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

BOARD OF ZONING APPEALS MEMORANDUM & AGENDA

Date: May 16, 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, **May 23, 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
3. Approval of the minutes of the April 25, 2024, meeting.
4. Old Business: None
5. New Business

   A. **Case 2024-05:** Harsha Lachmandas with SHIVA, Inc. requests a "Special Exception" for the approval to allow the temporary sale of fireworks at 5124 Hwy. 431 N, Springfield, TN 37172. Tax Map 045, Parcel 021.00 in the 8th Voting District.

   B. **Case 2024-06:** Harsha Lachmandas with SHIVA, Inc. requests a "Special Exception" for the approval to allow the temporary sale of fireworks at 4230 Hwy 49 W, Springfield, TN 37172. Tax Map 100, Parcel 066.00 in the 11th Voting District.

6. Adjourn.

ROBERTSON COUNTY BOARD OF ZONING APPEALS

The Robertson County Board of Zoning Appeals met on Thursday, April 25, 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	Tom Wilks	Hunter Mantooth
Andy Teasley	Rick Robinson	Pam Groves
Will David Goodman		David Fauth

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

Motion to approve Minutes from the meeting held on March 28, 2024, was made by Andy Teasley with a second by Will David Goodman. Motion passed 3-0.

Announcements: Hunter reminded 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 2024-03: 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.

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.

Will Loyd was there and presented both requests at the same time. No questions from the board.

No one showed to speak against.

The motion to grant special exception for both locations was made by Andy Teasley with a second by Will David Goodman.
Motion passed 3-0.

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

Meeting was adjourned by Chairman Stroud at 6:03 pm.

Respectfully submitted,

Planning Staff

New Business: A

Case 2024-05

Harsha Lachmandas

SHIVA, Inc.

Robertson County Development Office
Staff Comments
Board of Zoning Appeals Meeting
May 23, 2024

Applicant: Harsha Lachmandas
SHIVA, LLC

Request: Special Exception for the Sale of Consumer Fireworks

Property Information:

- Tax Map 045, Parcel 021.00
- 5124 Hwy 431 N., Springfield, TN 37172
- 5.06 acres
- Zoned C-1
- 8th Voting District

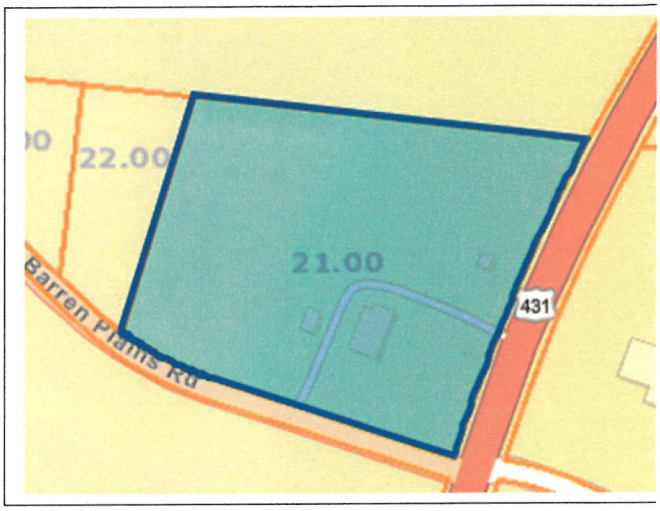


Figure 1: TN Prop. Viewer
Tax Map 045., Parcel 021.00

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 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: SHIVA, INC. (Harsha Lachmandas)
Mailing Address (No P.O. Boxes, please): 5124 Hwy 431 N. Springfield, TN 37172
Email: alexlachmandas@gmail.com
Telephone Number: 615-604-4690

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 request please.

Harsha Lachmandas — Owner's Signature

4/18/24 — Date

April 15, 2024

Robertson County Board of Zoning Appeals
501 South Brown Street
Springfield, TN. 37172

Re: Request for Special Exception Approval

Dear Board Members,

The purpose of this letter is to request a Special Exception approval for a Temporary Use permit for a Fireworks Stand. The property may be found on Tax Map 45, Parcel 21, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on U.S. Highway #431 North and Barren Plains Road (TN. Hwy. #25), in the 8th Voting District.

