

**City of Goodlettsville
Board of Zoning and Sign Appeals
MEETING AGENDA**

Tuesday October 7, 2025

5:00 PM

GOODLETTSVILLE CITY HALL - MASSIE CHAMBERS

Approval of November 12, 2024 Meeting Minutes

Annual Election of Chairman and Vice Chairman

(PUBLIC HEARING)

ITEM#1 Kyle Bradley, Property Owner requests an Agricultural Animal Raising Conditional Use for miniature donkeys on 10.1 acres at 1116 Madison Creek Road. Property is zoned R40, Low Density Residential and is referenced as Sumner County Tax Map/Parcel# 140126.05

- Staff Presentation
- Applicant Presentation
- Public Hearing Public Comments
- Board Discussion and Motion

*A government committed to operating with efficiency and integrity in all we do
as we strive to enhance the quality of life for the community we serve.*

105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2202

www.goodlettsville.gov

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OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS

November 12, 2024

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Brian Rager, Commissioner Stuart Huffman, Larry Jones, and Mark Writesman.

Absent: Commissioner Jimmy D. Anderson.

Also Present: Addam McCormick (Staff), Tim Ellis-City Manager, Russell Freeman-City Attorney, Jenni Lester (Staff), and Sharon Reed (Staff).

Chairman Brian Rager called the meeting to order at 5:00 pm and declared a quorum.

Approval of September 3, 2024 Meeting Minutes: Huffman made a motion to approve the minutes of the September 3, 2024 meeting, Writesman seconded the motion. Motion was approved.

AGENDA

Item #1 Liz Young, Property Owner Representative: Requests accessory building location variance at 980 Hitt Lane. The 5.21-acre property referenced as Davidson County Tax Map/Parcel# 02500008300 is zoned Agricultural. Zoning Ordinance Sections: 14-208 (1)(c) and 14-208 (1)(e). Property Owners: Heather and Stephen Connors.

Staff Discussion:

- Per variance application: We are requesting to rebuild a detached garage for our customer however in front of the front line of the house as we cannot build behind due to a hill and wall behind that would be too costly to cut out to make flat to build.*
- The 5.21-acre property at 980 Hitt Lane is zoned Agricultural.
- The proposal is for a replacement accessory building beside and in front of the house (primary structure) on the property.
- The proposal is for a twenty (20') x forty (40') feet-800 square feet building.
- The request is based on the property slopes behind the house ranging from 590' to 630' feet for roughly 110' feet back from the front of the house on the property.
- The property contains thirty-five (35%+) plus percent slopes in this area.
- The house is roughly 200 feet from the front property line/ Hitt Lane right of way frontage.
- The request is for a metal pole barn type structure.
- Due to the proposed location of the building beside and in front of the house, the City's Zoning Ordinance material consistency requirement exemption for accessory buildings over 504 square foot in Agricultural zoning district and on properties over five (5) acres would not apply.
- The requested variances are for the location of the proposed replacement accessory building beside and in front of the house due to the property slopes and a material consistency requirement exemption.
- Staff Stipulation-An approved variance would need to include no accessory building permitted to be constructed within sixty (60') of the top of stream bank along the front of the property.
- Staff presented Zoning Ordinance Sections: 14-208 (1)(c), 14-208 (1)(e) and 14-213 (8)(c).
- Motion Option-To approve the variance request with the listed staff stipulation based on the request meeting the variance review criteria 14-213 (8) (c) (vi) due to the property topographical conditions with thirty-

five (35%) percent plus slopes. (Staff Recommendation)

- Motion Option-To deny the variance request based on the request not meeting the Zoning Ordinance variance review criteria as determined by the Board during the meeting.
- Motion Option-To defer the request for the applicant to provide additional information as determined by the Board during the meeting.

Applicant Representative: Austin Christian, Barn Store Owner, Gallatin, TN

- Christian stated the thirty-five (35%) percent grade would have been there when they built the house because the house is essentially built in the side of the cliff.
- Christian stated there is limited area to rebuild the structure.

