



CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
BEER BOARD PACKET
APRIL 21, 2025
6:00 PM

Board of Mayor and Aldermen:

Jim Hagaman, Mayor
William Pomeroy, Vice Mayor
Matt Fitterer
Kevin Gavigan
Brent Murray
John Canepari
Vincent Fuqua
Trent Linville
Jason Cox

City of Spring Hill
P.O. Box 789
Spring Hill, TN 37174

Phone 931.486.2252
Fax 931.486.0516
www.springhilltn.org

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
BEER BOARD AGENDA
APRIL 21, 2025
6:00 PM**

Call Beer Board Meeting to Order

Stipulation of Beer Board Members Present

Concerned Citizens

- 1. Consider request from Publix Tennessee, LLC #2036, 1021 Jim Warren Pkwy, Spring Hill, TN 37174, for an off-premises beer permit.**

Attachment: [Beer Application- Store 2036-Spring Hill TN Published .pdf](#)

Attachment: [Background Letter.pdf](#)

Attachment: [Publix Zoning.pdf](#)

Attachment: [Publix School Distance.pdf](#)

Adjourn

**City of Spring Hill
Counties of Maury &
Williamson**

APPLICATION FOR BEER PERMIT



Business Name: Publix Tennessee, LLC #2036

Location: 1021 Jim Warren Pkwy., Spring Hill, TN 37174

Primary Phone: TBD **Other Phone:** (863) 688-1188

Applicant is seeking a permit which would allow the sale of beer for:

(Check One)

On-Premise Consumption

Off-Premise Consumption

Both On-Premise & Off-Premise Consumption

Manufacturer or Distributor's Permit

Special Events Permit

I hereby make application for a beer permit to sell, store, manufacture or distribute beer or other beverages authorized to be sold under the provisions of Chapter 69 of the Public Acts of 1933, Tennessee General Assembly, Section 57-5-101, et seq. Tennessee Code Annotated, and the amendments thereto, and base my application upon the following statements:

1. Publix Tennessee, LLC

Name of Applicant (Owner of business, whether a sole proprietorship __, Partnership __, Club __, Firm __, Corporation __, LLC , Association __, Joint-Stock Company __)

Individual Owner's: N/A

Date of Birth _____ Driver's License # _____ State _____
(MM/DD/YY)

Social Security Number _____

Corporations': LLC:

Representative: Vincent J. Mingione, District Manger

Location General Manager: TBD - Store Manager

General Manager's Contact Number: TBD - Store Manager

2. Are you a resident of the City of Spring Hill? No

3. If the answer to the above question is no, is this application made in behalf of a firm, lodge, club, corporation, or similar organization? Yes; Publix Tennessee, LLC #2036

4. At what location will business be conducted? 1021 Jim Warren Pkwy., Spring Hill, TN 37174

5. If you are not the owner of this property, state the true owners thereof and submit a copy of your lease or state the agreement between you and the property owners. CHM Spring Hill, LLC
 Please see attached Exhibit A

6. List the names and addresses of all persons or firms who have any financial interest whatsoever in the beer business you propose to conduct. _____
Publix is an employee-owned retail grocery chain in the United States and is privately owned and operated by approximately 255,000 employees.

7. Will you operate this business in person? No If no, give the **names, addresses** and **social security number(s)** of any other agents who will operate the business:
TBD - Store Manager

8. Describe the nature of the business which you intend to operate. Retail Grocery Store
 Example; retail sales, hotel, restaurant or other

9. List your record in the beer business for the last ten (10) years, if any: Please see attached Exhibit B

Date		Location	Employer	Type of Business
From	To			
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

10. If granted a permit, do you state to the Beer Board that you will not employ any person in the storage or sale of beer who:
- a. Who has been convicted, within the past ten (10) years from the date of this application, of any law relating to the sale, possession, manufacture, or transportation of intoxicating beverages, including beer as defined by Ordinance No. 92-2, as amended, of the City of Spring Hill; or
 - b. Who has been convicted of any felony or any crime involving moral turpitude within the past ten (10) years? Yes