The address of the proposed location is 5124 Highway #431 North, Springfield, TN. 37172

Use of operation from the location is June 20, 2024, to July 5, 2024

Hours of operation will be from 9:00 A.M. to 10:00 P.M.

The property is currently zoned 'C1'

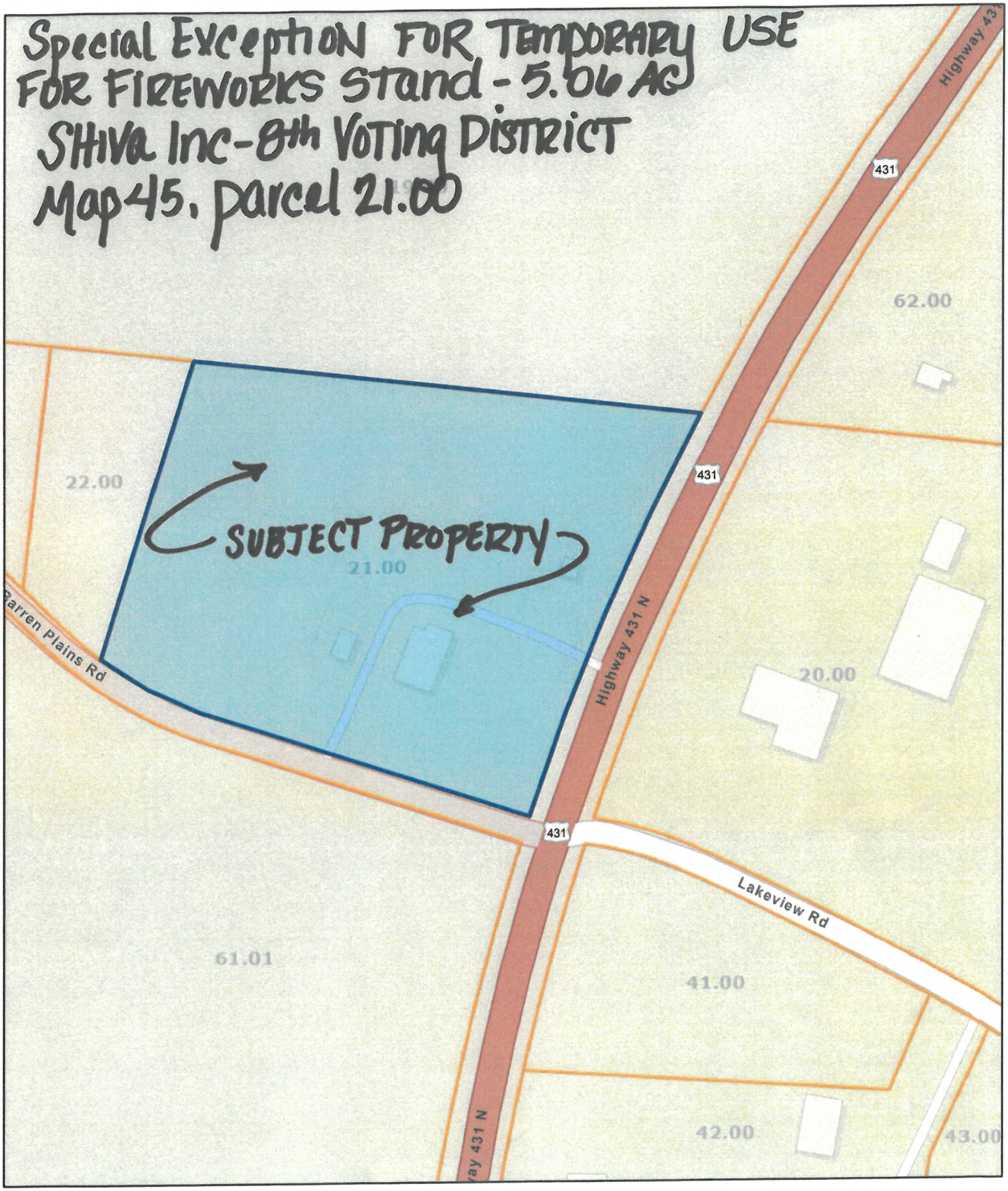
Thank you for your cooperation with the matter and if we may assist you in any manner, please contact us at your earliest convenience.

