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

BOARD OF ZONING APPEALS MEMORANDUM & AGENDA

June 18, 2026

Mr. Chairman and Board Members:

The following request is scheduled for appearance before the Robertson County Board of Zoning Appeals. The applicants have been advised that the Board will meet on Thursday, **June 25, 2026, at 6:00 P. M.** in the Judicial Complex, Second Floor, Robertson County Office Building, Springfield, Tennessee.

Detailed information on the case 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.

The agenda is as follows:

1. Roll Call
2. Public Comments – Persons wishing to speak must sign the log sheet prior to the meeting.
3. Announcements
4. Approval of the minutes of April 23, 2026, meeting.
5. Old Business: None
6. New Business

   A. **Case 2026-09:** Christopher and Sheri Clinard request a "Special Exception" for the approval of a group assembly venue to be constructed and operated at 5044 Campbell Road, Cross Plains, TN 37049. Tax Map 061, Parcel 059.00 in the 1st Voting District.

   B. **Case 2026-10:** Kyle and Julie Rullmann request a "Special Exception" for the approval of a group assembly multi-purpose venue to be constructed and operated at 4645 Goodman Road, Adams, TN 37010. Tax Map 065, Parcel 015.00 in the 7th Voting District.

C. **Case 2026-11:** Mary Lamar on behalf of Richard Lee Lewis, Jr. requests a "Special Exception" for the approval of an accessory agricultural occupation to allow a private appointment falconry experience business to be operated at 2769 New Hall Road, Greenbrier, TN 37073. Tax Map 117, Parcel 146.00 in the 3rd Voting District.

D. Adjourn.

ROBERTSON COUNTY BOARD OF ZONING APPEALS

The Robertson County Board of Zoning Appeals met on Thursday, April 23, 2026, at 6:00 p.m. in the Judicial Complex, 2nd Floor, Robertson County Office Building, Springfield, Tennessee.

MEMBERS PRESENT:	ABSENT:	OTHERS PRESENT:
Andy Teasley		Hunter Mantooth
Will David Goodman		Beth Keith
Bob Stroud		Amanda Harrington
Tom Wilks		
Rick Robinson		

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

Motion to approve Minutes from the meeting held on March 26, 2026, made by Andy Teasley with a second by Tom Wilks motion passed 4-0.

Announcements: None

New Business:

Case 2026-03: 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.

Case 2026-04: 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.

Will Loyd presented cases 2026-03 and 2026-04 together. No changes to the plans from previous years. Same locations and same timeframe for sales.

Motion to approve Case 2026-03 made by Andy Teasley with a second by Tom Wilks.
Motion passed 4 – 0.

Motion to approve Case 2026-04 made by Tom Wilks with a second by Will David Goodman.
Motion passed 4 – 0.

Case 2026-05: Michael and Carla Brown request a "Special Exception" for the approval to allow a dog kennel to be operated at 3710 Armstrong Rd., Springfield, TN 37172. Tax Map 093, Parcel 053.01 in the 8th Voting District.
Michael and Carla Brown were there to present and answer questions. The Browns stated they were the required 300' from neighboring residences. They explained the layout of the kennel, play area, run area and fence. Bob Stroud confirmed that there would be 7 kennels. Browns confirmed. Bob then asked if there was any plan to extend the kennel. Browns stated not at this time. Board asked Hunter what the process would be if he ever decided to expand. Hunter explained that he would have to go back through the Special Exception process to get BZA approval to expand.

Motion to approve made by Tom Wilks with a second by Rick Robinson.
Motion passed 4 – 0.

Case 2026-06: Harsha Lachmandas 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.

Case 2026-07: Harsha Lachmandas 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.

Harsha Lachmandas presented cases 2026-06 and 2026-07 together. No changes to the plans from previous years. Same locations and same timeframe for sales.

Motion to approve Case 2026-06 made by Andy Teasley with a second by Tom Wilks.
Motion passed 4 – 0.

Motion to approve Case 2026-07 made by Tom Wilks with a second by Rick Robinson.
Motion passed 4 – 0.

Case 2026-08: Scot Head requests a "Special Exception" for the approval to allow a new self-support cell tower to be constructed on Logan Road, Greenbrier, TN 37073. Tax Map 114, Parcel 071.01 in the 3rd Voting District.
Jeb Dominick with GeoNet Services was there to represent Scot Head and to present and answer questions. Jeb explained the cell tower. Amanda asked about the ice and wind ratings on the plans. Hunter explained that there were a few comments left to address from the planner and engineer, but they could be addressed prior to a building permit being issued. Two citizens signed up to speak on this matter. They were both allowed to speak. Questions and comments were heard and addressed.

Motion to approve was made by Andy Tealsey with the stipulation that all comments from the planner and engineer are addressed and approved prior to a building permit being issued with a second from Rick Robinson.
Motion Passed 3 – 1 ~Tom Wilks voted against this motion

Motion to adjourn by Andy Teasley with a second from Tom Wilks.
Motion passed 4-0.

Meeting was adjourned by Chairman Bob Stroud at 6:22 pm.

Respectfully submitted,

Planning Staff

New Business: A

Case 2026-09

Christopher and Sheri Clinard

Robertson County Planning and Zoning
Staff Comments
Amanda Harrington, AICP, Planning Advisor
Board of Zoning Appeals Meeting
June 25, 2025

Applicants: Christopher and Sheri Clinard

Request: Special Exception for Group Assembly Event Center



Figure 1: TN Prop. Viewer
Tax Map 061 Parcel 059.00

Property Information:

- Tax Map 061, Parcel 059.00
- 5044 Campbell Rd., Cross Plains, TN 37049
- 11.03 acres
- Zoned AG-2
- 1st Voting District

Relevant Zoning Regulations:

Attached is the below information.

Article VIII, Section 8-2.3 (F) ~ Recreational Uses ~ Special Conditions for Entertainment and Group Assembly

Discussion:

The applicant is seeking approval from the Board of Zoning Appeals to construct and operate an event center on their property. This use can be identified as Group Assembly, a Special Exception use under the Robertson County Zoning Resolution.

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. – **This requirement has been met.**
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. – **This requirement appears to have been met.**
3. No facility shall have a capacity for over one hundred *(100)* persons. – **The stated maximum capacity of the venue is 100 people.**
4. Each facility shall maintain a twenty *(20)* foot buffer strip between any residential area. – **This requirement appears to have been met.**
5. Any site lighting shall be indirect that will not illuminate the surrounding property. – **A photometric plan was not submitted with the application.**

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. – **The proposed signage appears to meet the regulations.**
7. All off-street parking requirements of this resolution shall apply. – **A minimum of 50 parking spaces have been shown on the site plan.**
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.

Recommendation: Approval.

**** 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: CHRISTOPHER & SHERI CLINARD
Mailing Address (No P.O. Boxes, please): 5044 CAMPBELL RD CROSS PLAINS 37049
Email:
Telephone Number:

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.

Requesting a Special Exception to allow a group assembly building on our property.
2 additional documents included.

Chris W Clinard
Owner's Signature Sheri Clinard

5/20/26
Date for 6/25/26 meeting

Request for Special Exception
AG-2 Zoning – Group Assembly Use

Applicant: Christopher & Sheri Clinard
Property Location: 5044 Campbell Rd, Cross Plains TN 37049
Current Zoning Classification: AG-2

We respectfully request approval for a Special Exception to allow a group assembly building on our AG-2 zoned property located on Campbell Road. As responsible landowners, we are committed to thoughtful development that enhances both our property and benefits the surrounding community.

Since acquiring the property, we have made significant improvements that have brought it into good standing and elevated its overall condition, in contrast to prior ownership. Our stewardship reflects pride of ownership, attention to compliance, and a long-term commitment to maintaining the character and integrity of the land.

Our parcel spans 11 acres, which provides ample space to accommodate the proposed use without adversely impacting neighboring properties. The site plan includes adequate setbacks from property lines and sufficient area to safely support a minimum of 50 parking spaces, serving up to a maximum of 100 guests. This ensures that all activity remains contained within our property boundaries and aligns with expected zoning conditions.

From an access and traffic perspective, our property is the first driveway off Campbell Road, just off Cedar Grove Road, which is a main thoroughfare. This positioning allows traffic to enter and exit efficiently without burdening smaller residential streets deeper within the community. As a result, the impact on surrounding neighborhoods will be minimal.

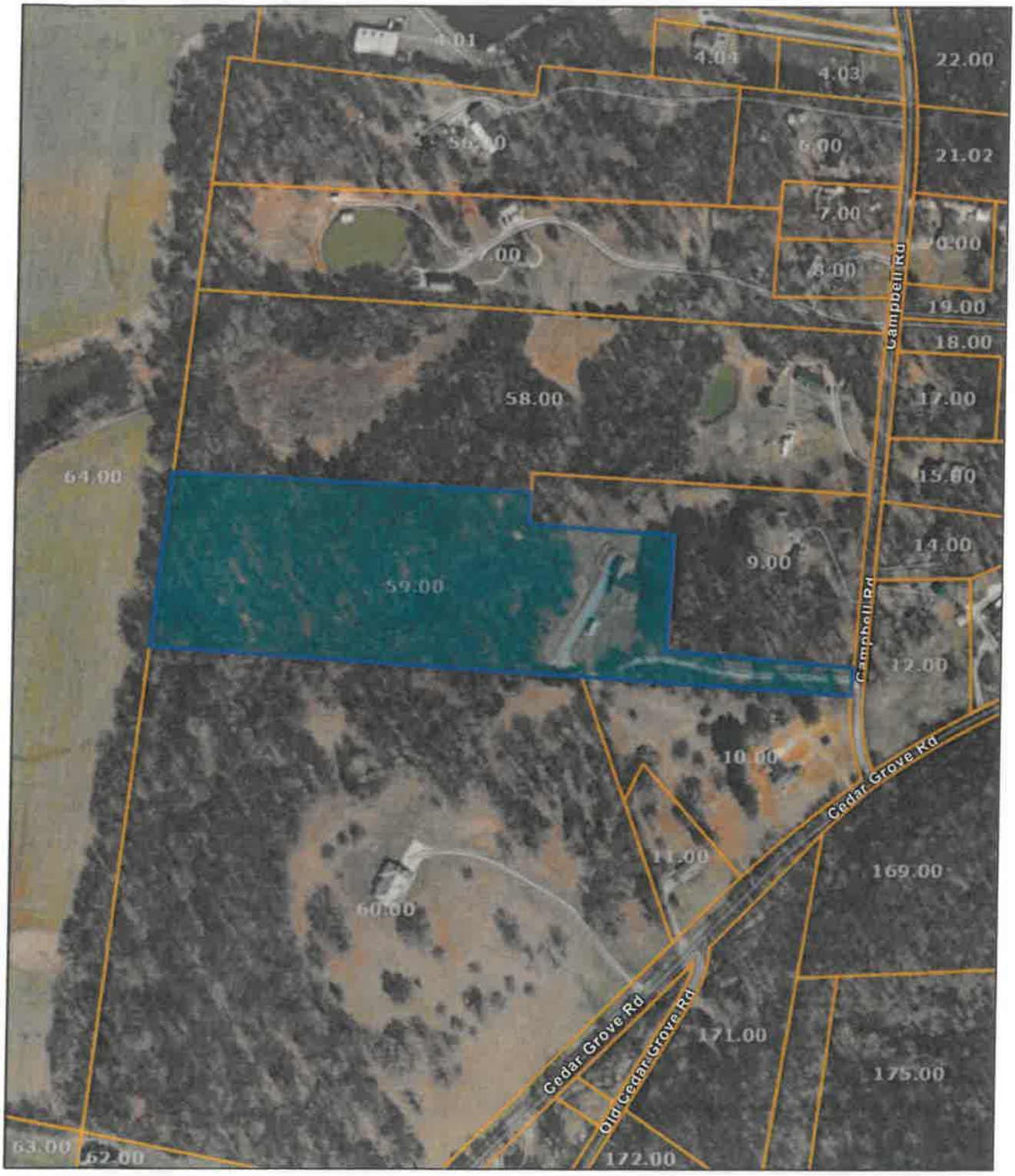
The proposed structure design plan is a stone cottage aesthetic, surrounded with gardens and walkways offering a complementary alternative to the more common barn-style venues currently found in the area, while maintaining compatibility with the rural setting.

