

**RESOLUTION 15-06**

**A RESOLUTION TO APPROVE ISSUANCE OF CERTIFICATE OF COMPLIANCE FOR A 6<sup>TH</sup> LIQUOR STORE IN SPRING HILL, TENNESSEE**

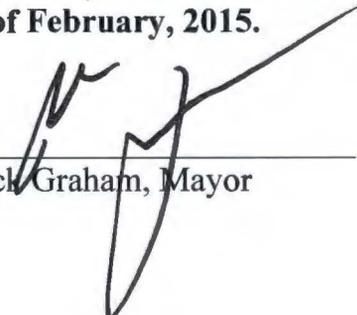
**WHEREAS**, Title 8, Chapter 1, Section 8-107 of the Spring Hill Municipal Code states that one (1) license may be issued for each five thousand (5,000) in population; and

**WHEREAS**, the City of Spring Hill currently has a population of 32,053, which allows for two additional Certificates of Compliance; and

**WHEREAS**, a lease is to be signed within 60 days and provided to the City.

**NOW, THEREFORE BE IT RESOLVED**, that the City of Spring Hill, Board of Mayor and Aldermen hereby approve a Certificate of Compliance for a 6<sup>th</sup> Liquor Store in Spring Hill, for Pinki Patel at 5022 Spedale Court, Spring Hill, TN.

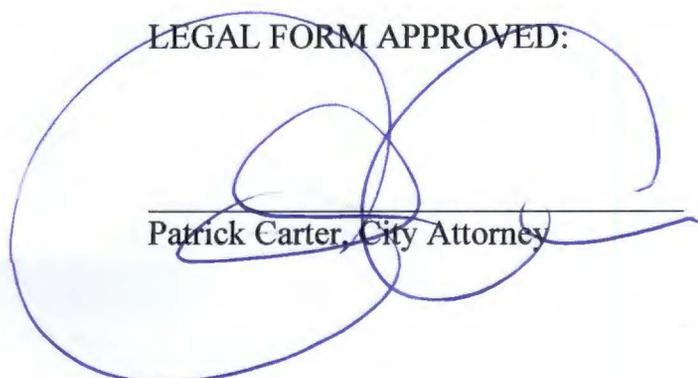
**Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 23<sup>rd</sup> day of February, 2015.**

  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney

**CERTIFICATE OF COMPLIANCE**  
**RETAIL PACKAGE STORE**

Pursuant to Tennessee Code Annotated, Title 57, §§57-3-208 and 57-3-213, this is to certify that:

Name of Applicant: Pinki Patel  
Home Address: 1014 Lexington Farms Dr.  
Spring Hill TN 37174  
(City) (State) (Zip)  
Date of Birth: \_\_\_\_\_ SSN: \_\_\_\_\_

has made application for a Certificate of Compliance to sell retail alcoholic beverages in the County of Williamson, State of Tennessee, at Spring Hill.  
5022 Spedale Ct., Spring Hill, TN 37174  
(Street Address of Liquor Store)

and that an investigation has been undertaken of the applicant's criminal record and of the compliance of said business with local law, ordinances or resolutions, and from said investigation the undersigned certified:

1. That the applicant or applicants who are to be in actual charge of said business have not been convicted of a felony within a ten-year period, immediately preceding the date of the application and, if a corporation, that the executive officers or those in control have not been convicted of a felony within a ten-year period immediately preceding the date of the application; and further, that it is the undersigned's opinion that the applicant will not violate any provisions of Tennessee Code Annotated, Title 57, Chapter 3;
2. That the applicant has secured a location which complies with all restrictions of the laws, ordinances and resolutions;
3. That the applicant or applicants have complied with the residency provisions;
4. That the issuance of this license will not exceed the numerical limit.

This 23<sup>rd</sup> day of February, 2015.

\_\_\_\_\_  
Mayor or Other Official Head of Municipality

MAJORITY OF CITY COUNCIL OR COMMISSION MEMBERS

\_\_\_\_\_  
Member of Legislative Body of Municipality

**MAIL TO:**  
Tennessee Alcoholic Beverage Commission  
226 Capitol Boulevard Building  
Suite #300  
Nashville, Tennessee 37243-0755



**REQUEST:** *Consideration of Resolution 15-06*  
**SUBMITTED BY:** Victor Lay, City Administrator  
April Goad, City Recorder  
**DATE:** Friday, January 30, 2015  
**RE:** Supplemental Information Regarding Resolution 15-06  
**ATTACHMENTS:** 2 New Applications for Certificate of Compliance

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**PURPOSE:**

The Spring Hill Municipal Code, Title 8, Section 8-107 states that one retail liquor store license may be issued for each five thousand (5,000) in population. The last certified census count was 32,053. The City currently has 4 liquor stores and can approve two additional certificates of compliance.