- 11. Do you state to the Beer Board that you will not engage in the sale of beer except at the location for which the Beer Board has issued a permit? Yes
 - 12. Do you state to the Beer Board that you will not make any sales of beer in conflict with the permit as issued? Yes
 - 13. Do you state to the Beer Board, if this is an application for a permit to sell for consumption off the premises, that no sale shall be made for consumption on the premises, and that no such consumption will be allowed? Yes
 - 14. Do you intend to allow dancing on the premises? No
 - 15. Do you hereby represent and state to the Beer Board that you will strictly comply with all laws in regard to the sale of beer to minors, and will not permit minors or disorderly and disreputable persons to loiter about your place of business? Yes
 - 16. If granted a permit, you will be responsible for any gambling on the premises, and are you aware that allowing gambling on the premises will subject the permit to revocation? Yes
 - 17. Will you allow your business to become a public nuisance or a nuisance to law enforcement agents, or allow it to materially contribute to places of like character in creating or maintaining a public nuisance? No
 - 18. Have you secured, and is there attached to this application a certificate or statement from the Chief of Police or other designated officials that the premises meets the requirements of Ordinance 92-2, as amended, of the City of Spring Hill? Yes
 - 19. If granted a permit, will your business cause traffic congestion or interfere with schools, or otherwise interfere with public health, safety, and morals? No
 - 20. Have you, within the past ten (10) years, been convicted of violating the law relating to illegal possession, sale, manufacture, or transportation of intoxicating beverages which term specifically includes beer or other beverages of five percent (5%) or less alcohol by weight? No
We have no record of any stores in Williamson County, TN, receiving an alcohol violation from January 1, 2021, to the present.
 - 21. Have you, within the past ten (10) years, been convicted of a felony or any crime involving moral turpitude? No
- If you answered yes to either question 21 or 22, state offense, places convicted, and the dates on the back of this application.
- 23. Have you previously been issued a permit by this Beer Board? No If yes, was your place of business, in the period immediately preceding this application, operating in such a manner as to create a public nuisance or was it operated in such a manner as to materially contribute to places of like character in its vicinity in the creation or maintenance of a public nuisance? No Have you violated any of the provisions of Ordinance No. 92-2, as amended, of The City Spring Hill within the past ten (10) years? No
 - 24. Will the premises be open between the hours of 12:30 a.m. and 6:00 a.m.? No
If yes, what type of business activities will be conducted within those hours? N/A

25. Does your premises provide and maintain adequate and separate toilet facilities for both men and women? Yes

26. How far are the business premises from the nearest school, measured nearest corner to nearest corner? Yes

27. Have you ever had a Beer permit revoked in the State of Tennessee? No

If yes, give date, place, and grounds for revocation. N/A

28. Describe your company's training policy, including training regarding the sale of beer to minors and/or attach your written policy:

Publix trains every associate who has the ability to work a register or is otherwise responsible for checking ID (e.g., curbside carryout associates) on restricted sales items, including alcohol and tobacco. Associates who will be selling restricted products must complete the Responsible Alcohol and Tobacco Sales computer-based training (CBT), and managers must complete the Responsible Alcohol and Tobacco Sales for Managers CBT. New associates in these roles are required to complete the training before operating a register or performing curbside carryout services. In addition to the assigned training, the Guide to Customer Service Management outlines managers' and associates' responsibilities for completing required training.

The applicant, being duly sworn, hereby vows that (Initial each blank):

Each and every statement in this application is true and correct and agrees that if any statement therein is false, the permit issued on this application may be revoked by the Beer Board upon notice and hearing, in which event the burden shall be on the applicant to prove the correctness of all the statements in this application. _____

I have read and am familiar with the provisions of the Spring Hill Beer Ordinance 92-2 and all amendments. _____

I hereby grant the City of Spring Hill permission to do a background investigation. _____

Attached to this application is a copy of signed and executed lease agreement, or, I certify that I am the owner of the building/property in which the beer will be sold and/or consumed. _____

This 24th day of March, 2025.

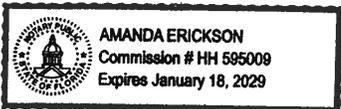
[Signature]
Applicant Signature Merriann M. Metz, Secretary
N/A

Co-Applicant Signature

Sworn to and subscribed before me this 24th day of March, 2025.

[Signature]
Notary

My commission expires: 01/18/2029



FOR OFFICE USE ONLY

Date received: _____

App. Fee/Rec. #: _____

Date: _____

Exhibit “A”
Response to Application Question #5

Copy of Lease is on file.