We believe this project will provide a positive addition to the community by offering a thoughtfully designed and responsibly managed gathering space. Our intent is to create a venue that aligns with the character & charm of the area, supports local needs, and operates in a manner that is consistent.

Thank you for your time. We appreciate your consideration of our request and welcome any questions as you evaluate this application.

Thank you,
Chris W Clinard
Shri Clinard

Robertson County - Parcel: 061 059.00



Date: May 21, 2026

County: ROBERTSON
Owner: CLINARD CHRISTOPHER W ETUX CLINARD SHERI A
Address: CAMPBELL RD 5044
Parcel ID: 061 059.00
Deeded Acreage: 11.03
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:4,514

0 0.03 0.06 0.12 mi

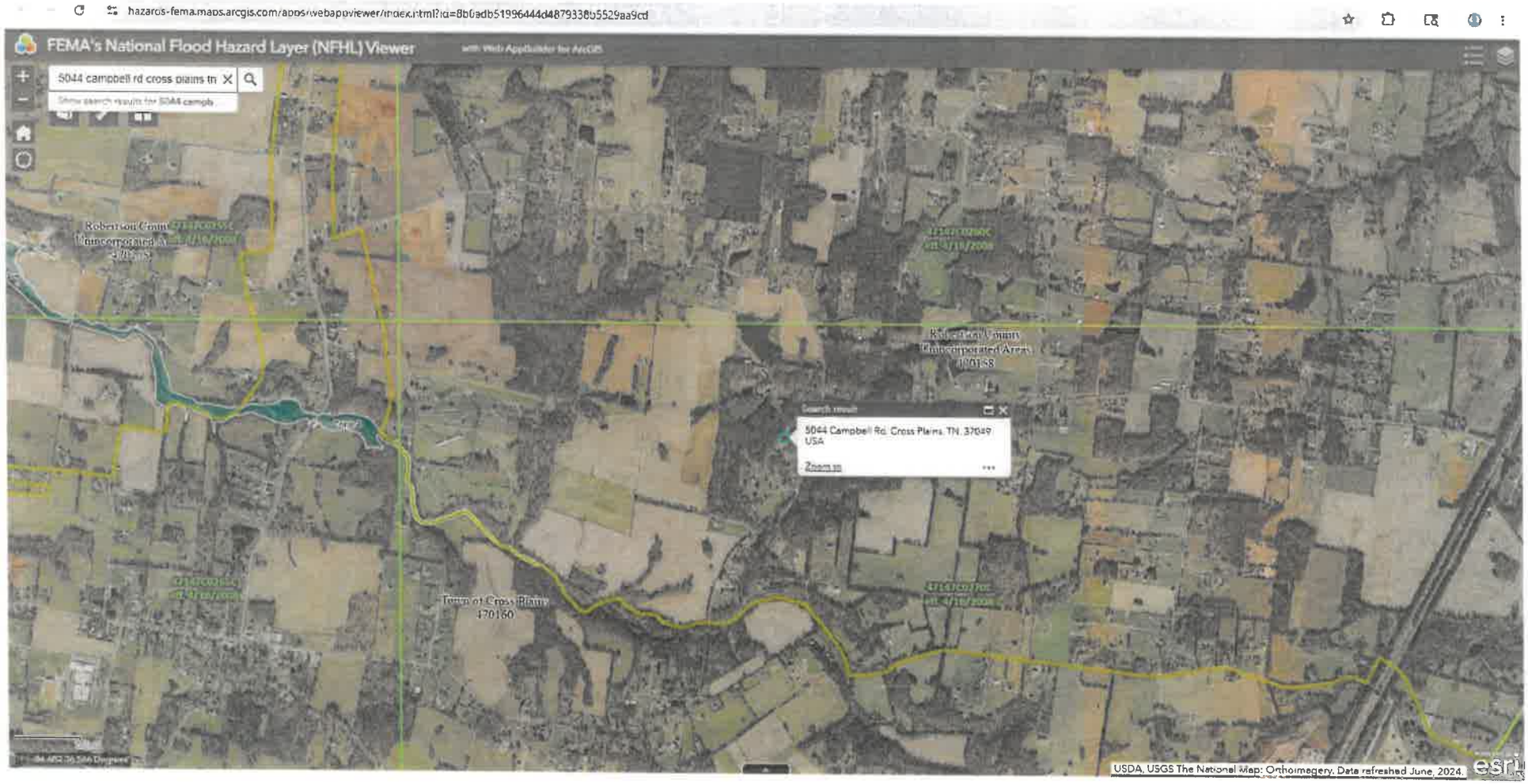
0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, © 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.

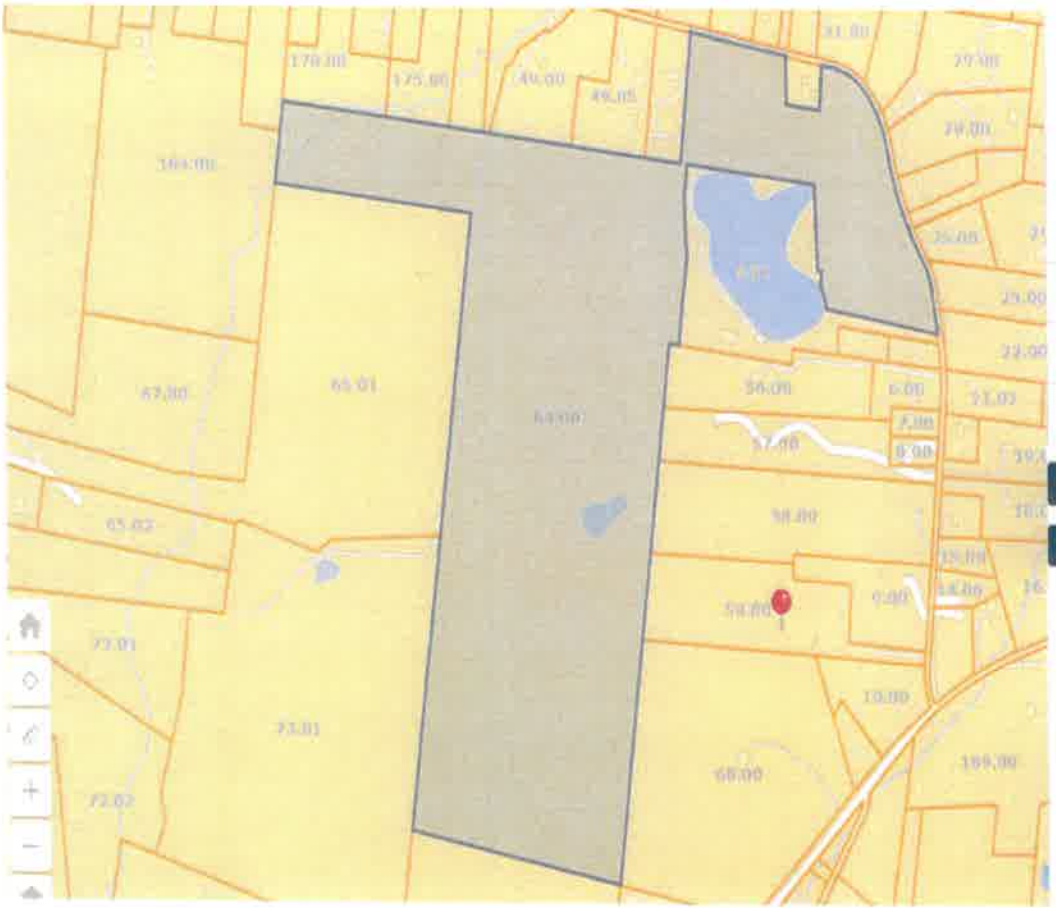

TN Property Viewer
WHAT'S NEW?
HELP
FAQ
Robertson
CEDAR GROVE RD
Search Results
Showing results 1-1 of 1
Parcel ID: 061 059.00
Owner: CLINARD CHRISTOPHER W ETUX
Address: CAMPBELL RD 5044

Flood Zone Map



Topography Map





County	ROBERTSON
Owner	JONES BOYD THOMAS ETUX
Owner 2	JONES BETTY E
Property Address	CAMPBELL RD
Parcel ID	061 064.00
Deeded Acreage	0
Calculated Acreage	120.6

PROPERTY ASSESSMENT DATA

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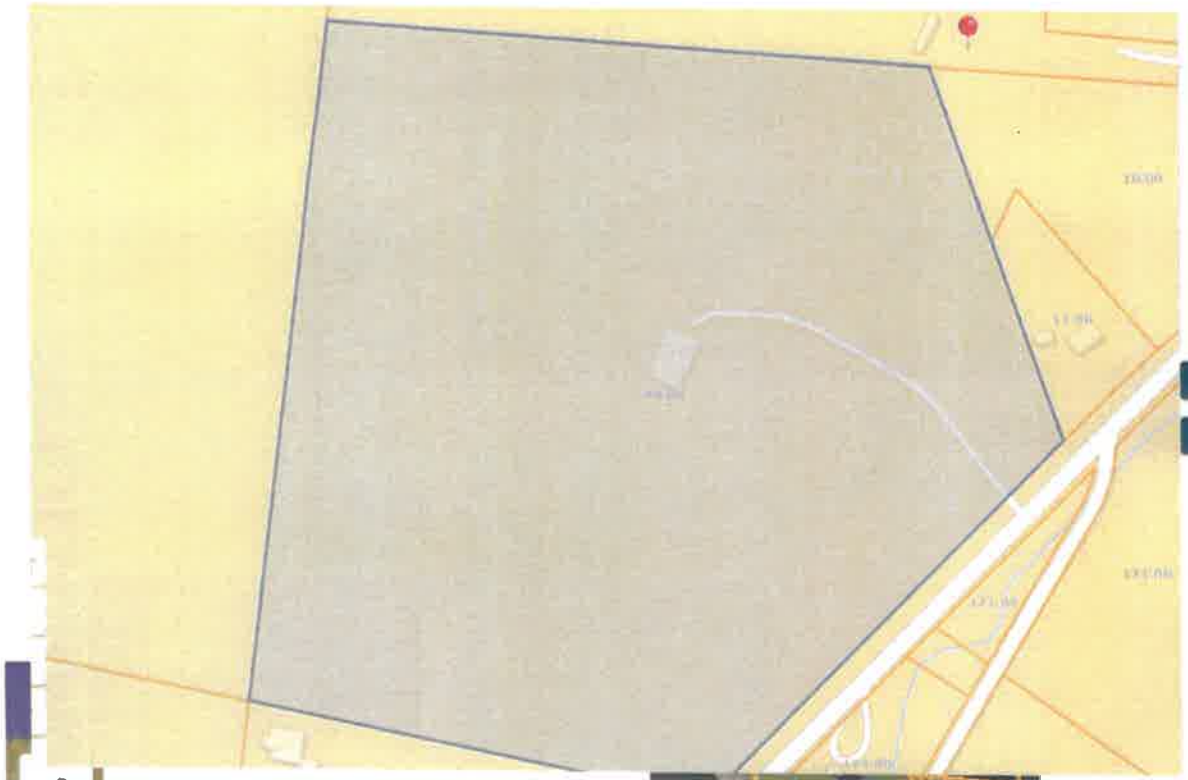
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There is no residence behind our property, only a corn field.