**BACKGROUND:**

Ordinance 04-28, approved in November of 2004, established the number of licenses to be determined by population. On November 17, 2014, Ordinance 14-33 was proposed to amend Section 8-107 of the Municipal Code and was deferred. On December 15, 2014, Ordinance 14-33 was considered with amendments, but no amendment was adopted. Twelve people have inquired about opening a liquor store in Spring Hill since September 2008 and were asked to write their contact so that the city would have record of their interest. Staff has contacted/attempted to contact all on the list, with notification that they have until December 31, 2014 to submit an application. Several applications were mailed or picked up.

**FINANCIAL IMPACT:**

Insignificant

**STAFF RECOMMENDATION:**

No Recommendation by Staff

**ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):**

This item is by request of liquor store applicants/owners. Applicant/Owner is subject to the issuance of a retail license by the Commissioner of Finance and Taxation, State of TN. Store

owner/applicant is required to place an advertisement in a local paper of general circulation for 3 consecutive days and no less than 7 days prior to the application being acted upon (January 20, 2015) by the BOMA. Owner/applicant must also submit the Publishers Affidavit and a copy of said advertisement with the application.

**ADDITIONAL INFORMATION**

Two additional applications have been received since January BOMA Meeting. Please see attached checklist.

**CITY OF SPRING HILL**  
**Liquor License for Retail Store**  
**Checklist**

**Applicant** Rasha Gouda

**Date of Submission:** January 15, 2015

- Application Completed:
- Retailer's Surety Bond:  See email
- Public Notice:
- Application Fee Paid:
- Background Check Completed:
- Zoning Letter Received:

Approved

Denied

DATE: \_\_\_\_\_



CITY OF SPRING HILL  
P.O. BOX 789  
SPRING HILL, TN 37174

Received  
1-15-15



**Application for Certificate of Compliance**

**Personal Data**

This application must be completed when submitted to the City of Spring Hill Finance Department. Failure to supply the requested information might result in rejection of the application by the Spring Hill Board of Mayor and Aldermen.

Full Name Rasha Gouda Date of Birth 11/24/1976  
Home Address 6612 Elijah Ct State TN Zip 37076  
Driver's License on file Social Sec on file Home Phone: 615-209-1737  
Current Occupation Accountant Name of Employer Timber oak properties  
Employer Address 6612 Elijah Ct, Hermitage TN 37076 Business Phone 615-8383109  
Length of time employed or engaged in this business 4 Years, 6 Months

Have you ever been convicted of any violation of a federal law, state law, or municipal ordinance?  
       Yes        **No** If "yes", specify offense, date, and place of occurrence:

**Store Name, Location, and Financial Data**

Proposed Store Name Kedron liquors and wine  
Street Address 4221 port Royal Rd Zip Code 37174  
Current Business Address (If relocation is requested) none  
Current Zoning of proposed location Commercial

**Important Notes**

1. A zoning letter from the Spring Hill Codes Director must be attached to this application.
2. Upon signing this application, Applicant certifies that he/she has read, understands, and agrees to comply with all requirements of Spring Hill Municipal Code, Title 8, Chapter 1, Sections 8-101 through 8-125.

Property Owners of proposed location Monte Turner

Owner's Address 2917 Berry Hill Dr, Nashville, TN 37204

Amount of rent to be paid \$ To be Amount of money invested or to be invested \$ 150,000.00

Source of Funds part Jobs <sup>Determined</sup>

Are funds to be borrowed for any purposes relating to the purchase of this liquor store? Yes  No

If "yes", who is the lender? \_\_\_\_\_

Lender's Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

List any person(s) who have or will provide endorsements on any such loans:

Name N/A

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Name of Applicants Bank \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

List the name(s) and address of any person, firm or corporation who will aid the venture financially or otherwise:

Name N/A

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Type of Assistance \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Type of Assistance \_\_\_\_\_

List the name(s) and address of any person, firm or corporation who will have any interest, direct, or indirect in the business or in the profits thereof and the nature and character of interest:

Name N/A

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Type of Interest \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Type of Interest \_\_\_\_\_

Do any of the previously named person's that you have listed as having an interest in the business hold a retail or wholesale liquor license? \_\_\_\_\_ Yes \_\_\_\_\_ No

If "Yes", Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Is this business a partnership or corporation? \_\_\_\_\_ Yes \_\_\_\_\_ No

If "Yes", list the name, age, address, and occupation of each partner or stockholder:

Name \_\_\_\_\_ Age \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Occupation, Business, or Employer \_\_\_\_\_

Name \_\_\_\_\_ Age \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Occupation, Business, or Employer \_\_\_\_\_

**Important Notes**

1. This application shall be verified by the applicant and notarized. In the event the applicant is a partnership or corporation, each partner or stockholder shall file an accompanying application.
2. Applicant must place an advertisement in a local newspaper of general circulation for three (3) consecutive days but no less than seven (7) days prior to the application being acted upon originally by the Spring Hill Board of Mayor and Aldermen. Applicant must attach to this application a "Publisher's Affidavit" and a copy of said advertisement.
3. A fee of \$250.00 payable to the City of Spring Hill is required at the time of filing this application.