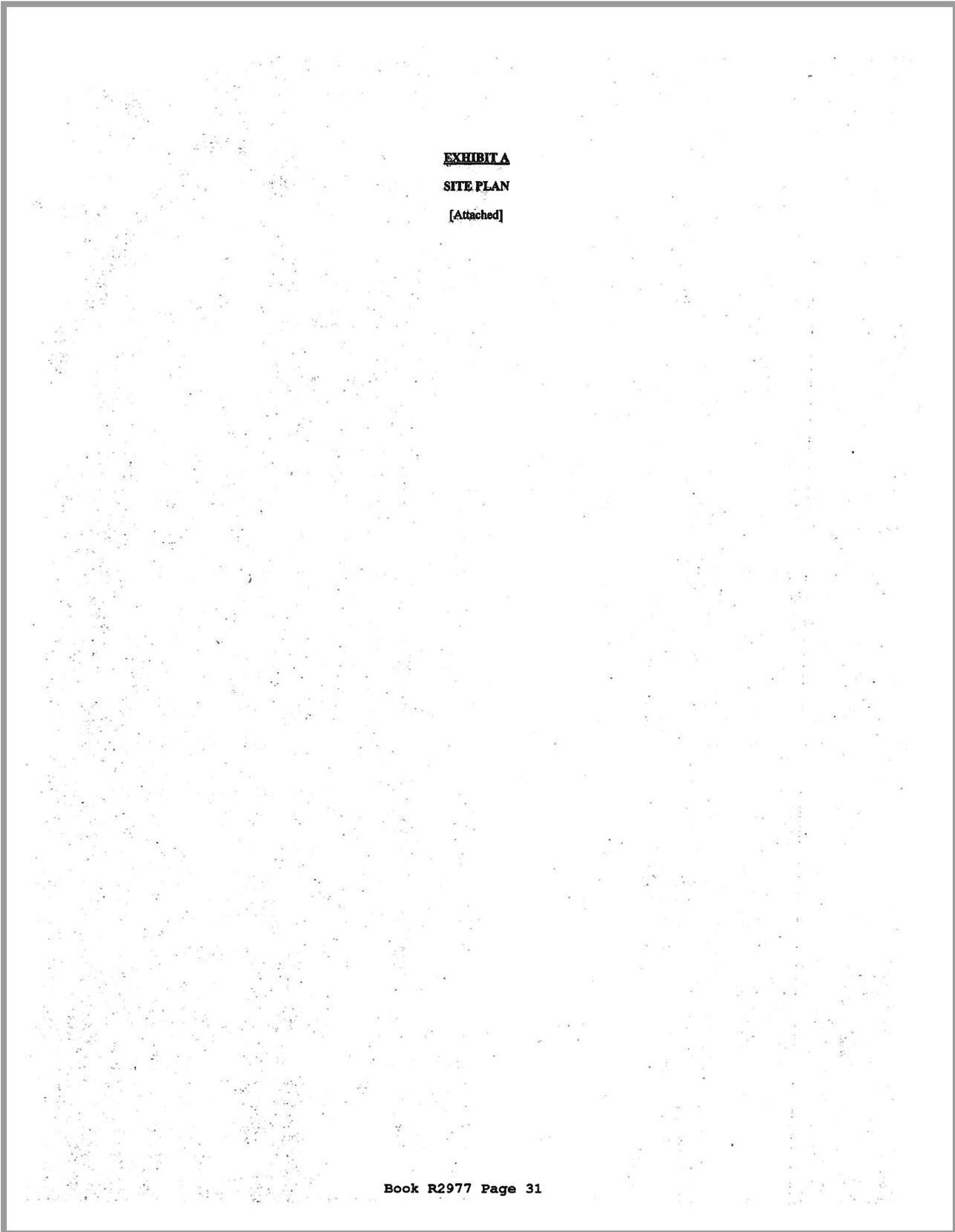


EXHIBIT A
SITE PLAN
[Attached]

Book R2977 Page 31

EXHIBIT B

SHOPPING CENTER TRACT LEGAL DESCRIPTION

BEING LOT 6 AS SHOWN ON THE FINAL PLAT OF SPRING HILL TOWN CROSSING RECORDED IN PLAT BOOK 23, PAGE 195 IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHM SPRING HILL, LLC BY DEED OF RECORD IN DEED BOOK **R2977**, PAGE 11, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

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EXHIBIT B-1

OUTPARCEL LEGAL DESCRIPTIONS

None.

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True Copy Certification

I, Suzette Byrd, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to the law on this 14 day of July, 2023.