The following pages are the neighboring property's information.



County	ROBERTSON
Owner	KELLY JUDY
Property Address	OLD CEDAR GROVE RD 8270
Parcel ID	061 060.00
Deeded Acreage	0
Calculated Acreage	29.8

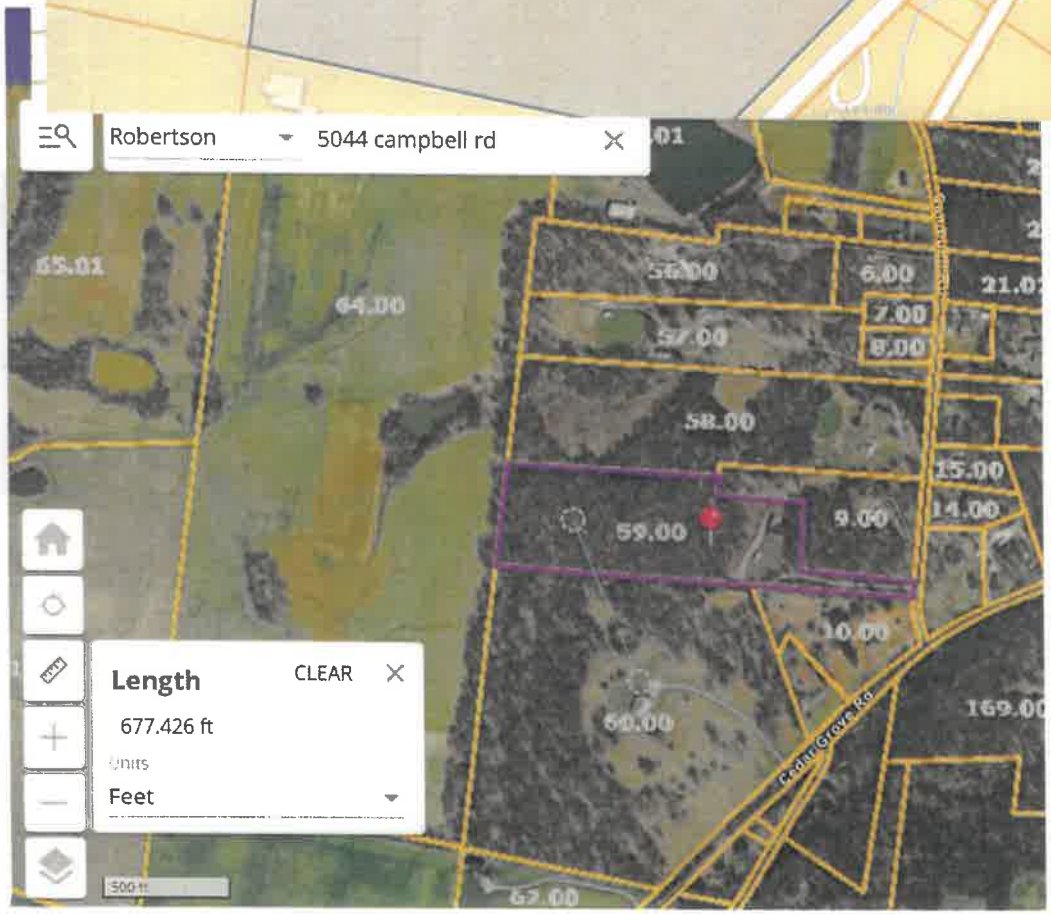
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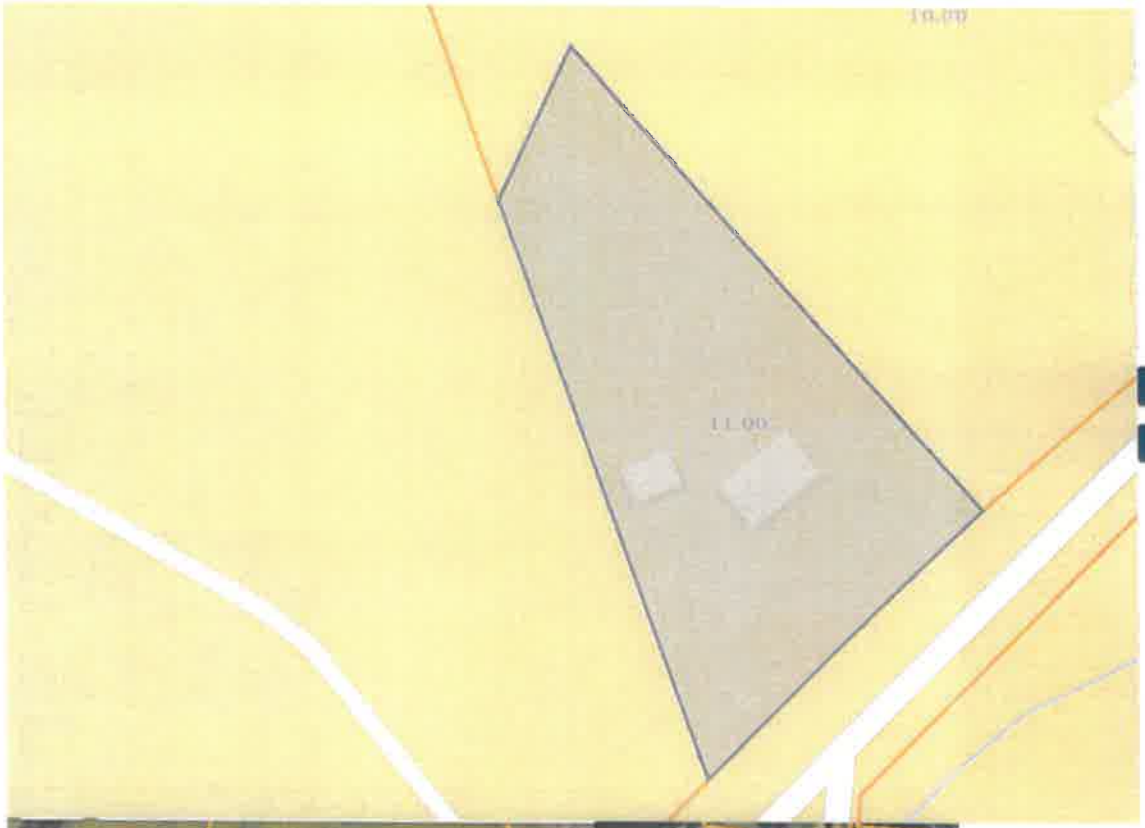
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Venue placement est. 677 feet from Kelly Judy Residence



County	ROBERTSON
Owner	MCDUFFEE MELISSA F ETAL
Owner 2	CHANDLER HEATHER M
Property Address	CEDAR GROVE RD 8276
Parcel ID	062 011.00
Deeded Acreage	1

PROPERTY ASSESSMENT DATA

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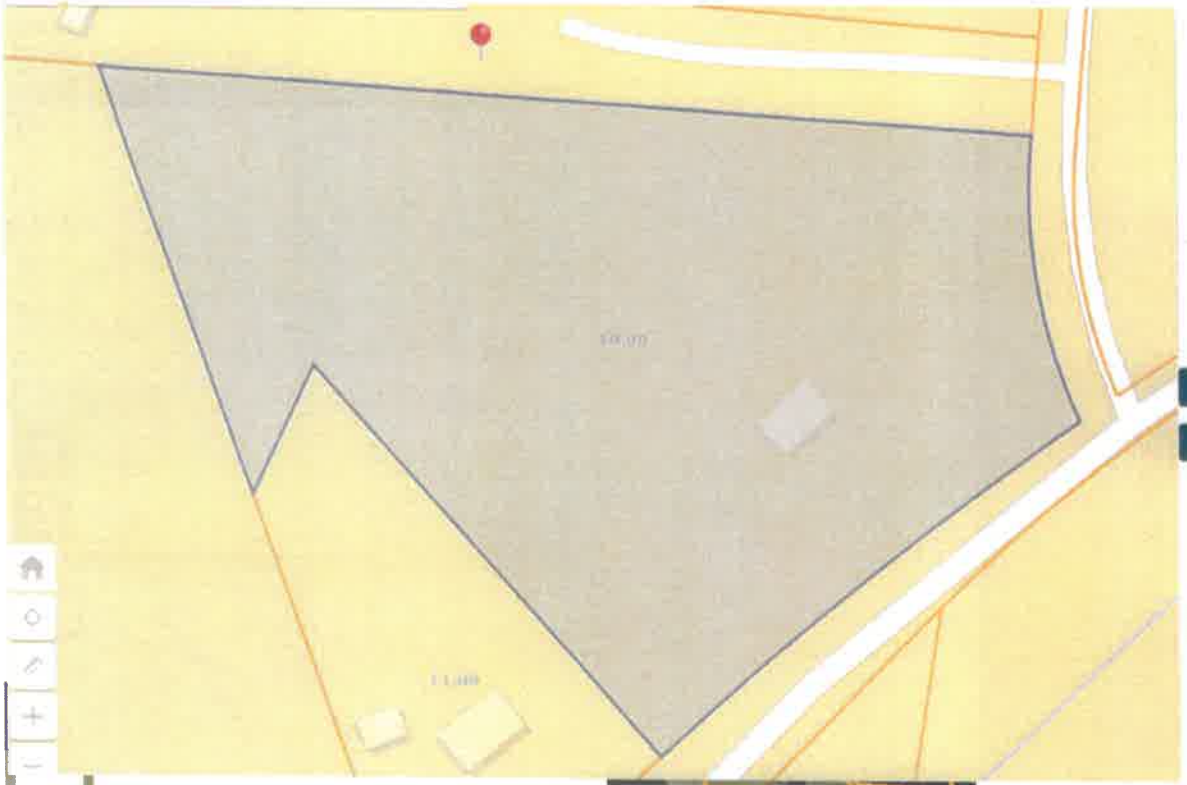
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Venue placement est. 1105 feet from McDuffee Melissa Residence



County	ROBERTSON
Owner	MCDUFFEE JOHN STEVEN ETUX
Owner 2	MCDUFFEE VICKI LEIGH
Property Address	CEDAR GROVE RD 8302
Parcel ID	062 010.00
Deeded Acreage	3.85