Sincerely,

Shiva Inc.
5124 Highway 431 North
Springfield, TN. 37172
Contact: Harsha Lachmandas
(615) 604-4690

File:\990002BZA

Robertson County - Parcel: 045 021.00



Date: April 16, 2024

County: Robertson
Owner: R & V LLC
Address: HWY 431N 5124
Parcel Number: 045 021.00
Deeded Acreage: 5.06
Calculated Acreage: 0

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury

The property lines are compiled from information maintained by your local

New Business: B

Case 2024-06

Harsha Lachmandas

SHIVA, Inc.

Robertson County Development Office
Staff Comments
Board of Zoning Appeals Meeting
May 23, 2024

Applicant: Harsha Lachmandas
SHIVA, LLC

Request: Special Exception for the Sale of Consumer Fireworks

Property Information:

- Tax Map 100, Parcel 066.00
- 4230 Hwy 49 W., Springfield, TN 37172
- 2.54 acres
- Zoned C-1
- 11th Voting District

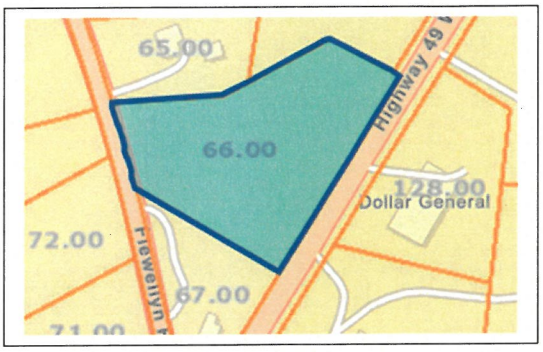


Figure 1: TN Prop. Viewer
Tax Map 100., Parcel 066.00

Relevant Zoning Regulations:
Attached is the below information.

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

Discussion:
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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 ****

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Board of Zoning Appeals Application for a Special Exception

Owner of Record Information
Name: SHIVA INC (Harsha Lachmandas)
Mailing Address (No P.O. Boxes, please): 5124 Hwy 431 N. Springfield, TN 37172
Email: alexlachmandas@gmail.com
Telephone Number: 615-604-4690

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See letter request attached please.

Harsha Lachman — 4/18/24

Owner's Signature **Date**

April 15, 2024

Robertson County Board of Zoning Appeals
501 South Brown Street
Springfield, TN. 37172

Re: Request for Special Exception Approval

Dear Board Members,

The purpose of this letter is to request a Special Exception approval for a Temporary Use permit for a Fireworks Stand. The property may be found on Tax Map 100, Parcel 66, in the Tax Assessor's Office for Robertson County, Tennessee. The property has road frontage on Tennessee Highway #49, in the 11th Voting District.

The address of the proposed location is 4230 Highway #49 West, Springfield, TN. 37172

Use of operation from the location is June 20, 2024 to July 5, 2024

Hours of operation will be from 9:00 A.M. to 10:00 P.M.