Rager opened the Public Hearing for Citizen Comments:

Gina Vaughn – 1026 Hitt Lane

Ms. Vaughn has lived here for thirty-two (32) years and has fifteen (15) acres that join this property. She is concerned they are zoning out of agricultural. Vaughn wants to know what will be allowed on the property if it is changed and do, they need a change?

No additional citizen comments.

The Public Hearing was closed.

Board Discussion:

- McCormick responded to Ms. Vaughn zoning questions. There is no re-zoning with this request and will remain agricultural.
- McCormick stated the request is to build an accessory building beside the house and that is the reason they are here due to the location of the accessory building.
- McCormick discussed the location of the accessory building and material consistency requirement.
- Christian discussed the quality of the viable building materials they use.

Motion: Writesman made a motion to approve the variance request due to the property topographical conditions with thirty-five (35%) percent plus slopes and the staff stipulation that no accessory building would be permitted to be constructed within sixty (60') of the top of stream bank along the front of the property, seconded by Jones. The motion passed.

Item #2 Boom Sign and Lighting: Requests electronic signage variance for a proposed Jubilee Hills sign on Conference Drive. The 0.98- acre property referenced as Davidson County Tax Map/Parcel# 02600017100 Zoning Ordinance Sections: 14-305 (1) (c) Property Owner: A.P. Development Properties, INC.

Staff Discussion:

- The proposal is for a pole sign including two (2) signage areas with a total of sixty-three (63 sq.ft.) square feet.
- The proposal is for the entire area of the fifty-eight (58 sq. ft.) square feet primary section of the pole sign to be an electronic message board changeable copy sign.
- The City's Sign Ordinance limits changeable copy signs to a maximum fifty (50%) percent of the pole signage area.
- The permitted total square footage of the electronic changeable copy message board would be thirty-one and a half (31.5 sq. ft.) square feet.
- The Sign Ordinance requires a static regular sign section with a changeable copy message board signage

proposal.

- Staff presented Zoning Ordinance Sections: 14-305 (1)(c), 14-305 (2)(c)(iv), and 14-305 (7)(b)(c)(d).
- Motion Option-To approve the Sign Ordinance section variance request based on the request meeting the variance review criteria 14-305 (7)(b) (vi) since the requested variance will not be detrimental to the public welfare, injurious to other property, or to the intent and spirit of this chapter.
- Motion Option-To deny the variance request based on the request not meeting the Sign Ordinance section variance review criteria as determined by the Board during the meeting. (Staff Recommendation-Zoning Ordinance Amendment Process)
- Motion Option-To defer the request for the applicant to provide additional information as determined by the Board during the meeting.

Applicant Representative: Kip Husk, Husk Signs

- Husk stated they are the manufacturer of the sign, and they manufacture digital displays.
- Husk discussed the request for an electronic sign and the flexibility and effectiveness of an electronic sign in this area.
- Freeman discussed the location of the proposed sign on the parcel.
- McCormick responded it is a separate parcel, but the sign is associated with the property owner.
- Husk stated this is a second entrance into Jubilee Hills from Conference Drive.
- Ellis asked for clarification on the request of footage for static and digital.
- Husk responded Dr. Patel is asking for the entire sign to be digital.
- Husk responded that the request is not to have the static sign above and the entire sign digital.
- McCormick responded and explained the request is to get a shorter sign with less square footage that will meet their intent.
- Huffman clarified the request tonight is for one hundred percent (100%) digital.
- McCormick responded yes that is correct.
- McCormick discussed the criteria for a sign variance to be based on.

Rager opened the Public Hearing for Citizen Comments: No one requested to speak.

The Public Hearing was closed.

Board Discussion:

- Freeman discussed hardship, uniqueness and amending the sign ordinance for Conference Drive.
- McCormick responded in his opinion the request does not meet the Sign Ordinance section variance review criteria.
- Huffman discussed the current fifty percent (50%) sign ordinance and the request for one hundred percent (100%) digital sign.
- Huffman discussed a motion to deny because it is not permitted by the chapter.
- Freeman agreed with Huffman and discussed the size and location of the sign.
- Huffman discussed a motion to defer to look at the sign ordinance for possibilities.
- McCormick responded you could defer for a period of time and present to the Planning Commission and City Commission for an ordinance amendment for approval.
- Huffman discussed a motion to deny and they could come back with a new design.