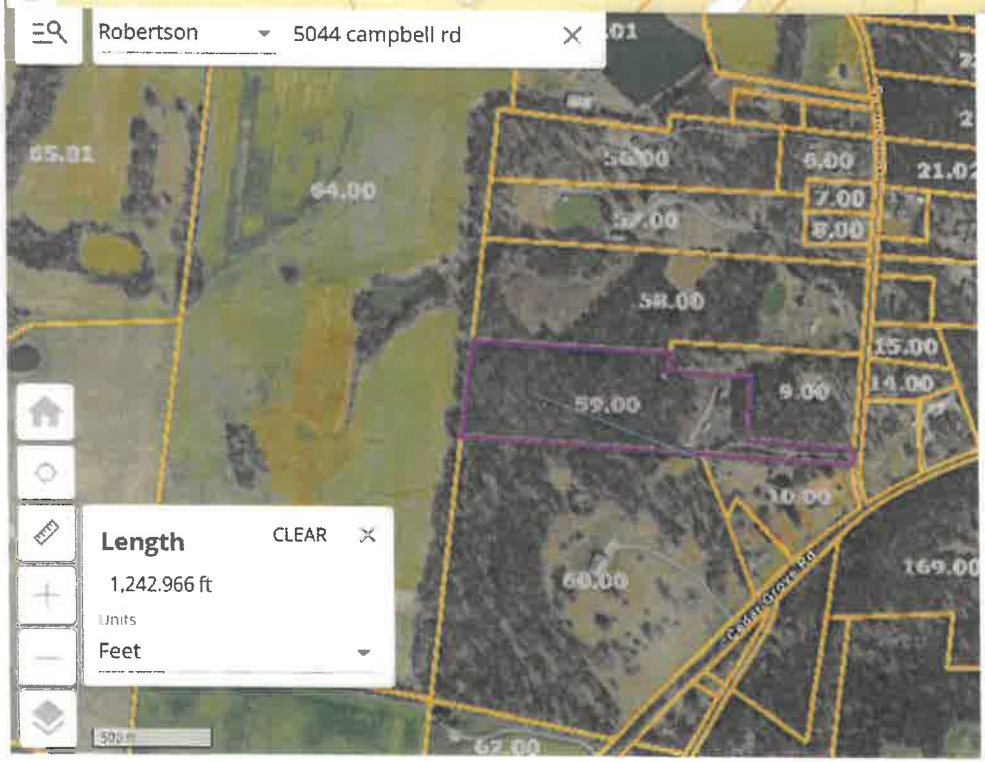
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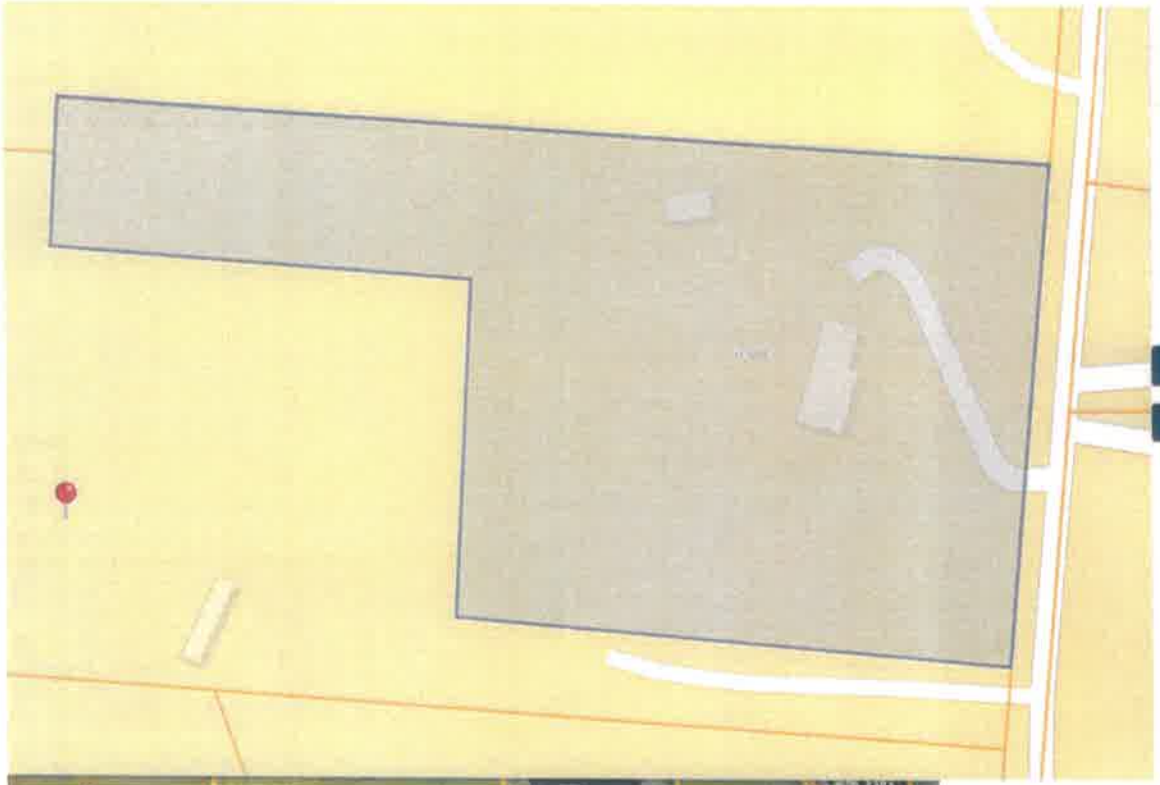
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Venue placement est. 1242 feet from McDuffee Jon Steven Residence



County	ROBERTSON
Owner	THRIFT JAMES L ETUX
Owner 2	THRIFT RACHAEL A
Property Address	CAMPBELL RD 5078
Parcel ID	062 009.00
Deeded Acreage	5.02

PROPERTY ASSESSMENT DATA

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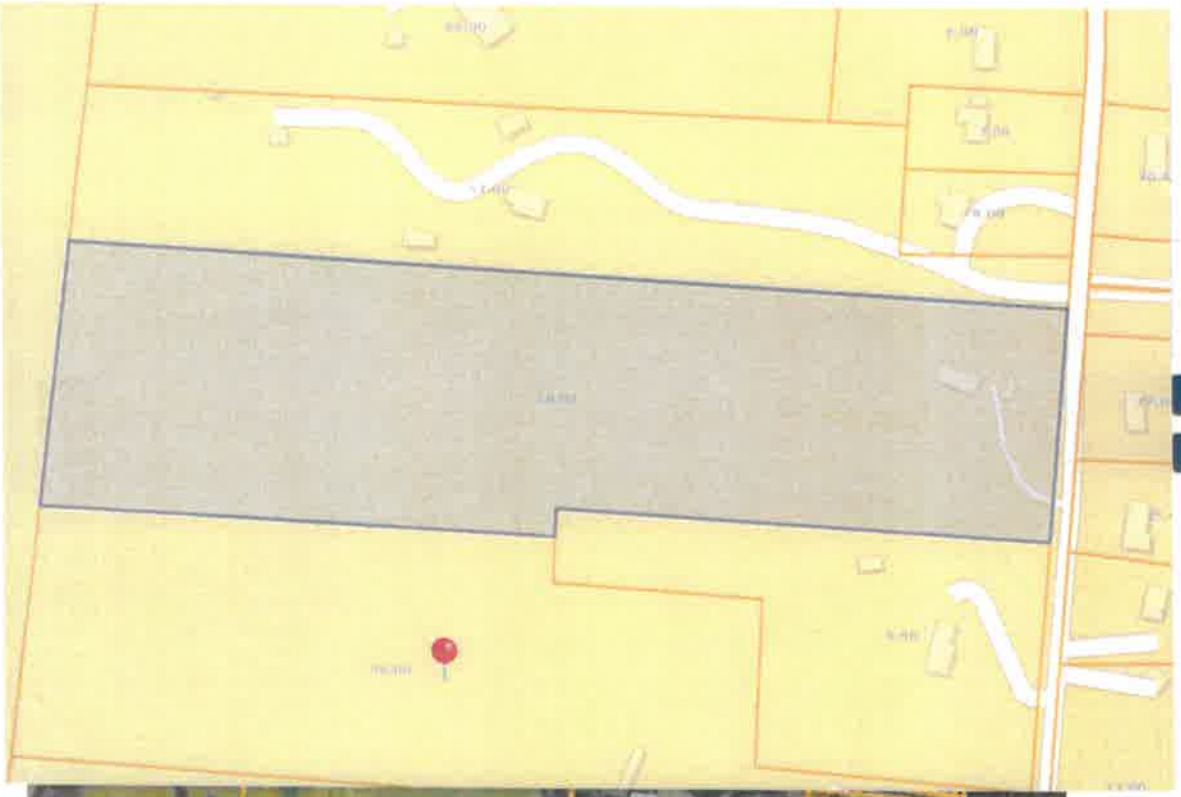
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Venue placement est. 1136 feet from Thrift James Residence



County	ROBERTSON
Owner	DEAN PATRICK KELLY
Property Address	CAMPBELL RD 5138
Parcel ID	061 058.00
Deeded Acreage	0
Calculated Acreage	15

PROPERTY ASSESSMENT DATA

CLICK HERE IF YOU HAVE A CONCERN ABOUT THIS PROPERTY

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Venue placement est. 1246 feet from Dean Patrick Kelly Residence



County	ROBERTSON
Owner	CRUNK PAIGE
Property Address	CAMPBELL RD 5198
Parcel ID	061 057.00
Deeded Acreage	8.55

PROPERTY ASSESSMENT DATA

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Venue placement est. 694 feet from Crunk Paige Residence

SIGNAGE RENDERING

3x2 wooden sign imbedded into the hill at the entrance of our driveway





4x3 wooden posts sign farther up on the property at the top of the driveway that leads down the hill towards the venue. *Not visible from the street

