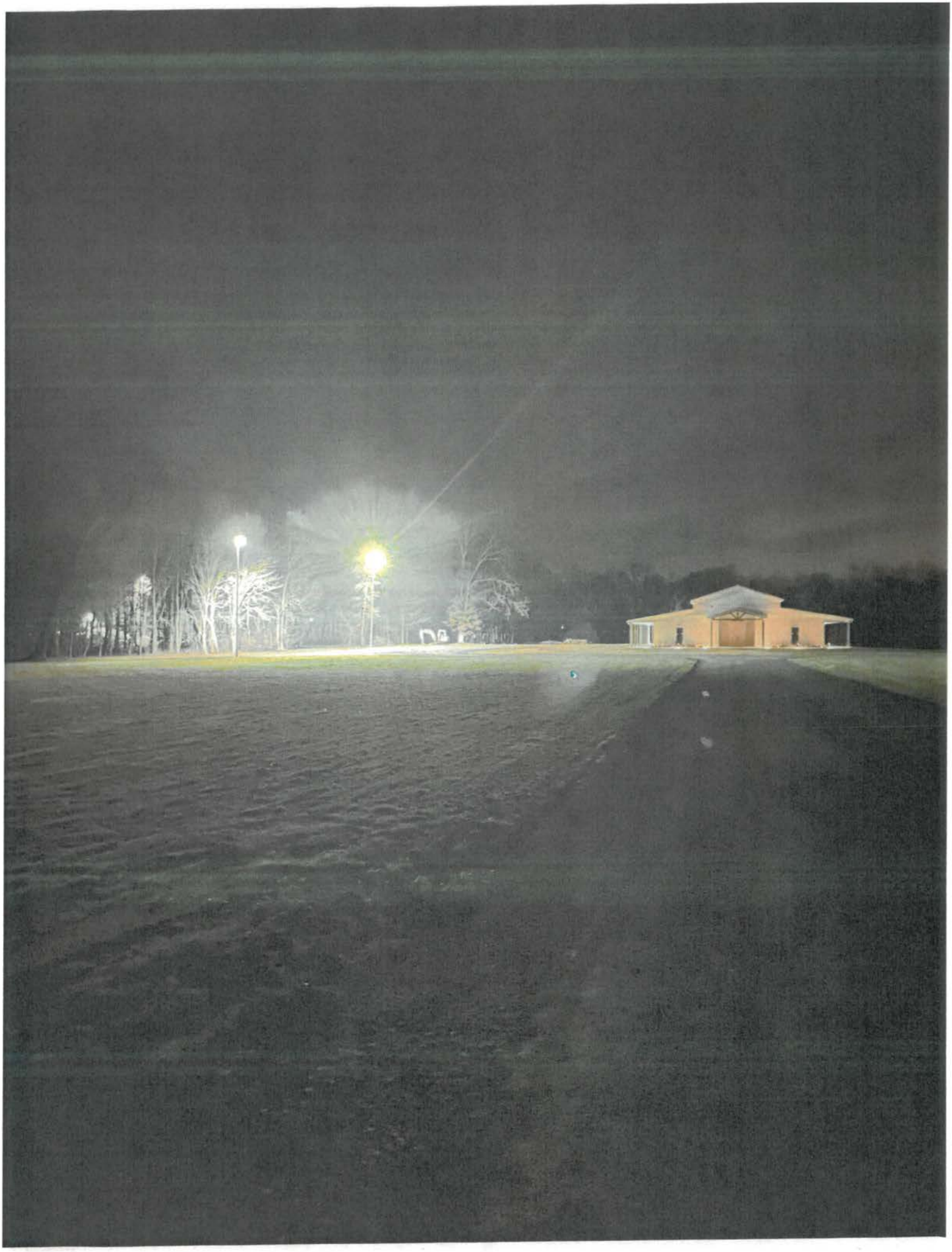
S1.
Sheet Num

BEFORE YOU DIG
CALL 811 NASHVILLE


Back
Covered patio
16 ft
Door
Door
16x16
16x16
80 ft
inside
58x80
58ft
Door
Door
Front
Door
16x16
16x16







New Business: A

Case 2025-04

Will Loyd

Tri-Star Capital Distributors, LLC

Robertson County Development Office
Staff Comments
Board of Zoning Appeals Meeting
April 24, 2025
Amanda Harrington, Planning Advisor

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:

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

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. Article IV, Section 4-1 (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.