Motion: Huffman made a motion to deny based on paragraph (c) under no circumstances shall the board grant a variance to allow a sign which is not permitted by this chapter, seconded by Writesman. The motion passed.

McCormick mentioned he sent the members an email regarding the annual virtual training for the Tennessee Planning Association coming up next week.

With no further business, Huffman made the motion to adjourn, seconded by Jones .

The meeting adjourned at 6:01 pm.

Brian Rager, Chairman

Sharon Reed, Planning Assistant

DRAFT

City of Goodlettsville
Board of Zoning and Sign Appeals
STAFF REPORT
October 7, 2025 5 pm Meeting

Approval of November 12, 2024 Meeting Minutes

STAFF NOTES: N/A

MOTION OPTIONS:

1. Approve the agenda as listed
2. Approve with agenda amendments as determined by the Board

-Annual Election of Chairman and Vice Chairman

ITEM#1 **Kyle Bradley, Property Owner requests an Agricultural Animal Raising Conditional Use** for miniature donkeys on 10.1 acres at 1116 Madison Creek Road. Property is zoned R40, Low Density Residential and is referenced as Sumner County Tax Map/Parcel# 140126.05

-Staff Presentation

-Applicant Presentation

-Public Hearing- Open Meeting to Public Comments

-Board Discussion and Motion

STAFF NOTES:

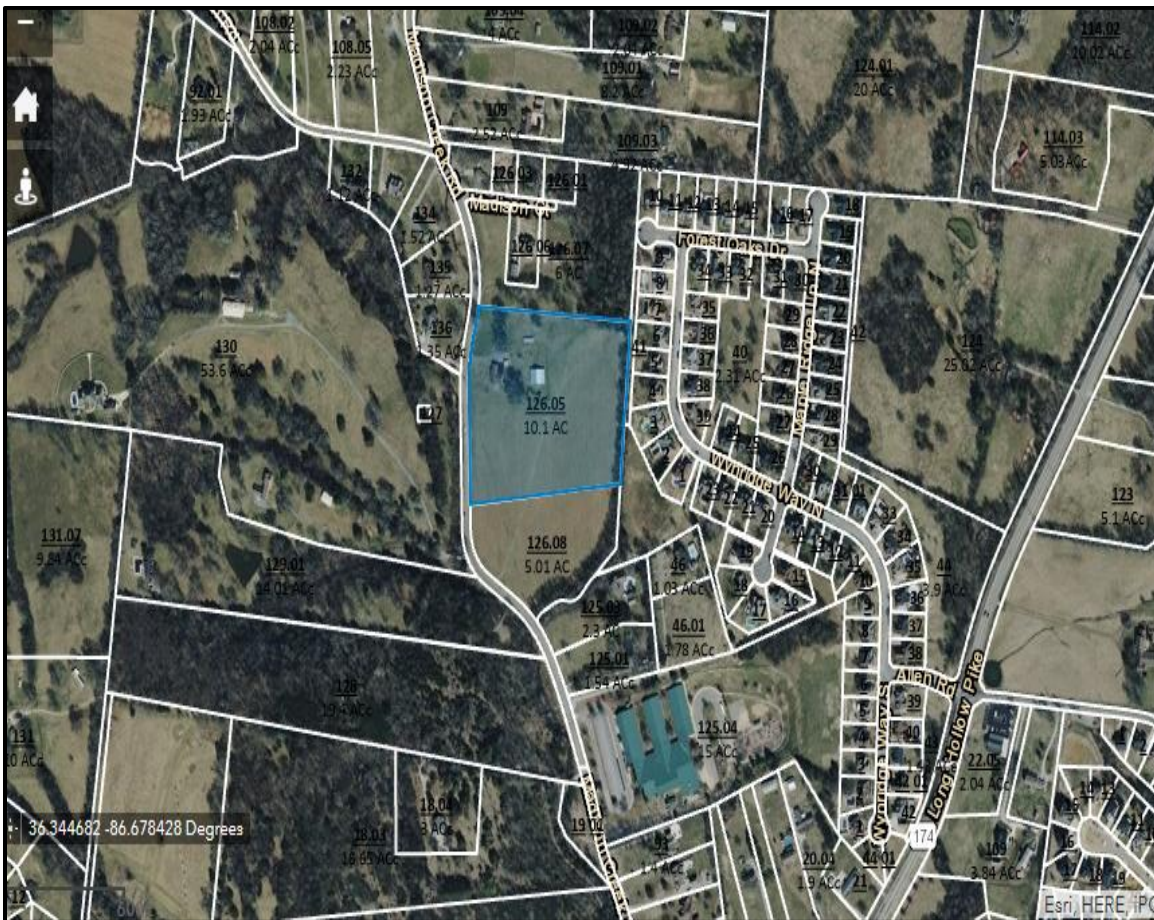
The 10.1-acre property at 1116 Madison Creek Road is zoned R-40, Low Density Residential. The City's Zoning Ordinance permits through the Board of Zoning and Sign Appeals Conditional Use review process the Agricultural Animal Raising use on properties over five (5) acres in the R40 zoning district. The applicant discussed with staff the possible number of miniature donkeys initially and over time on the property. The applicant will need to present to the Board the total number of proposed miniature donkeys and where on the property and a summary of how the donkeys will be kept. The Zoning Ordinance provides general and specific conditional use review criteria and permits the Board to place reasonable restrictions on the request to limit the possible use impacts on adjacent properties.