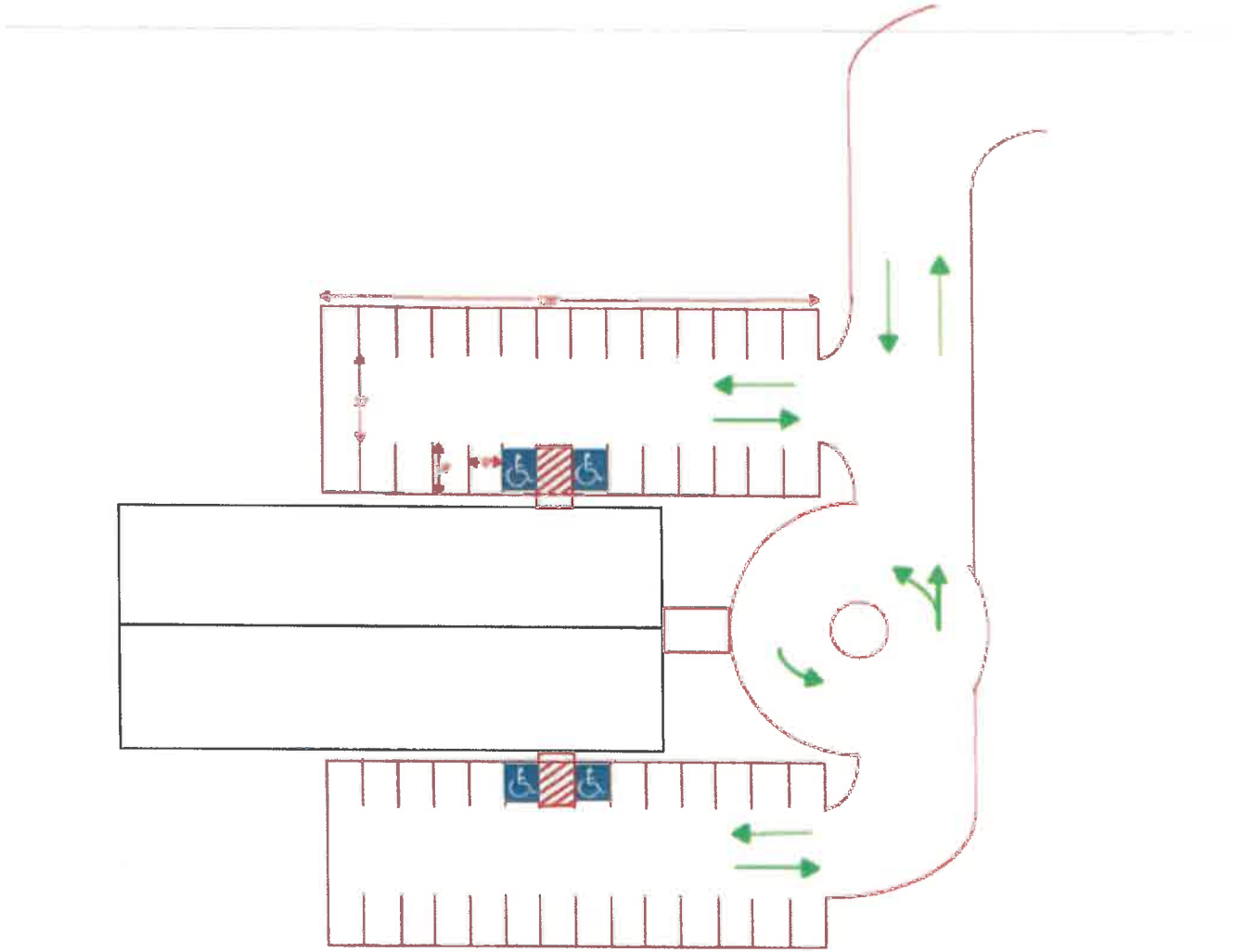
AERIAL PLACEMENT MOCKUP

(*rough drawing not to scale)



PARKING LOT & TRAFFIC FLOW PLAN

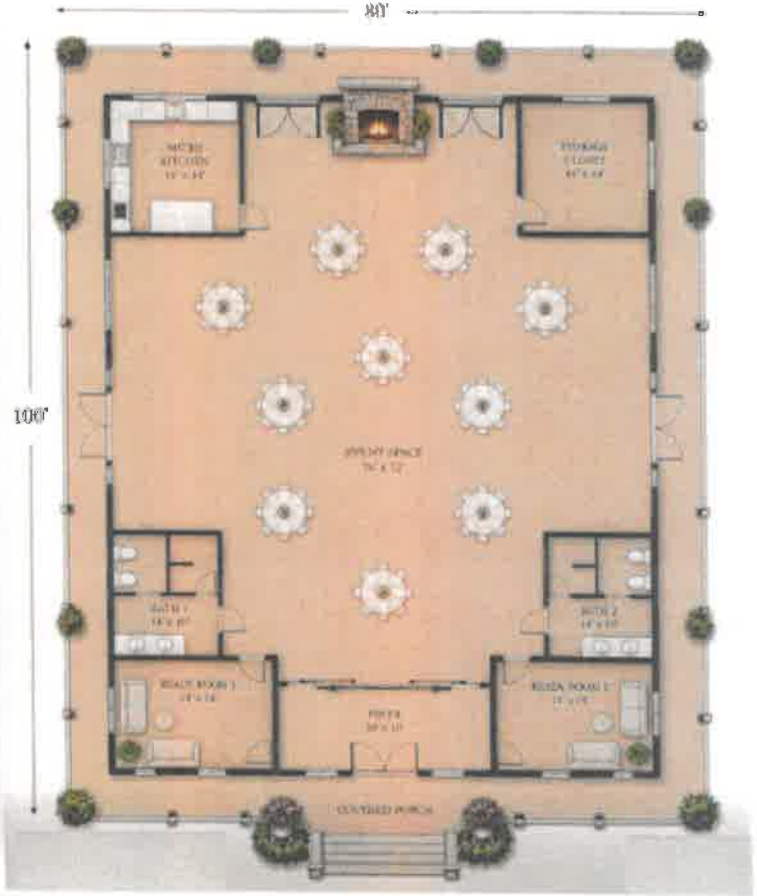
- 4 ADA SPACES 9X18 PLUS LOAD/UNLOAD PASSAGEWAY LEADING TO ADA PORCH ACCESS
- 50 STANDARD SPACES 9x18
- 22 FOOT AISLE WIDTH
- ONE WAY DRIVE WITH TRAFFIC CIRCLE



Rendering: Front Elevation & Floor Plan

- Event Venue in the woods- heavily wooded which also creates sound buffer
- 80x100 building includes wrap around porches
- 18 ft Ceiling at peak
- Side porches to include ramp for ADA access near parking spots
- 5 exterior exit doors
- Micro Kitchen (no cooking), 2 bathrooms, 2 ready rooms and storage





High Level Project Timeline

Project Kickoff	Jul 2026
Planning & Funding Approved	Sep 2026
Design & Pre-Construction Complete	Nov 2026
Construction Start	Jan 2027
Construction Complete	Oct 2027
Final Inspections & Readiness	Nov 2027

New Business: B

Case 2026-10

Kyle and Julie Rullmann

Robertson County Planning and Zoning
Staff Comments
Amanda Harrington, AICP, Planning Advisor
Board of Zoning Appeals Meeting
June 25, 2025

Applicants: Kyle and Julie Rullmann

Request: Special Exception for Expansion of Existing Group Assembly Multi-Purpose Event Center



Figure 1: TN Prop. Viewer
Tax Map 065 Parcel 015.00

Property Information:

- Tax Map 065, Parcel 015.00
- 4645 Goodman Rd., Adams, TN 37010
- 35.01 acres
- Zoned AG-2
- 7th Voting District

Relevant Zoning Regulations:

Attached is the information below.

Article VIII, Section 8-2.3 (F) ~ Recreational Uses ~ Special Conditions for Entertainment and Group Assembly

Discussion:

The applicant is seeking approval from the Board of Zoning Appeals to construct and operate a multi-purpose event center on their property. Staff classifies this use as "Group Assembly" under the Robertson County Zoning Resolution; the "Special Conditions for Entertainment and Group Assembly" provisions in Article 8, Section 8-2.3(F) apply to this application.

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. – **This requirement has been met.**
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. – **This requirement has NOT been met. The application states an intended capacity of 200-250 people, which exceeds the stated maximum allowable for a Special Exception Group Assembly. Anything with a capacity greater than 100 should consider rezoning to commercial.**

4. Each facility shall maintain a twenty (20) foot buffer strip between any residential area. – **This requirement has been met.**
5. Any site lighting shall be indirect and will not illuminate the surrounding property. **– A photometric plan has not been submitted with the application.**
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. – **Additional signage is not mentioned or asked for in the current application.**
7. All off-street parking requirements of this resolution shall apply. **1 space for each 2 seats of 50% of capacity – 50 parking spaces are required, if applicants intend to set the maximum capacity of 100 people.**
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 people regularly employed to provide catering and management services to the facility. The facility may be located in a separate building.

Recommendation: Denial. The applicant seeks expansion of a facility that is over-capacity (in excess of the stated maximum) per Article 8, Section 8-2.3(F). Furthermore, sufficient on-site parking has not been demonstrated, and a photometric plan has not been submitted for review.

**** 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: Kyle & Julie Bullmann
Mailing Address (No P.O. Boxes, please): 4643 Goodman Rd Adams TN 37010
Email: _____
Telephone Number: _____

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.

_____
_____
_____

Kyle Bullmann
Owner's Signature

5/19/26
Date

Robertson County - Parcel: 065 015.00



Date: May 22, 2026

County: ROBERTSON
Owner: RULLMANN KYLE ETUX RULLMANN JULIE
Address: GOODMAN RD 4645
Parcel ID: 065 015.00
Deeded Acreage: 35.01
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, © 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.

The Grove at Sugartree Farm

Special Exception Request Packet

Submitted to: Robertson County Board of Zoning Appeals

Prepared By: Kyle Rullmann, Cole Rullmann

Property Address: 4645 Goodman Road, Adams, TN 37010

Parcel ID: 065 015.00

Submission Date: 22 May, 2026

Project Narrative

The following is submitted in support of a Special Exception request for the development of an indoor multi-purpose event facility associated with The Grove at Sugartree Farm, located in Robertson County, Tennessee. The proposed facility is intended to complement the property's existing outdoor event space while preserving the rural and agricultural character of the property and surrounding area.

Sugartree Farm is a historic family-owned farm originally established in 1884. The property has long served as a part of the rural landscape of Robertson County and ownership is committed to maintaining the natural beauty, scenic views, and overall character of the land. The proposed venue expansion is intended to provide a sustainable long-term use for the property while creating opportunities for weddings, private gatherings, community events, and limited live music performances in a controlled and professionally managed environment.

The proposed building will function as a multi-purpose indoor event space capable of accommodating approximately 200–250 guests. The facility is planned to include ADA-compliant access and accommodations, including designated handicap parking spaces and restroom facilities consisting of two restrooms with two stalls each. The indoor venue is intended to work alongside the existing outdoor event area, allowing events to continue during inclement weather and providing flexibility for year-round operation.

Improvements associated with the project will include the construction of a new private driveway located on the west side of the property, which will direct guests into a designated on-site parking area positioned on the southwest portion of the property. The existing driveway currently utilized by The Grove at Sugartree Farm will remain accessible for emergency vehicle access and operational support. Parking and traffic flow are being designed to keep vehicles on-site and minimize congestion along public roadways.

The ownership intends to operate the venue in a responsible and respectful manner with consideration given to neighboring property owners and the surrounding community. The natural layout of the property, including existing open space and tree lines, provides separation and buffering between event areas and surrounding properties. Events are expected to occur primarily on weekends, with most activities concluding during normal evening hours.

This request is respectfully submitted with the belief that the proposed use is compatible with the surrounding rural area and will provide a positive economic and community benefit to Robertson County while preserving the unique character of Sugartree Farm.

PROPERTY INFORMATION SUMMARY

Item	Information
Business name	The Grove at Sugartree Farm
Property Owner(s)	Kyle Rullmann, Julie Rullmann
Applicant(s)	Kyle Rullmann, Julie Rullmann
Property Address	4645 Goodman Road, Adams, TN 37010
Parcel ID	065 015.00
Current Zoning Classification	
Property Acreage	35.01 acres
Proposed Request	Special Exception for Indoor Event Facility
Proposed Building Use	Multi-Purpose Event Venue
Estimated Maximum Occupancy	Approximately 200-250 guests
Parking Location	Southwest Portion of the Property
Primary Access	Proposed Private Drive on West Side of Property
Emergency Access	Existing Driveway Maintained for Emergency Vehicles
ADA Accessibility	ADA-Compliant Building and Parking Planned
Utilities	Water, electrical, and septic improvements to be completed in compliance with applicable requirements

The subject property is a rural agricultural tract located in Robertson County, Tennessee and currently operates as Sugartree Farm and The Grove at Sugartree Farm outdoor event space.

The property contains existing open green space, mature tree lines, and established outdoor gathering areas that contribute to the scenic rural setting of the property.

SITE PLAN & PROPERTY LAYOUT

The proposed site layout has been designed to support safe and organized event operations while minimizing impact on surrounding properties and roadways.