Recommendation: Approval. The applicant has submitted a site plan demonstrating the minimum requirements as mandated by Article IV, Section 4-1(B) of the Robertson 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 COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615-384-3666

Board of Zoning Appeals Application for a Special Exception

NOTE: MAILING ADDRESS IS:
PO BOX 2448 BRENTWOOD, TN 37024

Owner of Record Information

Name: WILL LOYD
Mailing Address (No P.O. Boxes, please): 3661 TROUSDALE DR. NASHVILLE, TN 37204
Email: WILL@CAPITAL-FIREWORKS.COM
Telephone Number: 615.833.5735 (office), 615.207.6841 (mobile)

Address of Special Exception Request: 5665 STACY SPRINGS RD. SPRINGFIELD 37172

Procedure Notes

1. Special Exceptions are requested when a certain use has been identified as a "Special Exception" in the Zoning Resolution for the zone where the property is located. Special Exceptions must first be approved by the Board of Zoning Appeals first before any site plans for the project are submitted for consideration to the Planning Commission.
2. The applicant must demonstrate compliance with the specific standards for the use, as set forth in the City's Zoning Resolution. The burden is on the applicant to demonstrate to the Board of Zoning Appeals that all conditions of the Zoning Resolution have been met.
3. The Board of Zoning Appeals will consider the request and determine if it meets the requirements set forth by the County's Zoning Resolution.

Application Process:

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1. Submit one (1) copies of this completed form and supporting materials to Robertson County Development Office by application due date (see attached form).
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3. Ensure the application is **signed by property owner**.
4. Pick up the BZA Meeting Notice sign for the yard from the County Development Office. Place it in the yard of the subject property, where it is easily seen by the public.
5. Attend Board of Zoning Appeals meeting. Be ready to present the application to the Board. **Failure to attend the meeting may result in the application being denied.**

Request for Review:

Please state the exact Special Exception use being sought, including the Zoning Resolution Article & Section. Please attach additional pages if more room is required. Please include any supporting documentation that supports your position.

SEE ATTACHED LETTER

Owner's Signature

3/4/25
Date

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

March 4, 2025

Mrs. Hunter Mantooth,
Robertson County Development Office
527 South Brown Street
Springfield, TN 37172

RE: Application – Roberson Co. BZA

Dear Mrs. Mantooth:

Tri-Star Capital Distributors, LLC respectfully requests permission to appear at the April 24 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, 2025 and December 26 thru January 1, 2026. The actual sales period during June/July is 6/20/25 thru 7/5/25.

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 – 2024.

Enclosed are approvals to use this property, completed application, site plan drawn to scale, tax map, list of adjoining property owners, and a $280 check for the application fee. 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 15, 2025

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 37024

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, 2025 to July 10, 2025	
June 12, 2026 to July 10, 2026	
June 12, 2027 to July 10, 2027	
June 12, 2028 to July 10, 2028	
June 12, 2029 to July 10, 2029	

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 2030:

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 2030 Summer Fireworks Season (June 12, 2030 through July 10, 2030), based upon meeting the terms of a written offer to sublease said property from any 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 01/15/2025 PST
Signer ID: PZRQBF6L1H
Elisabeth C. Loyd, Owner Date

SUBLESSEE:
Tri-Star Capital Distributors, LLC

By: 1/15/25
Will Loyd, Pres. Date

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Robertson County - Parcel: 103 162.00