STAFF STIPULATION: Per presentation by the applicant and discussion by the Board during the meeting, define a maximum number of miniature donkeys permitted with the conditional use request.

MOTION OPTIONS:

1. Motion to approve the conditional use request including staff stipulation since the request meets the Zoning Ordinance conditional use general and specific review criteria as determined by the Board during the meeting
2. Motion to deny the conditional use request based on the request not meeting the Zoning Ordinance conditional use general and specific review criteria as determined by the Board during the meeting
3. Motion to defer the request for the applicant to provide additional information as determined by the Board during the meeting

**Staff recommendation to be provided during meeting*





Referenced Zoning Ordinance Sections:

14-213 (9)(c)

Requirements for conditional use permit. General requirements are hereby established which shall apply to all applications for conditional use permits, and specific standards listed shall apply to the issuance of a conditional use permit as appropriate. The board may impose such other conditions and restrictions upon the premises benefitted by a conditional use permit as may be necessary to comply with the provisions set out hereafter in this section in order to reduce or minimize the injurious effect of such conditional use upon and ensure compatibility with surrounding property and to better carry out the general intent of this ordinance. The board may establish expiration dates for the expiration of any conditional use permit as a condition of approval. A permit may not be transferred to another owner or type of use without a rehearing before the board.

(d) General requirements. A conditional use permit shall only be granted provided the board makes specific findings that it:

- (i) Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected;

- (ii) Will not adversely affect other property in the area in which it is located;
- (iii) Is within the provisions of "conditional uses" as set forth in this ordinance; and
- (iv) Conforms to all applicable provisions of this ordinance for the district in which it is to be located and is necessary for public convenience in that location and meets the specific standards below

14-213 (9)(g)

(g) Specific standards for agricultural and extractive activities. A conditional use permit shall not be granted for the agricultural and extractive activity specified below unless the standards established therein are met as a part of the conditions for issuing such permit in the applicable zone districts.

(i) Special conditions for crop and animal raising.

(A) This shall apply to the keeping of farm animals only, provided however, that hog pens and game roosters and/or fighting roosters shall be prohibited.

(B) Minimum lot size shall be five acres for keeping, raising, or grazing horses, cattle, goats, sheep, or chickens.

(C) This shall not be construed to include any kind of feed lot operation.