Primary guest access will be provided by a new private driveway located on the west side of the property. The driveway will direct traffic into a designated on-site parking area located on the southwest portion of the property.

The existing driveway currently associated with The Grove at Sugartree Farm will remain accessible for emergency vehicle access and operational support.

The proposed indoor event facility will be positioned to complement the existing outdoor grove and stage area while utilizing the natural layout and tree lines of the property to help provide separation and buffering from neighboring properties.

The attached site exhibits illustrate:

- Property boundaries
- Existing event areas
- Proposed building location
- Parking areas
- Driveway access
- Emergency access routes
- General traffic flow

OPERATIONS OVERVIEW

The Grove at Sugartree Farm is intended to operate as a family-owned and professionally managed event venue focused primarily on weddings, private gatherings, community events, and limited live music performances.

Events are expected to occur primarily on weekends, with most activities concluding during normal evening hours, generally by approximately 10:00 PM–11:00 PM.

The proposed indoor facility is intended to provide flexibility for scheduled events and allow activities to continue during periods of inclement weather.

All guest parking will be maintained on-site within designated parking areas identified on the site plan. Ownership intends to operate the venue responsibly and respectfully with consideration given to neighboring properties and the surrounding rural community.

PARKING & TRAFFIC PLAN

The proposed venue layout includes designated on-site parking areas designed to accommodate guest vehicles while minimizing congestion along surrounding roadways.

Primary guest traffic will enter the property through the proposed private driveway located on the west side of the property and will be directed into the designated parking area on the southwest portion of the site.

The existing driveway will remain accessible for emergency vehicle access and service use as needed.

Parking areas and traffic flow have been planned to support organized vehicle movement during events while keeping guest parking contained on the property.

COMMUNITY & PROPERTY CONSIDERATIONS

The proposed event facility has been planned with consideration given to the surrounding rural environment and neighboring properties.

The natural layout of the property, including existing tree lines and open space, provides separation and buffering between event areas and surrounding properties. Ownership intends to maintain the scenic and agricultural character of the property while operating the venue in a respectful and responsible manner.

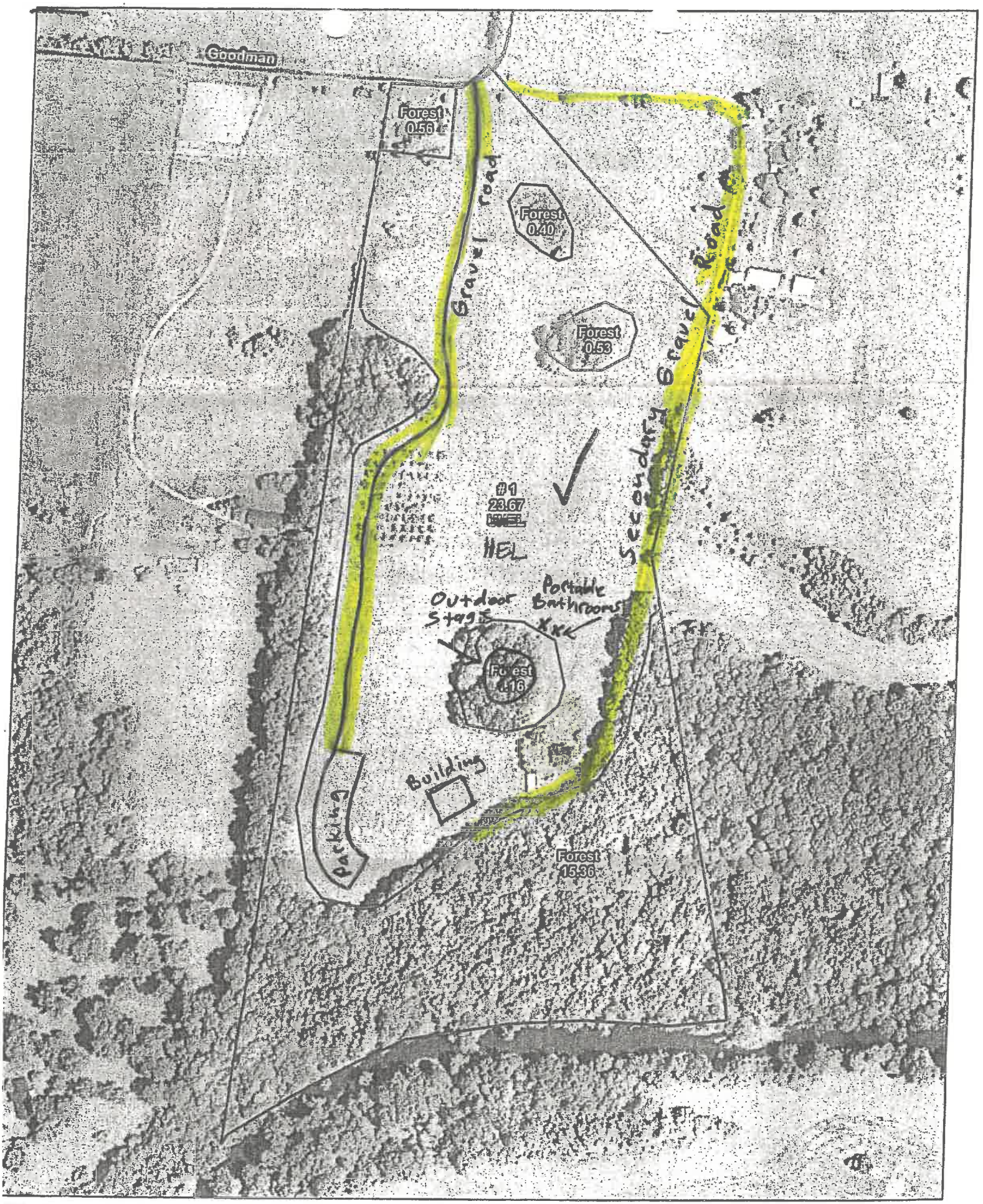
The project is intended to provide a positive use for the property that supports long-term preservation of the farm while contributing to local economic activity and community events within Robertson County.

PROPERTY PHOTOS & SUPPORTING EXHIBITS

The following exhibits are included in support of this Special Exception request:

- Aerial property overview
- Proposed site layout
- Existing outdoor grove and stage area
- Proposed building location
- Access points and driveway locations
- Existing tree lines and natural buffering areas
- General property and landscape photographs

These exhibits are intended to provide visual context for the proposed project and illustrate the relationship between the venue improvements and the surrounding property.



USDA Farm: 1217
FSA Tract: 138
Robertson County

N W E S

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and labels, or contact NRCS.

Farmland Ac.: 41.68
Cropland Ac.: 23.67

0 100 200 Feet

Crop Year: _____

Map Created: 11/21/2011

FARM

New Business: C

Case 2026-11

Mary Lamar
On behalf of
Richard Lee Lewis, Jr.

Robertson County Planning and Zoning
Staff Comments
Amanda Harrington, AICP, Planning Advisor
Board of Zoning Appeals Meeting
June 25, 2025

Applicants: Mary Lamar on behalf of Richard Lee Lewis, Jr.

Request: Special Exception for Accessory-Agricultural Occupations

Property Information:

- Tax Map 117, Parcel 146.00
- 2769 New Hall Rd., Greenbrier, TN 37073
- 5.36 acres
- Zoned RP-80
- 3rd Voting District



Figure 1: TN Prop. Viewer
Tax Map 117 Parcel 146.00

Relevant Zoning Regulations:

Attached is the information below.

Article VIII, Section 8-2.11 (C) ~ Accessory Uses ~ Home Occupation

Discussion:

The applicant is seeking permission from the Board of Zoning Appeals to approve a major home occupation for a private appointment falconry experience business on their property. Staff has identified this request as an Accessory-Agricultural Occupation, which is a Special Exception use per the Robertson County Zoning Resolution.

These provisions are established to provide supplemental occupations for residents in rural areas. All applicants requesting approval for this type of home occupation are required to meet the provisions set forth in ***Section 11-3.3,*** and any other safeguards the Board of Zoning Appeals may deem necessary. All accessory-agricultural occupations require approval of a site plan by the Board of Zoning Appeals, as a "Special Exception". Uses permitted as accessory agricultural occupations shall include, but be limited to, auto, truck, and farm equipment repair, welding shops, wood working shops, the manufacture or processing of garments, the sale of farm products, supplies, and equipment, and other similar uses that, in the opinion of the

Board of Zoning Appeals, would meet the criteria of an accessory-agricultural occupation.

11-3.3 Site Plan Requirements: " ... The purpose of this provision is to prevent undesirable site development that would unduly create inadequate circulation and unnecessary congestion; to obtain maximum convenience, safety, economy, and identity in relation to adjacent sites; and to provide maximum flexibility for expansion, change in use, and adaptation to individual needs. Thus, applicants for building permits must submit fifteen (15) copies of the site drawings drawn to scale and prepared by a licensed surveyor, civil engineer, architect, or landscape architect containing the following information ... "

Recommendation: Deferral to give the applicant time to put together a site plan as required by Article 11, Section 11-3.3.

**** 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
TEMPORARY USES Cont'd													
Outdoor Concerts, Stage Shows	S	S					S						
Religious Tent Meetings	S	S					S						
Special Civic Events, Nonprofit Festivals, Bazaars	S	S	S	S	S	S	S						
Temporary Accessory Structures	S	S	S	S	S	S	S						
Temporary Construction Office				S	S	S	S						
Temporary Dwelling Unit	S	S	S	S	S	S	S						
Temporary Outdoor Display and Sales	S	S					S						
Temporary Shelters							S						
Yard Sales	P	P	P	P	P	P	S						
ACCESSORY USES													
Accessory Child Care	S	S	S	S			S			S	S	S	
Accessory Dwelling Units, Attached			O	O	O	O	S			S			
Accessory Dwelling Units, Detached	P	P	P	0	O	O	S						
Accessory Storage	P	P	P	P	P	P	P			P	P	P	
Administrative Office	S		S	S	S	P	P			P	P	P	
Bed and Breakfast Establishment	S	S	S	S	S	S							
Bed and Breakfast Homestay	S	S	S	S	S	S							
Caretaker Dwellings	S	S	S				S						
Drive-Through Windows							P	P	P	P			
Helistop (as accessory use)							S			S	S	S	
Home Child Care (up to 4 preteenage children)	S	S	S	S									
Home Occupations, Minor	P	P	P	P	P	P							
Home Occupations, Major	S	S	S	S	S	S							
Junked Motor Vehicles											S	S	
Livestock (As accessory to residential use)	P	P	P	S									
Operation of Cafeteria							P			P	P	P	
Outdoor Storage Facilities							P			P	P	P	
Private Recreation Facilities	S		S	S	S	S	P						
Poultry and Bee Keeping	P	P	P										
Production for Retail Sale							P			P	P	P	
Rural Family Occupations	S	S	S										
Satellite Dishes/TV and Radio Antennae Towers	P	P	P	P	P	P	P	P	P	P	P	P	
Solar Energy System (Accessory)	P	P	P	P	P	P	P	P	P	P	P	P	D#
Swimming Pools	P	P	P	P	P	P	S	S	S	S			
Yard Sales (No more than 2 per year)	P	P	P	P	P	P	S						
Wind Energy System (Small)	P	P	P	P	P	P	P	P	P	P	P	P	D#

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

D = Development Standards
O = Overlay Zoning Required

A. Minor Home Occupations

A minor home occupation is a limited activity conducted on premises that in no way alters the residential character of the structure. Minor home occupations shall include offices for accountants, architects, artists, engineers and the like, and other uses that will not require an increased amount of traffic to and from the residence. Uses such as barber or beauty shops, auto repair or any similar use shall not be considered as a minor home occupation. Due to the small scale of operation, minor home occupations are not required to obtain special exception permits from the Board of Zoning Appeals.

