

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

Tuesday November 4, 2025

5:00 PM

GOODLETTSVILLE CITY HALL - MASSIE CHAMBERS

Approval of October 7, 2025 Meeting Minutes

(PUBLIC HEARING)

ITEM#1 Thomas L. Anderson Architect INC: Requests conditional use approval for an 1,134 square feet- six (6) unit mini-warehouse/self-storage building at 500 S. Main Street. The 1.02-acre property referenced as Davidson County Tax Map/Parcel# 02508007900 is zoned CSL, Commercial Services Limited/CCO, Commercial Core Overlay. Zoning Ordinance Sections: 14-206 (3)(b) and 14-213(9). Property Owner: AE SMARTHOMES, LLC

- 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

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS

October 7, 2025

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Commissioner Jimmy D. Anderson, Stuart Huffman, Larry Jones and Scott O'Brien.

Absent: Brian Rager

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

Commissioner Anderson called the meeting to order at 5:00 pm, called roll and declared a quorum.

Approval of November 12, 2024 Meeting Minutes: Jones made a motion to approve the minutes of the November 12, 2024 meeting, Huffman seconded the motion. The motion passed unanimously.

Annual Chair and Vice-Chair Officer Election: Commissioner Anderson made a motion to nominate Stuart Huffman for Chairman. Scott O'Brien seconded the motion. Members voted to approve Stuart Huffman Chairman of the Goodlettsville Board of Zoning and Sign Appeals.

Huffman made a motion to nominate Larry Jones for Vice-Chair. Commissioner Anderson seconded the motion. Members voted to approve Larry Jones Vice-Chair of the Goodlettsville Board of Zoning and Sign Appeals.

AGENDA

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 Discussion:

- 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 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 presented Zoning Ordinance Sections: 14-213(9)(c), (d) General requirements. (i), and 14-213 (9)(g).
- 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 Option- 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. (Staff Recommendation)
- Motion Option- 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.
- Motion Option- To defer the request for the applicant to provide additional information as determined by the Board during the meeting.

Applicant: Kyle Bradley – 1116 Madison Creek Road

- Bradley stated he would like to have two (2) females because no one will sell you just one miniature donkey.
- Bradley stated the donkeys get depressed so they have to come in pairs.

Huffman opened the Public Hearing for Citizen Comments:

Kay Lamberson – 108 S. Wynridge Way

Lamberson's question is, is this going to be a commercial deal and what is the purpose of it? Lamberson does not want a commercial deal right behind the subdivision. Lamberson is curious about having new and old donkeys and wants to be assured that it's not going to be a commercial situation.

No additional citizen comments.

The Public Hearing was closed.

Board Discussion:

- Jones asked Bradley what the purpose of the donkeys would be and are they going to be pets?
- Bradley responded yes, they are going to be pets and did not know what else he could do with them.
- O'Brien asked if they were going to be in the marked off fenced area or all over the property?
- Bradley responded they will just be in the fenced area so they're toward the house so he can see them.
- City Attorney Freeman discussed defining the containment size of the animals, location of the fence within the ten (10) acres, specific species, and number of miniature donkeys.
- Huffman asked about noise.
- Bradley responded no more noise than a dog barking in the neighborhood.
- Jones asked if he had any other animals on his property?
- Bradley responded chickens.
- Huffman discussed the number of miniature donkeys he could possibly want to purchase in the future.
- Bradley responded possibly but he can not afford more than two (2) right now with updating the barn and fencing.
- McCormick discussed the staff stipulation to define a maximum number of miniature donkeys permitted with the conditional use request.
- Huffman discussed issues with the proposed area.
- O'Brien asked McCormick if once the fence is installed could they go out and make sure it's in the parameters of what they want?
- McCormick responded yes, they can go and look at the fence.
- Huffman discussed an area of fifty (50') feet of fence for the donkeys.

Motion: Commissioner Anderson made a motion to approve the conditional use request and fifty (50') feet of fence on the three (3) sides of the barn and a maximum of five (5) miniature donkeys, seconded by O'Brien.

-Bradley commented it can be hard to buy two (2) donkeys at once and because they won't let you take one (1) by itself because they're very depressed animals by themselves, I may need a nanny goat to be with it in the event of just one donkey until another one was born.