**STATEMENTS**

I, Rasha Gowda, certify that no person prohibited from having any direct or indirect interest in the proposed store has such an interest. I further stated that all attachments are true and accurate. I realized that falsification of any portion of this application shall be grounds for rejection of this application.

The applicant, or applicants agrees to comply with the stated and federal laws and city ordinances and the rules and regulations of the Alcoholic Beverage Commission and the State Commissioner of Revenue with references to the sale of alcoholic beverages and agrees to all requirements found in the Spring Hill Municipal Code, Title 8, Chapter 1, Sections 8-101 through 8-125.

Rasha Gowda  
Signature of Applicant

6012 Eliza Ct. Hermitage TN 37076  
Home Street Address

State of Tennessee

County of Williamson

The applicant named above, in my presence and who, after being duly sworn according to law, made oath that the facts as stated therein are true, signed this application.

This the 15th day of January, 2015.

Notary Public: John Derreck Bentley

My Commission Expires: 9-26-2016



## ADVERTISEMENT

The applicant MUST place an advertisement in a local newspaper of general circulation for three (3) consecutive days but no less than seven (7) days prior to the application being acted upon originally by the Spring Hill Board of Mayor and Aldermen. Applicant MUST attach to this application a "Publisher's Affidavit" AND a copy of said advertisement.

Replace the placeholders (in parentheses) below in the ad with the information as it has been provided in this application.

### **RETAIL LIQUOR LICENSE NOTICE**

Take notice that (applicant name), (applicant's home address), has applied to the City of Spring Hill for a "Certificate of Compliance", and will apply or has applied to the Tennessee Alcoholic Beverage Commission (TABC) in Nashville, TN for a Retail Liquor License for (name of liquor store), (address of store, including Spring Hill or Thompsons Station, TN, Zip).

All persons wishing to be heard on the "Certificate of Compliance" may personally or through counsel appear or submit their views in writing to: The Spring Hill Board of Mayor and Aldermen on (date of meeting that you have been put on the agenda) at 7:00 p.m. in the Court Room at City Hall located at 199 Town Center Parkway, Spring Hill, TN 37174.

The TABC will consider the application at a date to be set by the TABC in Nashville, TN. Interested person(s) may personally or through counsel submit their views in writing by the hearing date to be scheduled by the TABC. Anyone with questions concerning this application or the laws relating to it may call or write the Tennessee Alcoholic Beverage Commission which is located at 220 Capitol Boulevard, Building Suite 300, Nashville, TN 37243-0755; phone 615.741.1602

**Turner & Associates Realty, Inc.**  
Commercial Brokerage, Development, Leasing and Management

January 15, 2015

Rasha Gouda  
6012 Elijah Court  
Hermitage, TN 37076

RE: Letter of Intent  
Port Royal Plaza  
4221 Port Royal Road

Dear Ms. Gouda:

As we discussed, we are in the due diligence stage of planning a \$General at the NW quadrant of Port Royal and Kedron. Potential exists on the adjacent property to the north (4221) to build some retail shops and we are prepared to enter into this letter of intent for the following:

1,500-3,000 square feet

\$20/square foot NNN

5 year lease with one, five year option

2% annual increases in base term and options

TIMING: 6 month approval process and 6 month build so delivery of space would occur on or before 1/1/16.

Sincerely,



Monte Turner, CCIM  
Developer



**CCIM Institute**  
Equipping the world's best minds in commercial real estate

Post Office Box 150326 Nashville, TN 37215 Phone 615.383.7878 Fax 615.383.9878  
Overnight Delivery: 2917 Berry Hill Drive, Nashville, Tennessee 37204  
Monte Turner, CCIM turnerandassociates@comcast.net

## April Goad

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**From:** R G <rgouda15@hotmail.com>  
**Sent:** Friday, February 13, 2015 1:28 PM  
**To:** April Goad  
**Subject:** Fwd: Spring Hill

Hi this is rasha Gouda .i am working on the bond and I will email it as soon as I get it

Sent from my iPhone

Begin forwarded message:

**From:** "R G" <[rgouda15@hotmail.com](mailto:rgouda15@hotmail.com)>  
**To:** [rgouda15@hotmail.com](mailto:rgouda15@hotmail.com)  
**Subject:** Fwd: Spring Hill

Sent from my iPhone

Begin forwarded message:

**From:** "Angela Heering" <[angela.turnerandassociates@comcast.net](mailto:angela.turnerandassociates@comcast.net)>  
**To:** [rgouda15@hotmail.com](mailto:rgouda15@hotmail.com)  
**Subject:** Spring Hill

Angela Heering-Miller, CCIM

Turner & Associates Realty, Inc.