February 9, 2015

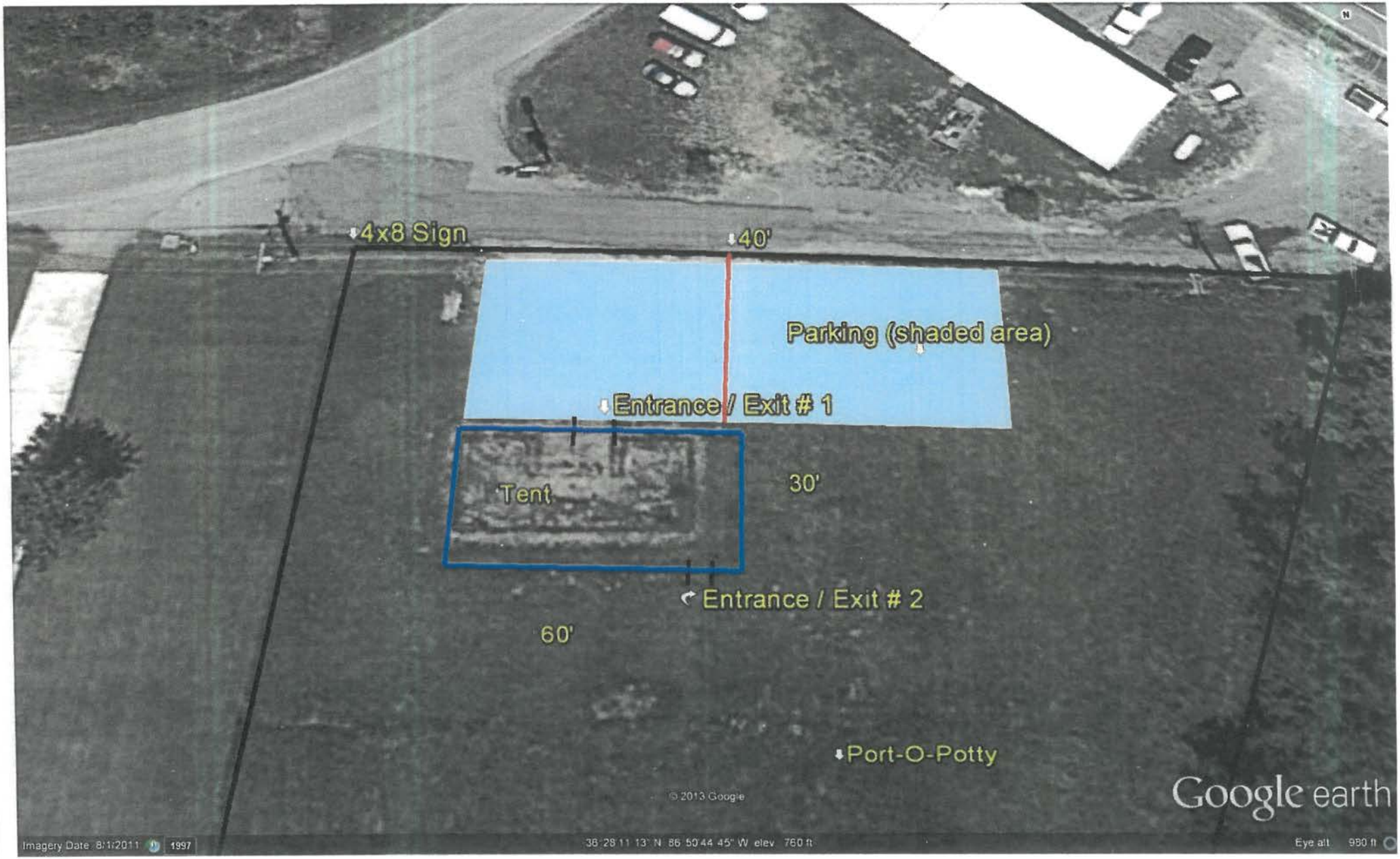
1:3,000

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
38°28'11.13" N 86°50'44.45" W elev 760 ft
Eye alt 990 ft

New Business: A

Case 2025-05

Will Loyd

Tri-Star Capital Distributors, LLC

Robertson County Planning and Zoning
Staff Comments
Board of Zoning Appeals Meeting
April 24, 2025
Amanda Harrington, Planning Advisor

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:

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

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. Article IV, Section 4-1 (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.