The property is currently zoned 'C1'

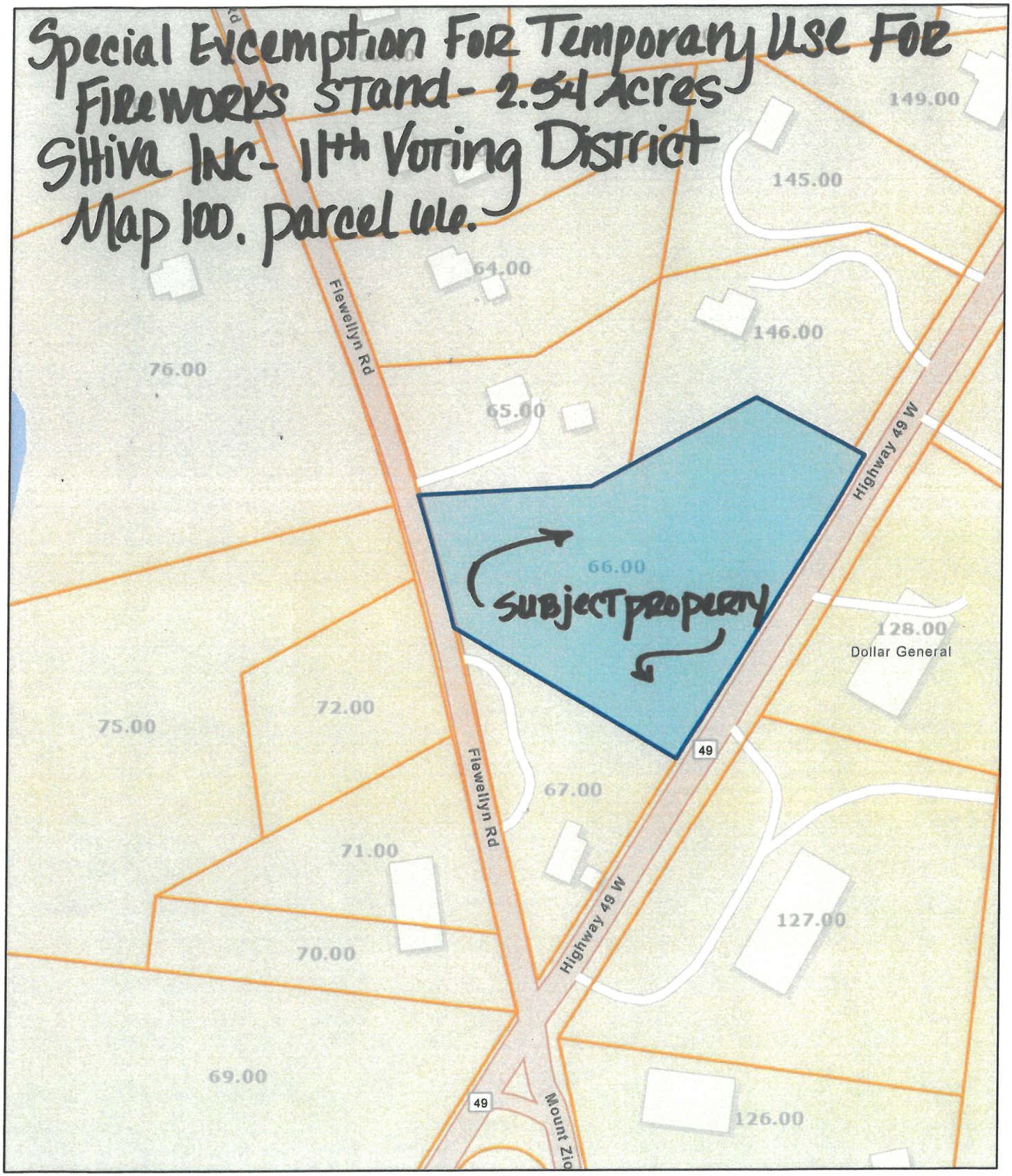
Thank you for your cooperation with the matter and if we may assist you in any manner please contact us at your earliest convenience.

Sincerely,

Shiva Inc.
5124 Highway 431 North
Springfield, TN. 37172
Contact: Harsha Lachmandas
(615) 604-4690

File:\060377BZA

Robertson County - Parcel: 100 066.00



Date: April 16, 2024

County: Robertson
Owner: WHITE RALPH M TRUSTEE
Address: HWY 49W 4230
Parcel Number: 100 066.00
Deeded Acreage: 2.54
Calculated Acreage: 0

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury

The property lines are compiled from information maintained by your local