PO Box 150326

Nashville, TN 37215

615-383-7878 (Office)

615-335-5437 (Cell)

615-383-9878 (Fax)

## April Goad

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**From:** R G <rgouda15@hotmail.com>  
**Sent:** Friday, February 13, 2015 1:24 PM  
**To:** April Goad  
**Subject:** Fwd: The Advertiser News Legal Ad  
**Attachments:** 0000419942-01.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

**From:** Robbie Mathis <[rmathis@c-dh.net](mailto:rmathis@c-dh.net)>  
**Date:** February 13, 2015, 10:35:48 AM CST  
**To:** [rgouda15@hotmail.com](mailto:rgouda15@hotmail.com)  
**Subject:** **The Advertiser News Legal Ad**

Please see attached ad that ran for 3 consecutive weeks in The Advertiser News.

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Thanks for the opportunity to serve you,

† Robbie S. Mathis  
Stephens Media Group  
The Advertiser News, Franklin Life, Brentwood Life, The Columbia Daily Herald, The Man  
Mag Of Mid TN  
(o) 615-302-0647 (c) 615-243-2690  
(f) 615-302-0937

## **RETAIL LIQUOR LICENSE NOTICE**

Take notice that Rasha Gouda has applied to the City of Spring Hill for a "Certificate of Compliance", and will apply or has applied to the Tennessee Alcoholic Beverage Commission (TABC) in Nashville, TN for a Retail Liquor License for Kedron Liquors and Wine, 4221 Port Royal Road Spring Hill, TN 37174.

All persons wishing to be heard on the "Certificate of Compliance" may personally or through counsel appear or submit their views in writing to: The Spring Hill Board of Mayor and Aldermen on Tuesday February 17, 2015 at 7:00 p.m. in the Court Room at City Hall located at 199 Town Center Parkway, Spring Hill, TN 37174.

The TABC will consider the application at a date to be set by the TABC in Nashville, TN. Interested person(s) may personally or through counsel submit their views in writing by the hearing date to be scheduled by the TABC. Anyone with questions concerning this application or the laws relating to it may call or write the Tennessee Alcoholic Beverage Commission which is located at 220 Capitol Boulevard, Building Suite 300, Nashville, TN 37243-0755; phone 615.741.1602.

City of Spring Hill  
199 Town Center Parkway  
Spring Hill, TN 37174  
PHONE: (931) 486-2252

Rcpt Date: 01/15/2015

Rcpt #: 00182599

Cash Acct: 110-11211

Received Of: KEDRON LIQUORS AND WINE

Cmt: RASHA GOUDA

Tendered Amount: 250.00

Receipt Amount: 250.00

Change Due: 0.00

----- R E C E I P T      D I S T R I B U T I O N -----  
FUND      FUNCT-OBJ      DESCRIPTION      AMOUNT  
110      32210      BEER LICENSES      250.00

----- P A Y M E N T      D I S T R I B U T I O N -----  
PAYMENT DESCRIPTION      REFERENCE NUMBER      AMOUNT  
CHECK      1097      250.00

\*\*ORIGINAL COPY\*\*

Received By: TEMP



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**DON BRITE**  
*Chief of Police*

**JASON FOGLE**  
*Deputy Chief of Police*

2/6/2015

To: April Goad

CC: Chief Don Brite

Deputy Chief Jason Fogle

Ref: Certificate of Compliance for Liquor Sales

Upon conducting a background investigation of Rasha Gouda and Kedron Liquors and Wine, my findings revealed Mr. Gouda does not have a record with the Spring Hill Police Department, Maury County Sheriff's Department or Williamson County Sheriff's Department.

I conducted a Google search of Rasha Gouda and Kedron Liquors and Wine; no findings were revealed for either.

I searched the Better Business Bureau for Rasha Gouda and Kedron Liquors and Wine; neither have a BBB affiliation.

I searched the Department of Justice's National Sex Offender Registry for Rasha Gouda; no findings were revealed.

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

Sincerely,

*Justin Whitwell*

Lt. Justin Whitwell  
Criminal Investigation Division

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**SPRING HILL POLICE HEADQUARTERS**

3636A ROYAL PARK BLVD., P. O. BOX 789, SPRING HILL, TN 37174

PHONE: 931.486.2252 - FAX: 931.499.7237 - DISPATCH: 931.486.3270



City of Spring Hill  
Planning and Zoning Department  
199 Town Center Parkway  
P.O. Box 789  
Spring Hill, TN 37174

January 22, 2015

VIA Email: [rgouda15@hotmail.com](mailto:rgouda15@hotmail.com)

Rasha Gouda  
6012 Elijah Court  
Hermitage, TN 37076

Re: Request for Zoning Letter  
4221 Port Royal Road

Ms. Gouda,

The subject property, 4221 Port Royal Road, is zoned B-4, Central Business District. The zoning criteria of the B-4 zoning district are attached herein. Development of the property will require Planning Commission approval of, first, a Sketch Plan and, second, a Site Plan application prior to the issuance of a building permit. Supplemental regulations applicable to this property will be considered for the development of this property, as outlined in the Spring Hill Zoning and Subdivision Ordinances and including, but not limited to, parking regulations, design standards, landscaping requirements, grading, drainage, and street improvements.