Recommendation: Approval. The applicant has submitted a site plan meeting the minimum requirements as mandated by Article IV, Section 4-1(B) of the Robertson 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 COUNTY DEVELOPMENT OFFICE
ROBERTSON COUNTY OFFICE BUILDING
527 SOUTH BROWN STREET, SPRINGFIELD, TENNESSEE 37172
615-384-3666

Board of Zoning Appeals Application for a Special Exception

NOTE: MAILING ADDRESS IS:
PO BOX 2448 BRENTWOOD, TN 37024

Owner of Record Information

Name: WILL LOYD
Mailing Address (No P.O. Boxes, please): 3661 TROUSDALE DR. NASHVILLE, TN 37204
Email: WILL@CAPITAL-FIREWORKS.COM
Telephone Number: 615.833.5735 (office), 615.207.6841 (mobile)

Address of Special Exception Request: 2622 TOM AUSTIN HWY SPRINGFIELD 37172

Procedure Notes

1. Special Exceptions are requested when a certain use has been identified as a "Special Exception" in the Zoning Resolution for the zone where the property is located. Special Exceptions must first be approved by the Board of Zoning Appeals first before any site plans for the project are submitted for consideration to the Planning Commission.
2. The applicant must demonstrate compliance with the specific standards for the use, as set forth in the City's Zoning Resolution. The burden is on the applicant to demonstrate to the Board of Zoning Appeals that all conditions of the Zoning Resolution have been met.
3. The Board of Zoning Appeals will consider the request and determine if it meets the requirements set forth by the County's Zoning Resolution.

Application Process:

In order to publish the notice in the newspaper on time, the application due dates are firm. Complete applications received after the application deadline will be placed on the following month's agenda. Applications are considered "complete" when the following steps have been completed:

1. Submit one (1) copies of this completed form and supporting materials to Robertson County Development Office by application due date (see attached form).
2. Remit application fee to Robertson County Development Office.
3. Ensure the application is **signed by property owner.**
4. Pick up the BZA Meeting Notice sign for the yard from the County Development Office. Place it in the yard of the subject property, where it is easily seen by the public.
5. Attend Board of Zoning Appeals meeting. Be ready to present the application to the Board. **Failure to attend the meeting may result in the application being denied.**

Request for Review:

Please state the exact Special Exception use being sought, including the Zoning Resolution Article & Section. Please attach additional pages if more room is required. Please include any supporting documentation that supports your position.

SEE ATTACHED LETTER

Owner's Signature

3/4/25
Date

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

March 4, 2025

Mrs. Hunter Mantooth
Robertson County Development Office
527 South Brown Street
Springfield, TN 37172

RE: Application – Roberson Co. BZA

Dear Mrs. Mantooth:

Tri-Star Capital Distributors, LCC respectfully requests permission to appear at the April 24 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, 2025 and December 26 thru January 1, 2026. The actual sales period during June/July is 6/20/25 thru 7/5/25.

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 14 years.

Enclosed are approvals to use the property, completed application, site plan drawn to scale, tax map, list of adjoining property owners, and a $280 check for the application fee. 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

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.

CLEAN-UP, ADVERTISING, AND ELECTRICITY:

SUBLESSEE agrees to remove all structural items (except electric pole) and debris and to leave the lot clean at the termination of this lease. SUBLESSOR agrees to pass out SUBLESSEE'S free gift coupons to the retail customers of the convenience store during each sales period. SUBLESSEE may install, at its expense, an electrical service to provide electricity for the fireworks outlet.

RIGHT OF FIRST REFUSAL FOR 2026:

Subsequent to the term of this sublease, SUBLESSOR grants to SUBLESSEE the first right of refusal for the privilege of subleasing the above described property for the right to sell fireworks during the 2026 Summer Fireworks Season (June 20, 2026 through July 10, 2026), based upon meeting the terms of a written offer to sublease said property from any 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:
Douglas & Co. Partnership

By: _____ 1/24/23
Eric Douglas, Gen. Partner Date

SUBLESSEE:
Tri-Star Capital Distributors, LLC

By: _____ 1/19/23
Will Loyd, Pres. Date

Robertson County - Parcel: 113 011.00



Date: March 4, 2025

County: ROBERTSON
Owner: M & A SPRINGS LLC
Address: TOM AUSTIN HWY 2622
Parcel ID: 113 011.00
Deeded Acreage: 5.87
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.


Site Plan
-Scale 1" - 100 Ft
-No Drainage Is Needed
-Parking will be roped off
Legend
Mt. ZION RD. (HWY 257)
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
TOM AUSTIN HWY (HWY 431)
Google Earth
100 ft


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