B. Major Home Occupations

Uses classified as major home occupations are those conducted within homes that may cause an increase in the amount of neighborhood traffic. This increase in traffic may be in the form of persons served by the home occupation or by deliveries or pick-ups from the premises. An increased area for parking is required for uses that are classified as major home occupations. All major home occupations require approval of a site plan by the Planning Commission and approved by the Board of Zoning Appeals as a "Special Exception". Major home occupations shall include barber and beauty shops, teaching of music and dance, small engine and appliance repair, upholstery shops, dressmakers, real estate offices, and other similar uses that in the opinion of the Board of Zoning Appeals would meet the criteria of a major home occupation.

C. Accessory Agricultural Occupations

These provisions are established to provide supplemental occupations for residents located in a rural environment. All applicants requesting approval for this type of home occupation is required to meet the provisions set forth in ***Section 11-3.3***, and any other safeguards the Board of Zoning Appeals may deem necessary. All accessory-agricultural occupations require approval of a site plan by the Board of Zoning Appeals, as a "Special Exception". Uses permitted as accessory agricultural occupations shall include, but be limited to auto, truck and farm equipment repair, welding shops, wood working shop, manufacture or processing of garments, the sale of farm products, supplies and equipment and other similar uses that in the opinion of the Board of Zoning Appeals would meet the criteria of an accessory-agricultural occupation.

4-3 GASOLINE SERVICE STATION RESTRICTIONS

The following regulations shall apply to all gasoline services stations:

A. There shall be a building setback from all street right-of-way lines of a distance of not less than fifty *(50)* feet, except for canopies designed to cover the gasoline pump islands.

iv. Off-street parking shall be provided at a minimum of one space for each four *(4)* patrons or seats. For those facilities which are not utilized on a regular and frequent basis, parking may be provided on adjacent parcels of land provided further that any parcel so used is located no more than five hundred *(500)* feet from the lot boundary.

v. Any lighting provided at such facilities shall be designed so that no direct light falls on adjacent residential property.

vi. Accessory uses may be permitted in conjunction with the principal use of the property provided that such uses are physically designed as a part of or within the principal structure. Such uses may include food sales, beverage sales, gift or souvenir shops, and similar activities.

vii. Accessory structures may be permitted which are incidental and subordinate to the principal structure. Such structure may not be located within any required setback or buffer area.

C. **Home Occupation.**

Home occupations may be conducted in any single-family dwelling unit provided that all of the following criteria are met:

1. The home occupation shall be conducted only inside the dwelling and one accessory building or garage on the site.

2. The business shall be conducted by a resident of the dwelling, and no more than one other person shall be employed in the business.

3. No more than twenty-five *(25)* percent of the total floor area of the dwelling shall be used for the home occupation.

4. The residence used for home occupation shall not be a storage facility for a business conducted elsewhere, nor shall any products be manufactured on the site other than arts or crafts produced by hand.

5. No activity, materials, goods, or equipment incidental to the home occupation shall be externally visible.

6. Only one sign, which shall not be over two *(2)* square feet, may be used to advertise a home occupation provided, however, that there shall be no sign advertising a home occupation in a platted subdivision. Said sign shall not be located within a right-of-way.

7. The use of the dwelling for a home occupation shall in no way destroy or be incompatible with the residential character of the dwelling or the neighborhood.

8. No more than one home occupation shall be carried on in a single residence.

Authentisign ID: 36434074-5E55-F111-8FCA-002248359474

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: Richard Lee Lewis, Jr.
Mailing Address (No P.O. Boxes, please): 2769 New Hall Rd. Greenbrier, TN, 37073
Email: _____
Telephone Number: _____

Future
Mary Holladay Lamar
2769 New Hall Rd
Greenbrier, TN 37073

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.

Major Home Occupation special use permit to run private appt falconry experience business (agricultural)
Article IV (page 6) / Article VIII (page 32)
site plan Article XI

Owner's Signature **Date**

Holly Lamar 5/21/26

Authentisign
Richard Lee Lewis Jr 05/21/26

Authentisign ID: 36434074-5E55-F111-8FCA-002248359474

May 21, 2026

To Whom It May Concern,

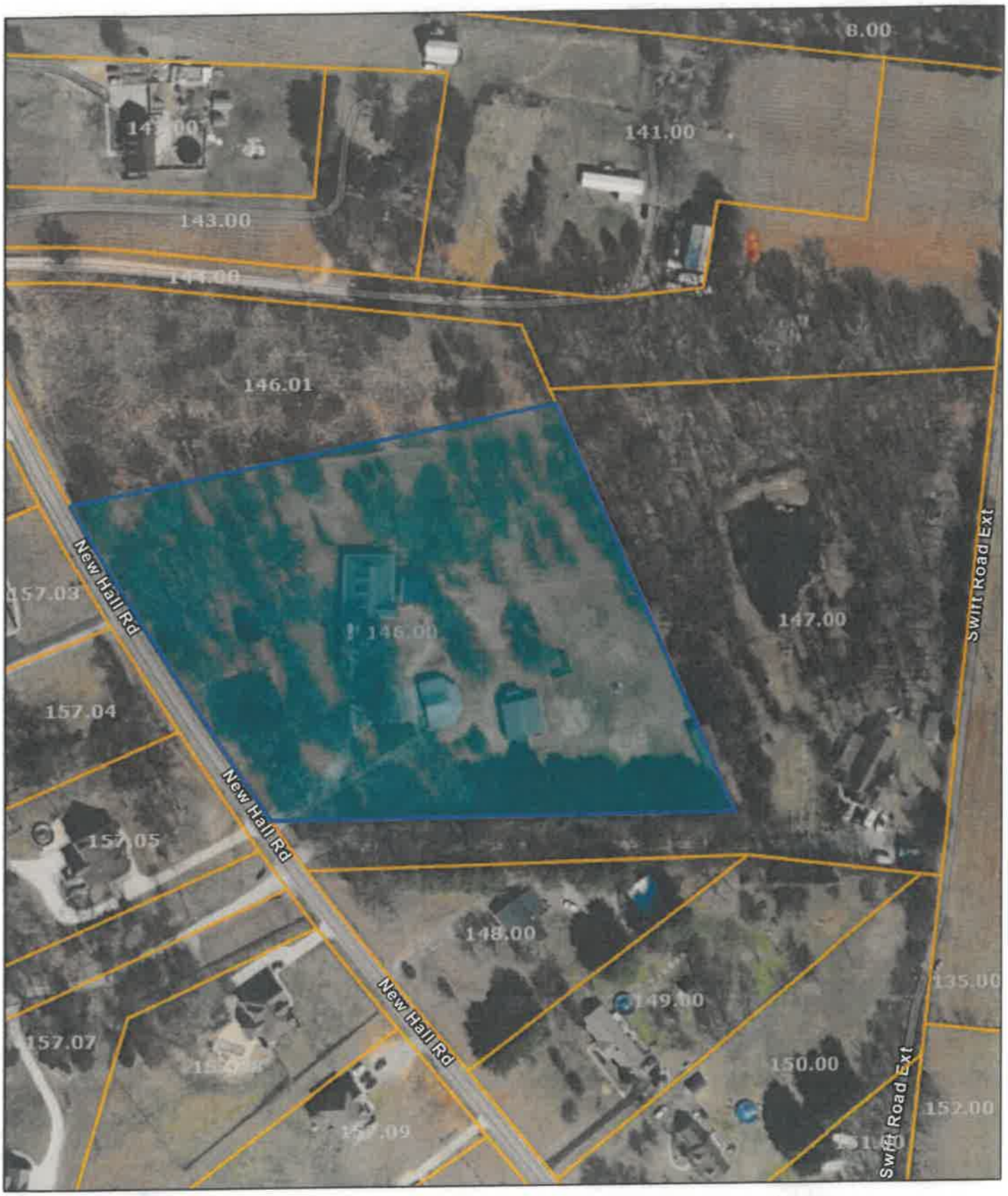
I, Richard Lee Lewis Jr., owner of the property located at 2769 New Hall Rd., Greenbrier, TN, hereby authorize the prospective buyer, Mary (Holly) Lamar, to represent matters related to the Robertson County Board of Zoning Appeals application process concerning approval for a home based business at the property.

This authorization includes communicating with county staff, board members, and related departments, as well as submitting and discussing applications and supporting documentation associated with the proposed home based business use for the property.

This authorization is granted solely for purposes related to the zoning and approval process tied to the pending sale of the property.

Property Owner/Seller:
Richard Lee Lewis Jr.

Signature Authentisign Richard Lee Lewis Jr 05/21/26



Date: June 2, 2026

County: ROBERTSON
Owner: LEWIS RICHARD LEE JR
Address: NEW HALL RD 2769
Parcel ID: 117 146.00
Deeded Acreage: 5.36
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 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.



WING BLADE FALCONRY

A Transformational
Humanimal (Human/Wildlife)
Experience

Prepared by: **Holly Lamar, Owner**

ABOUT ME:



I am a TN State licensed and federally licensed Master Falconer operating under a U.S. Fish & Wildlife Service Special Education Falconry School License, and I am one of only a handful of people in the United States operating this type of small, low-impact immersive falconry experience on a rural property. Since 2021, I have operated Wing Blade Falconry in Davidson County, where I have built an experience centered around wildlife conservation, education, spiritual connection, and respect for nature. What began as my personal journey to reconnect people with the natural world has grown into one of the top-rated outdoor experiences in the Nashville area.

What I Provide Through Wing Blade Falconry

- A small, appointment-only immersive falconry experience focused on education, conservation, and meaningful human connection with birds of prey
- One of the top 1% of TripAdvisor experiences worldwide and recognized among the Top 10 outdoor activities in Nashville with more than 225 five-star Google reviews
- Quiet, low-impact operations held only 3–4 days per week with small groups of mostly families and couples, generating minimal traffic and no disruption to neighbors
- No commercial signage, loud noise, or large-scale activity commonly associated with traditional businesses
- Outdoor experiences conducted peacefully under the trees and within the fields behind the home, with covered areas used only during rain
- Federal licensing for raptor propagation and agricultural bird abatement, including environmentally responsible bird deterrence work for crops, airports, and urban areas
- Educational outreach through school programs, conservation talks, community events, and corporate experiences featuring live birds of prey
- Support for local businesses by encouraging guests to visit nearby restaurants, shops, and community events while visiting the area

My Philosophy

Wing Blade Falconry is the evolution of my lifelong search for a deeper connection between the soul, nature, and God's creation. I truly believe that in order to heal nature, we must first help heal people. When guests interact with these powerful and intelligent birds, something shifts within them. They slow down, become present, reflect, and reconnect with something larger than themselves.

This experience is not simply entertainment. It is conservation through connection, education through experience, and healing through nature. My hope is to continue offering something that is peaceful, meaningful, environmentally respectful, and beneficial to both the community and the land itself.