Please feel free to contact me with any questions you might have or if I can be of further assistance.

Thank you,

Dara Sanders  
City Planner

- 3.6(1) With the exception of signs, accessory structures shall not be erected in any required front or side yards.
- 3.6(2) Accessory structures shall be located at least ten (10) feet from rear lot lines and five (5) feet from any building on the same lot.

Section 4. (B-4) Central Business District

Intent. To recognize the area of best overall accessibility to all portions of the community, so as to accommodate the widest range of comparison goods stores, specialty shops, business and personal services, or other commercial activities compatible in close grouping and thus suited to shopping by pedestrians.

4.1 Uses Permitted.

- 4.1(1) Any use permitted in B-1, B-2, and B-3 Districts.
- 4.1(2) Places of amusement and assembly, hotels, public garages or other motor vehicle services. Mini-warehouse storage units limited to indoor storage only.
- 4.1(3) Any retail or wholesale business or service.
- 4.1(4) The making of articles to be sold at retail on the premises, provided, however, that any manufacturing shall be restricted to light manufacturing incidental to a retail business or service where the products are sold principally on the premises by the producer to the consumer and where not more than five (5) operatives are employed in such manufacture.
- 4.1(5) Any accessory use or building customarily incidental to the above permitted uses.
- 4.1(6) Apartments, in accordance with Article VII, Subsection 2.1(1).
- 4.1(7) Restaurants.

4.2 Uses Permitted on Appeal.

Any other use, except uses allowed in industrial districts.

4.3 Uses Prohibited.

Any use which in the opinion of the Board of Zoning Appeals, would be injurious because of offensive fumes, odors, just or objectional features hazardous to the community on account of fire, explosion, health or aesthetics even when conducted under adequate safeguards.

4.4 Lot Area, Lot Width, Yards and Building Area.

4.4(1) No minimum lot area is required, however, off-street parking and loading/unloading requirements shall be observed.

4.4(2) Lot Width.

The minimum lot width at the building shall be twenty (20) feet.

4.4(3) Yards.

The minimum front yard shall be ten (10) feet.

No minimum side yard unless the lot is adjacent to a residential district, at which time a twenty-five (25) foot minimum buffer yard shall be required.

Rear yards shall be a minimum of twenty-five (25) feet for one story buildings and five (5) feet for each additional story.

A minimum Buffer Yard of twenty-five (25) feet shall be required  
(Changed by Ord. 07-30.)

4.5 Height.

Buildings hereafter constructed shall not exceed seventy (70) feet in height. Buildings that exceed fifty (50) feet in height must do so with the approval of the Planning Commission and follow public notification as prescribed in Article 19 of this Ordinance.

4.6 Location of Accessory Structures.

No restrictions.

**CITY OF SPRING HILL**  
**Liquor License for Retail Store**  
**Checklist**

**Applicant** Pinki Patel

**Date of Submission:** January 20, 2015

- Application Completed:
- Retailer's Surety Bond
- Public Notice  see email
- Application Fee Paid
- Background Check Completed
- Zoning Letter Received

Approved

Denied

DATE: \_\_\_\_\_



CITY OF SPRING HILL
P.O. BOX 789
SPRING HILL, TN 37174



Application for Certificate of Compliance



Personal Data

This application must be completed when submitted to the City of Spring Hill Finance Department. Failure to supply the requested information might result in rejection of the application by the Spring Hill Board of Mayor and Aldermen.

Full Name Pinki Patel Date of Birth 5/18/1969

Home Address 1014 Lexington Farms Dr. State TN Zip 37174

Driver's License on file al Sec # on file Home Phone: 732-668-3382

Current Occupation Store owner Name of Employer Ronit INC Tobacco Warehouse 1

Employer Address 5441 Main St. Ste. 6 Business Phone 931-486-1050
Spring Hill TN 37174

Length of time employed or engaged in this business 5 Years, - Months

Have you ever been convicted of any violation of a federal law, state law, or municipal ordinance?

Yes No If "yes", specify offense, date, and place of occurrence:

Store Name, Location, and Financial Data

Proposed Store Name

Street Address 5022 Spedale Court, Spring Hill, TN Zip Code 37174

Current Business Address (If relocation is requested)

Current Zoning of proposed location Commercial Zone

Important Notes

- 1. A zoning letter from the Spring Hill Codes Director must be attached to this application.
2. Upon signing this application, Applicant certifies that he/she has read, understands, and agrees to comply with all requirements of Spring Hill Municipal Code, Title 8, Chapter 1, Sections 8-101 through 8-125.

Property Owners of proposed location Campbell Station Development, LLC.