Suzette Byrd
Affiant Signature

3.8.2024
Date

State of TN

County of KNOX

Sworn to and subscribed before me this 8 day of March, 2024

Debra Jones
Notary Signature

MY COMMISSION EXPIRES: 4.7.2026
Notary's Seal (if on paper)



Exhibit “B”
Response to Application Question #9

Exhibit B - Williamson County Stores

Store #	Shopping Center	Address	City	State	Zip
142	Cool Springs Festival	8105 Moores Ln	Brentwood	TN	37027-8020
160	Harpeth Village	2020 Fieldstone Pkwy	Franklin	TN	37069-4337
176	Franklin Marketplace	1021 Riverside Dr	Franklin	TN	37064-6500
1021	Marketplace at Maryland Farms	101 Creekside Xing	Brentwood	TN	37027-1062
1031	McKay's Mill Village Center	1400 Liberty Pike Ste 200	Franklin	TN	37067-8628
1047	Spring Hill Village	4935 Main St	Spring Hill	TN	37174-2735
1360	Bowie Commons	7014 City Center Way	Fairview	TN	37062-6004
1529	Berry Farms Town Center	5021 Hughes Crossing Blvd	Franklin	TN	37064



SPRING HILL POLICE DEPARTMENT

**DON BRITE, CHIEF OF POLICE
JASON FOGLE, DEPUTY CHIEF
KENNETH SEIBOLD, DEPUTY CHIEF**

3636A ROYAL PARK BLVD., P. O. BOX 789, SPRING HILL, TN 37174
(931)486-2252 x244

TO: April Goad

FROM: Det. Joshua Weber

DATE: 03/28/2025

RE: Publix Tennessee, LLC #2036 – Beer Permit Application

I received a packet including an application for a beer permit to sell, store, manufacture or distribute beer or other beverages authorized to be sold under the provisions of Chapter 69 of the Public Acts of 1933, Tennessee General Assembly, Section 57-5-101, et seq. TCA, and the amendments thereto. It is listed that this permit is being sought for on-premise consumption at 1021 Jim Warren Pkwy.

I searched the Better Business Bureau for Publix; It was listed with an A+ rating but is not BBB accredited.

No state ID's were attached to the application so a background search as well as a sex offender registry check was not completed on my end. If any future checks are needed in this matter, just let me know.

A complete criminal history can be obtained by contacting the Tennessee Bureau of Investigation for a monetary fee.

Det. Joshua Weber
Spring Hill Police Department
Criminal Investigations Division
Ph: 931 486-2252 x269

Chief Don Brite
Spring Hill Police Department
Chief of Police

April Goad

From: Jackson Reid
Sent: Monday, March 24, 2025 1:15 PM
To: April Goad
Subject: RE: Beer Application, 1021 Jim Warren Parkway, Publix

C-4



Jackson Reid, MS

Associate City Planner
Urban Planning Department
8060 Station Hill Drive
Spring Hill, TN 37174

Office: (931) 451-0906
Mobile: (931) 982-8425
jreid@springhilltn.org | www.springhilltn.org

From: April Goad <agoad@springhilltn.org>
Sent: Monday, March 24, 2025 1:07 PM
To: Jackson Reid <jreid@springhilltn.org>
Subject: Beer Application, 1021 Jim Warren Parkway, Publix

Good Afternoon,
Can you please send me the current zoning for the above referenced beer permit application?
Thanks,



April Goad

City Recorder

City of Spring Hill
P.O. Box 789
Spring Hill, TN 37174

Phone (931)451-0960
agoad@springhilltn.org

April Goad

From: David Kerr
Sent: Monday, March 24, 2025 1:11 PM
To: April Goad
Subject: RE: Beer Application, 1021 Jim Warren Parkway, Publix

Approximately 3700 ft from Marvin Wright Elementary.

Please send these requests to GIS@springhilltn.org from now on. That way my entire team gets it, and I can assign as necessary.

Thank you,



David A. Kerr Jr.
GIS Program Manager
City of Spring Hill
(931)-451-0216 | (931)-922-9601
dkerr@springhilltn.org

From: April Goad <agoad@springhilltn.org>
Sent: Monday, March 24, 2025 13:02
To: David Kerr <dkerr@springhilltn.org>
Subject: Beer Application, 1021 Jim Warren Parkway, Publix

Good Afternoon,
Can you please send me the distance to/from nearest school for the above referenced beer permit application?
Thanks,



April Goad
City Recorder

City of Spring Hill
P.O. Box 789
Spring Hill, TN 37174

Phone (931)451-0960