Helpful Links:

Website
Article: Song Writer Found Freedom in Falconry
5 Star Review Page
Facebook Page

INTRODUCTION



Wing Blade Falconry is a low impact, conservation focused property rooted in the ancient art of falconry, wildlife education, agriculture, and spiritual connection to nature. Our mission is to create meaningful experiences that reconnect people with the natural world while promoting environmental stewardship, raptor conservation, and peaceful outdoor engagement. The site is designed to blend respectfully into the surrounding landscape while offering immersive educational opportunities for guests of all ages.

What Wing Blade Falconry Provides:

- First of its kind immersive falconry experiences
- Wildlife and raptor conservation education
- Hands on interaction with trained birds of prey
- Spiritually grounding outdoor experiences centered around nature and mindfulness
- Low impact agricultural and land stewardship practices
- Educational programs focused on ecosystems, conservation, and wildlife appreciation
- Private guided experiences designed to foster connection with nature
- Family friendly outdoor learning opportunities
- Preservation and education surrounding the 7,000 year old tradition of falconry
- Peaceful, intentionally designed spaces that prioritize respect for wildlife, the land, and the surrounding community

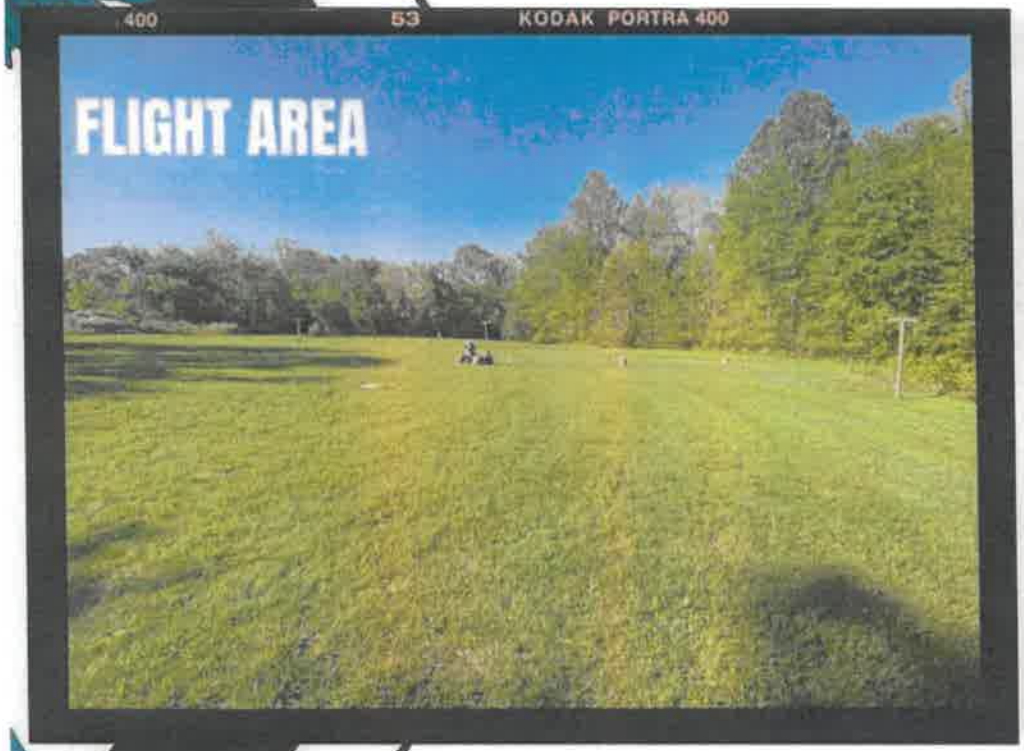


WING BLADE CURRENT FALCONRY SITE

Current Operations:

- **5+** acres with specialized areas including a flight area, talk area, and storage
-
- Bird enclosures, 30 x 20 semi-enclosed pole barn and a house with two bathrooms and back deck for gift shop

WING BLADE CURRENT FALCONRY SITE





EXPERIENCES ON SITE





EXPERIENCES ON SITE





EXPERIENCES ON SITE





MEET OUR BIRDS: OWLS



Clarence — Spectacled Owl
(Pulsatrix perspicillata)



Prince Owlbert — Eurasian Eagle Owl
(Bubo bubo)



Guapo — Burrowing Owl
(Athene cunicularia)

MEET OUR BIRDS: FALCONS



Sophia — Saker Falcon
(Falco cherrug)



Jalapeño — American Kestrel
(Falco sparverius)



Maggie — Aplomado Falcon
(Falco femoralis)

MEET OUR BIRDS: HAWKS AND EAGLES



Gloriana — Augur Buzzard
(Buteo augur)



Kingdom — African Black Eagle
(Aquila verreauxii)



Chili & Georgia — Harris Hawk
(Parabuteo unicinctus)

MEET OUR BIRDS: CORVIDS

Sacred — African Pied Crow (Corvus albus)





WING BLADE CURRENT FALCONRY SITE



WING BLADE CURRENT FALCONRY SITE




WING BLADE NEW FALCONRY SITE
VERSION 1
2769 New Hall Rd
Property Line
Measurement Details
Each enclosure measures 8 x 12 feet.
With 20 enclosures, the total length is approximately 160 feet.
Alternatively, you can arrange them in 2 lines of 10 enclosures each.
20 feet from the property line
Avaries
140 x 12
Property Line


VERSION 2
Property Line
2763 New Hall Rd
Measurement Details
Each enclosure measures 8 x 12 feet.
With 20 enclosures, the total length is approximately 160 feet.
Alternatively, you can arrange them in 2 lines of 10 enclosures each.
20 feet from the property line
20 feet in between enclosures
Avaries
Netting
140 x 12
Property Line



Visual Mockup of Aviaries Placement

Aviaries will be positioned alongside the treeline in relation to the property boundaries.

The mockup includes detailed markers indicating the precise locations of the layout and possible arrangement of enclosures.



Aviaries are non-permanent consisting of 4 x 8 ft panels of ACM with 1 in alum tubing bolted together. These can be dismantled at any time. Flooring is grass and/or pea gravel on dirt.

Total Property Side Length: 526'
Usable Area Depth: 12'
Aviary Size (Each): 8' x 12'
Aviary Count: 20
Total Aviary Run: 126'
Orientation: (Along Property Line)







Visual Mockup of Aviaries Placement

As illustrated, the aviaries will be situated behind Barn #1, shielded by a treeline. This placement ensures they are protected and remain out of sight from various angles, including the street and neighboring residences in the area.





Visual Mockup of Aviaries Placement

As illustrated, the aviaries will be situated behind Barn #1, shielded by a tree ine. This placement ensures they are protected and remain out of sight from various angles, including the street and neighboring residences in the area.







Talking and Flying Area

The initial 1.5 hr seated talk with handling will be carried out on the porch or inside barn 1 in rain and in back yard otherwise.





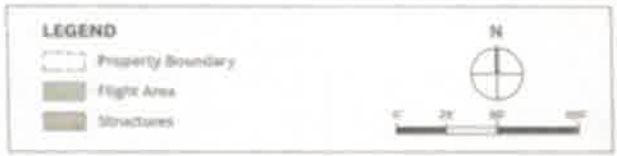
Visual Mockup of the Flight Area

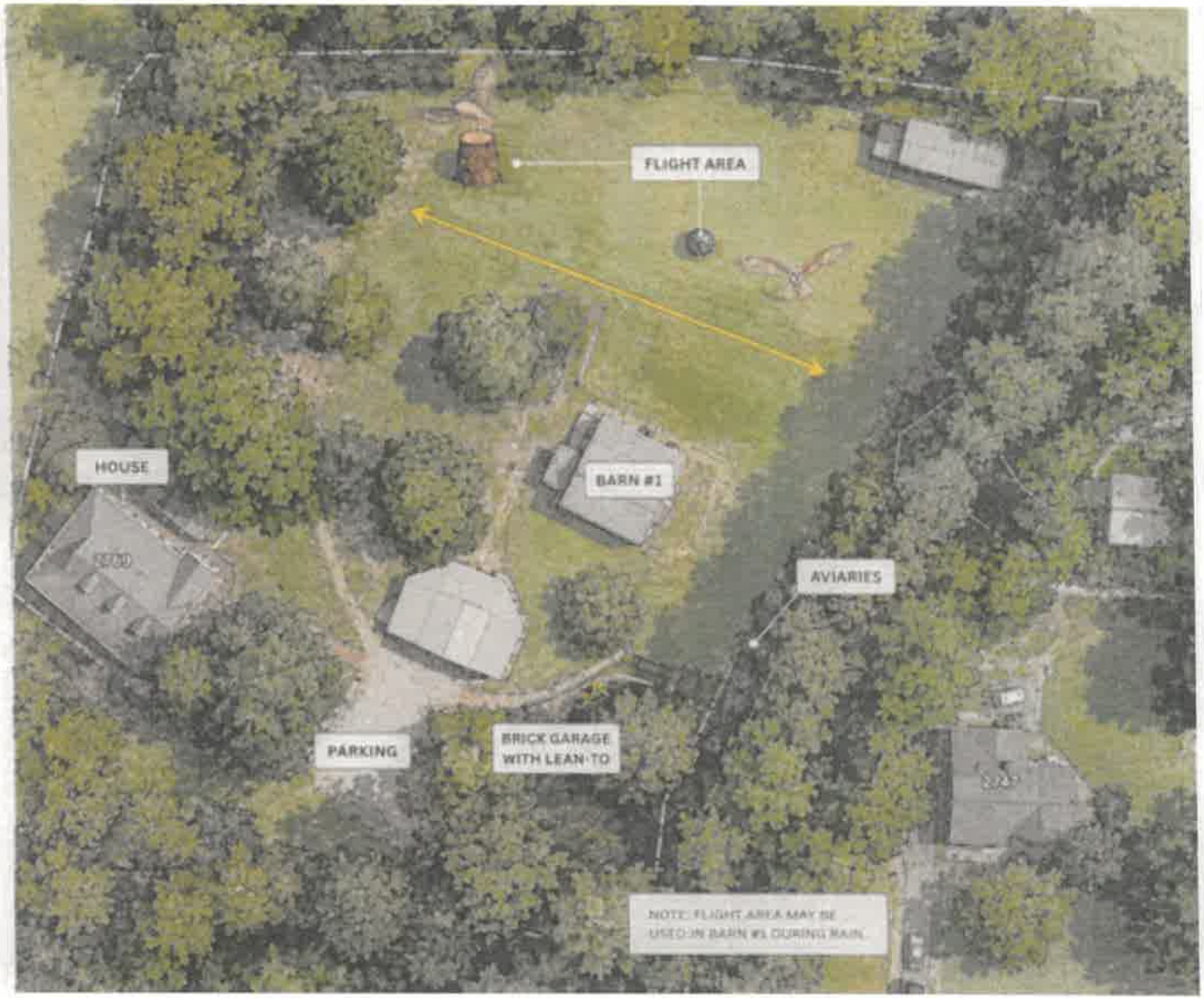
The second 1.5 hr portion of the experience will take place in the flight area (or in barn 1 during rain). Here, highly-trained birds are safely flown to perches and logs and guests' fists.



VISUAL MOCKUP OF THE FLIGHT AREA

The second 1.5 hr portion of the experience will take place in the flight area (or in barn 1 during rain). Here, highly-trained birds are safely flown to perches and logs and guests' fists.







THANK YOU

Contact:

615-801-7818

holly@wingbladefalconry.com

3490 Stagner Road
Nashville, TN 37080