Owner's Address \_\_\_\_\_

Amount of rent to be paid \$ 37,259.00 Amount of money invested or to be invested \$ 100,000.00

Source of Funds From my other business and relative as a partner

Are funds to be borrowed for any purposes relating to the purchase of this liquor store? \_\_\_ Yes  No

If "yes", who is the lender? \_\_\_\_\_

Lender's Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

List any person(s) who have or will provide endorsements on any such loans:

Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Name of Applicants Bank \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

List the name(s) and address of any person, firm or corporation who will aid the venture financially or otherwise:

Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Type of Assistance \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Type of Assistance \_\_\_\_\_

List the name(s) and address of any person, firm or corporation who will have any interest, direct, or indirect in the business or in the profits thereof and the nature and character of interest:

Name Nilesh Patel

Address 1005 Queens place City Spring Hill State TN Zip 37174

Type of Interest Partnership

Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Type of Interest \_\_\_\_\_

Do any of the previously named person's that you have listed as having an interest in the business hold a retail or wholesale liquor license? \_\_\_\_\_ Yes  No

If "Yes", Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Is this business a partnership or corporation?  Yes \_\_\_\_\_ No

If "Yes", list the name, age, address, and occupation of each partner or stockholder:

Name Nilesh Patel Age 55

Address 1005 Queens place City Spring Hill State TN Zip 37174

Occupation, Business, or Employer Business

Name \_\_\_\_\_ Age \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Occupation, Business, or Employer \_\_\_\_\_

#### Important Notes

1. This application shall be verified by the applicant and notarized. In the event the applicant is a partnership or corporation, each partner or stockholder shall file an accompanying application.
2. Applicant must place an advertisement in a local newspaper of general circulation for three (3) consecutive days but no less than seven (7) days prior to the application being acted upon originally by the Spring Hill Board of Mayor and Aldermen. Applicant must attach to this application a "Publisher's Affidavit" and a copy of said advertisement.
3. A fee of \$250.00 payable to the City of Spring Hill is required at the time of filing this application.

**STATEMENTS**

I, PINKI PATEL, certify that no person prohibited from having any direct or indirect interest in the proposed store has such an interest. I further stated that all attachments are true and accurate. I realized that falsification of any portion of this application shall be grounds for rejection of this application.

The applicant, or applicants agrees to comply with the stated and federal laws and city ordinances and the rules and regulations of the Alcoholic Beverage Commission and the State Commissioner of Revenue with references to the sale of alcoholic beverages and agrees to all requirements found in the Spring Hill Municipal Code, Title 8, Chapter 1, Sections 8-101 through 8-125.

Pinki Patel.

Signature of Applicant

1014 Lexington Farms Dr. Spring Hill  
Home Street Address TN 37174

State of Tennessee

County of Williamson

The applicant named above, in my presence and who, after being duly sworn according to law, made oath that the facts as stated therein are true, signed this application.

This the 16th day of January, 2015.

Notary Public: [Signature]

My Commission Expires: \_\_\_\_\_

**My Commission Expires  
October 23, 2017**



**SUBJECT CENTER:**  
Campbell Station  
5000-5028 Spedale Court

**PREMISES:**  
5022 Spedal Court  
Patel Liquor Store  
~2,812 SF

  
**CAPITAL BANK**

  
**Wendy's**

COLUMBIA PIKE/MAIN STREET/HWY 31

  
**McDonald's**



Effective Date: February 13th, 2015

# Western Surety Company

## LICENSE AND PERMIT BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 62298965

That we, PINKI PATEL

of SPRING HILL, State of Tennessee, as Principal,  
and WESTERN SURETY COMPANY, a corporation duly licensed to do surety business in the State of  
Tennessee, as Surety, are held and firmly bound unto the

City of SPRING HILL, State of Tennessee, as Obligee, in the penal

sum of One Thousand and 00/100 DOLLARS (\$1,000.00),  
lawful money of the United States, to be paid to the Obligee, for which payment well and truly to be made,  
we bind ourselves and our legal representatives, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the Principal has been  
licensed RETAILERS SURETY BOND

by the Obligee.

NOW THEREFORE, if the Principal shall faithfully perform the duties and in all things comply  
with the laws and ordinances, including all amendments thereto, pertaining to the license or permit  
applied for, then this obligation to be void, otherwise to remain in full force and effect until  
February 13th, 2016, unless renewed by Continuation Certificate.

This bond may be terminated at any time by the Surety upon sending notice in writing, by First Class  
U.S. Mail, to the Obligee and to the Principal at the address last known to the Surety, and at the expiration  
of thirty-five (35) days from the mailing of said notice, this bond shall ipso facto terminate and the Surety  
shall thereupon be relieved from any liability for any acts or omissions of the Principal subsequent to said  
date. Regardless of the number of years this bond shall continue in force, the number of claims made  
against this bond, and the number of premiums which shall be payable or paid, the Surety's total limit of  
liability shall not be cumulative from year to year or period to period, and in no event shall the Surety's total  
liability for all claims exceed the amount set forth above. Any revision of the bond amount shall not be  
cumulative.

Dated this 13th day of February, 2015.

*Pinki Patel*

Principal

Principal

WESTERN SURETY COMPANY

By

*Paul T. Bruflat*

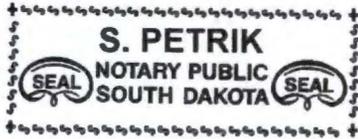
Paul T. Bruflat, Senior Vice President

STATE OF SOUTH DAKOTA }  
COUNTY OF MINNEHAHA } ss

ACKNOWLEDGMENT OF SURETY  
(Corporate Officer)

On this 13th day of February, 2015, before me, the undersigned officer, personally appeared Paul T. Bruflat, who acknowledged himself to be the aforesaid officer of WESTERN SURETY COMPANY, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



*S. Petrik*  
Notary Public — South Dakota

My Commission Expires August 11, 2016

ACKNOWLEDGMENT OF PRINCIPAL  
(Individual or Partners)

STATE OF Tennessee }  
COUNTY OF Maury } ss

On this 13th day of February, 2015, before me personally appeared Pink: Patel known to me to be the individual described in and who executed the foregoing instrument and acknowledged to me that he executed the same.

My commission expires 9-24-2017

*Beverly Ledford*  
Notary Public



ACKNOWLEDGMENT OF PRINCIPAL  
(Corporate Officer)

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me personally appeared \_\_\_\_\_, who acknowledged himself/herself to be the \_\_\_\_\_ of \_\_\_\_\_, a corporation, and that he/she as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

My commission expires \_\_\_\_\_

Notary Public



License or Permit No. \_\_\_\_\_  
LICENSE AND PERMIT  
BOND  
As  
of \_\_\_\_\_  
State of \_\_\_\_\_  
Name of Applicant \_\_\_\_\_  
Address \_\_\_\_\_  
Filed \_\_\_\_\_,  
Approved this \_\_\_\_\_  
day of \_\_\_\_\_,  
\_\_\_\_\_

# Western Surety Company

## POWER OF ATTORNEY

### KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Paul T. Bruflat of Sioux Falls,  
State of South Dakota, its regularly elected Vice President,  
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One RETAILERS SURETY BOND City of SPRING HILL

bond with bond number 62298965

for PINKI PATEL

as Principal in the penalty amount not to exceed: \$ 1,000.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President with the corporate seal affixed this 13th day of February, 2015.

ATTEST

*L. Nelson*

L. Nelson, Assistant Secretary

WESTERN SURETY COMPANY

By *Paul T. Bruflat*

Paul T. Bruflat, Vice President

STATE OF SOUTH DAKOTA }  
COUNTY OF MINNEHAHA } ss

On this 13th day of February, 2015, before me, a Notary Public, personally appeared Paul T. Bruflat and L. Nelson Vice President who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.

SEAL S. PETRIK NOTARY PUBLIC SOUTH DAKOTA SEAL  
My Commission Expires August 11, 2016

*S. Petrik*

Notary Public



Thanks, Arvind. The total cost came to \$406.00. I have the ad scheduled to start on Feb. 17 and run for 7 days. I will email you an ad proof when the ad is ready.

Thank you!  
Dawn

### *Dawn Schmidt*

*Advertising Account Representative*

***The Daily Herald • The Advertiser-News • The Value Guide***

*office: (931) 388-6464 x3009*

*cell or text (304) 942-8232*

*fax (931) 388-4101*

On Fri, Feb 13, 2015 at 12:53 PM, arvind patel <[arvind1216@yahoo.com](mailto:arvind1216@yahoo.com)> wrote:

---

On Fri, 2/13/15, Dawn Schmidt <[dschmidt@c-dh.net](mailto:dschmidt@c-dh.net)> wrote:

Subject: Re: Fw: Re: Fw: Liquor License example(arvind)

To: "arvind patel" <[arvind1216@yahoo.com](mailto:arvind1216@yahoo.com)>

Date: Friday, February 13, 2015, 12:08 PM

Hi

Arvind,

I got your email - I

am pricing it out. I will need info on the

date:

> city council on ?(date and time) and address of spring hill

I'll call you in a  
bit.

Dawn Schmidt

Advertising Account Representative

The

Daily Herald • The

Advertiser-News • The Value

Guide office: (931) 388-6464 x3009

cell or text (304)

942-8232

fax (931)

388-4101

On Fri, Feb 13, 2015 at

12:06 PM, arvind patel <[arvind1216@yahoo.com](mailto:arvind1216@yahoo.com)>

wrote:

City of Spring Hill  
199 Town Center Parkway  
Spring Hill, TN 37174  
PHONE: (931) 486-2252

Rcpt Date: 01/20/2015 Rcpt #: 00182633  
Cash Acct: 110-11211  
Received Of: PATEL, PINKI  
Cmt:

Tendered Amount: 250.00  
Receipt Amount: 250.00  
-----  
Change Due: 0.00

----- R E C E I P T D I S T R I B U T I O N -----  
FUND FUNCT-OBJ DESCRIPTION AMOUNT  
110 32210 BEER LICENSES 250.00

----- P A Y M E N T D I S T R I B U T I O N -----  
PAYMENT DESCRIPTION REFERENCE NUMBER AMOUNT  
CASH 250.00

\*\*CUSTOMER COPY\*\*

-----  
Received By: TEMP

City of Spring Hill  
199 Town Center Parkway  
Spring Hill, TN 37174  
PHONE: (931) 486-2252

Rcpt Date: 01/20/2015 Rcpt #: 00182633  
Cash Acct: 110-11211  
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FUND FUNCT-OBJ DESCRIPTION AMOUNT  
110 32210 BEER LICENSES 250.00



---

**DON BRITE**  
*Chief of Police*

**JASON FOGLE**  
*Deputy Chief of Police*

2/6/2015

To: April Goad

CC: Chief Don Brite

Deputy Chief Jason Fogle

Ref: Certificate of Compliance for Liquor Sales

Upon conducting a background investigation of Pinki Patel , my findings revealed Ms. Patel does not have a record with the Spring Hill Police Department, Maury County Sheriff's Department or Williamson County Sheriff's Department.

I conducted a Google search of Pinki Patel and her current employer Tobacco Warehouse 1; no findings were revealed.

I searched the Better Business Bureau for Pinki Patel and Tobacco Warehouse 1; neither have a BBB affiliation.

I searched the Department of Justice's National Sex Offender Registry for Pinki Patel; no findings were revealed.

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

Sincerely,

*Justin Whitwell*

Lt. Justin Whitwell  
Criminal Investigation Division

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**SPRING HILL POLICE HEADQUARTERS**

3636A ROYAL PARK BLVD., P. O. BOX 789, SPRING HILL, TN 37174

PHONE: 931.486.2252 - FAX: 931.499.7237 - DISPATCH: 931.486.3270



City of Spring Hill  
Planning and Zoning Department  
199 Town Center Parkway  
P.O. Box 789  
Spring Hill, TN 37174

February 12, 2015

Pinki Patel  
1014 Lexington Farms  
Spring Hill, TN 37174

Re: Request for Zoning Letter  
5022 Spedale Court

Ms. Patel,

The subject property, 5022 Spedale Court, is zoned B-4, Central Business District. The zoning criteria of the B-4 zoning district are attached herein. This property is currently developed, and City records indicate that there are no known nonconformities or violations on this property.

Please feel free to contact me with any questions you might have or if I can be of further assistance.

Thank you,

A handwritten signature in blue ink, appearing to read "Dara Sanders".

Dara Sanders  
City Planner

- 3.6(1) With the exception of signs, accessory structures shall not be erected in any required front or side yards.
- 3.6(2) Accessory structures shall be located at least ten (10) feet from rear lot lines and five (5) feet from any building on the same lot.

Section 4. (B-4) Central Business District

Intent. To recognize the area of best overall accessibility to all portions of the community, so as to accommodate the widest range of comparison goods stores, specialty shops, business and personal services, or other commercial activities compatible in close grouping and thus suited to shopping by pedestrians.

4.1 Uses Permitted.

- 4.1(1) Any use permitted in B-1, B-2, and B-3 Districts.
- 4.1(2) Places of amusement and assembly, hotels, public garages or other motor vehicle services. Mini-warehouse storage units limited to indoor storage only.
- 4.1(3) Any retail or wholesale business or service.
- 4.1(4) The making of articles to be sold at retail on the premises, provided, however, that any manufacturing shall be restricted to light manufacturing incidental to a retail business or service where the products are sold principally on the premises by the producer to the consumer and where not more than five (5) operatives are employed in such manufacture.
- 4.1(5) Any accessory use or building customarily incidental to the above permitted uses.
- 4.1(6) Apartments, in accordance with Article VII, Subsection 2.1(1).
- 4.1(7) Restaurants.

4.2 Uses Permitted on Appeal.

Any other use, except uses allowed in industrial districts.

4.3 Uses Prohibited.

Any use which in the opinion of the Board of Zoning Appeals, would be injurious because of offensive fumes, odors, just or objectional features hazardous to the community on account of fire, explosion, health or aesthetics even when conducted under adequate safeguards.

4.4 Lot Area, Lot Width, Yards and Building Area.

4.4(1) No minimum lot area is required, however, off-street parking and loading/unloading requirements shall be observed.

4.4(2) Lot Width.

The minimum lot width at the building shall be twenty (20) feet.

4.4(3) Yards.

The minimum front yard shall be ten (10) feet.

No minimum side yard unless the lot is adjacent to a residential district, at which time a twenty-five (25) foot minimum buffer yard shall be required.

Rear yards shall be a minimum of twenty-five (25) feet for one story buildings and five (5) feet for each additional story.

A minimum Buffer Yard of twenty-five (25) feet shall be required  
(Changed by Ord. 07-30.)

4.5 Height.

Buildings hereafter constructed shall not exceed seventy (70) feet in height. Buildings that exceed fifty (50) feet in height must do so with the approval of the Planning Commission and follow public notification as prescribed in Article 19 of this Ordinance.

4.6 Location of Accessory Structures.

No restrictions.