-Huffman commented the motion is for a maximum of five (5) donkeys and no surrogate goat in the first motion.

Motion: Commissioner Anderson made a motion to amend the motion to approve the conditional use request with a maximum of five (5) animals, of which only one (1) can be a surrogate goat and the others being miniature donkeys, contained within the marked off area plus a fifty (50') feet radius on the three (3) sides of

the building, seconded by O'Brien. The motion passed unanimously.

The amended motion passed unanimously.

With no further business, O'Brien made the motion to adjourn, seconded by Jones.

The meeting adjourned at 5:40 pm.

Stuart Huffman, Chairman

Sharon Reed, Planning Assistant

DRAFT

City of Goodlettsville
Board of Zoning and Sign Appeals
STAFF REPORT
Tuesday November 4, 2025

5:00 PM

GOODLETTSVILLE CITY HALL - MASSIE CHAMBERS

Approval of October 7, 2025 Meeting Minutes

STAFF NOTES: N/A

MOTION OPTIONS:

1. Approve as listed
2. Approve with minute amendments as determined by the Board of Zoning and Sign Appeals

ITEM#1 **Thomas L. Anderson Architect INC:** Requests conditional use approval for an 1,134 square feet- six (6) unit mini-warehouse/self-storage building at 500 S. Main Street. The 1.02-acre property referenced as Davidson County Tax Map/Parcel# 02508007900 is zoned CSL, Commercial Services Limited/CCO, Commercial Core Overlay. Zoning Ordinance Sections: 14-206 (3)(b) and 14-213(9). Property Owner: AE SMARTHOMES, LLC

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

STAFF NOTES:

Applicant's Request (Per On-Line Application)

We are requesting permission to build a small 22'-8" x 50'-0" (1,134 s.f.) storage facility to be used for the tenants of the main building.

The City's Zoning Ordinance defines uses that are permitted in a zoning district and uses only approved by conditional use review by the City's Board of Zoning and Sign Appeals. The Appeals Board's review is based on the City's Zoning Ordinance conditional use general and self-storage/mini warehouse specific conditional use requirements as listed below. The request is unique in that the conditional use self-storage/mini-warehouse proposal is for a limited scale (1,134 square feet/sq. ft.) storage secondary use on the property. The specific conditional use review criteria includes the requirement for a fenced-in storage facility and increased facility

setbacks of sixty-five (65') feet. These requirements are associated with a larger scale standalone type self-storage/mini-warehouse facility. The Board's review will need to include if the proposal would meet the general and specific conditional use review criteria based on the area of the proposal and the scale of the proposed facility. The proposed building location can be located to be sixty-five (65') feet off the Hollywood Street right of way front property line. The property contains a primary commercial retail (6,972 sq. ft.) center facility. The minimum parking required for both the retail and storage facilities would be twenty-nine (29) parking spaces. The site plan includes thirty-one (31) parking spaces for both uses.

If the conditional use is approved, the applicant will be required to submit a site plan to the City's Planning Commission for review.

MOTION OPTIONS:

1. Motion to approve the conditional use request based on the request meeting the referenced 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 referenced 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*



Goodlettsville Zoning Map



Green- R-10, Medium Density Residential

Light Pink- CSL, Commercial Services Limited

Yellow Line- CSL, Commercial Services Limited/CCO, Commercial Core Overlay

Referenced Zoning Ordinance Sections:

14-202 (6) (m) (vi)

(n)General personal services includes the provision to individuals of informational and instructional services as well as the provision of care and maintenance for personal items. These activities do not include the storage or sale of goods or chattel unless otherwise permitted herein.

(i)Automatic teller machines (ATM).

(ii)Barber shops.

(iii)Beauty shops and salons

(iv)Decorating services.

(v)Laundry, cleaning, and garment services.

(vi)Mini warehouses (included by conditional use only).

(vii)Miscellaneous personal services.

(viii)Clothing rental agencies.

- (ix) Health spas.
- (x) Photographic studios.
- (xi) Shoe repair shops.
- (xii) Special training and schooling services.
- (xiii) Art and music schools.
- (xiv) Barber and beauty schools.
- (xv) Business schools.
- (xvi) Dancing schools/exercise studios.
- (xvii) Driving schools
- .(xviii) Watch, clock and jewelry repair.

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

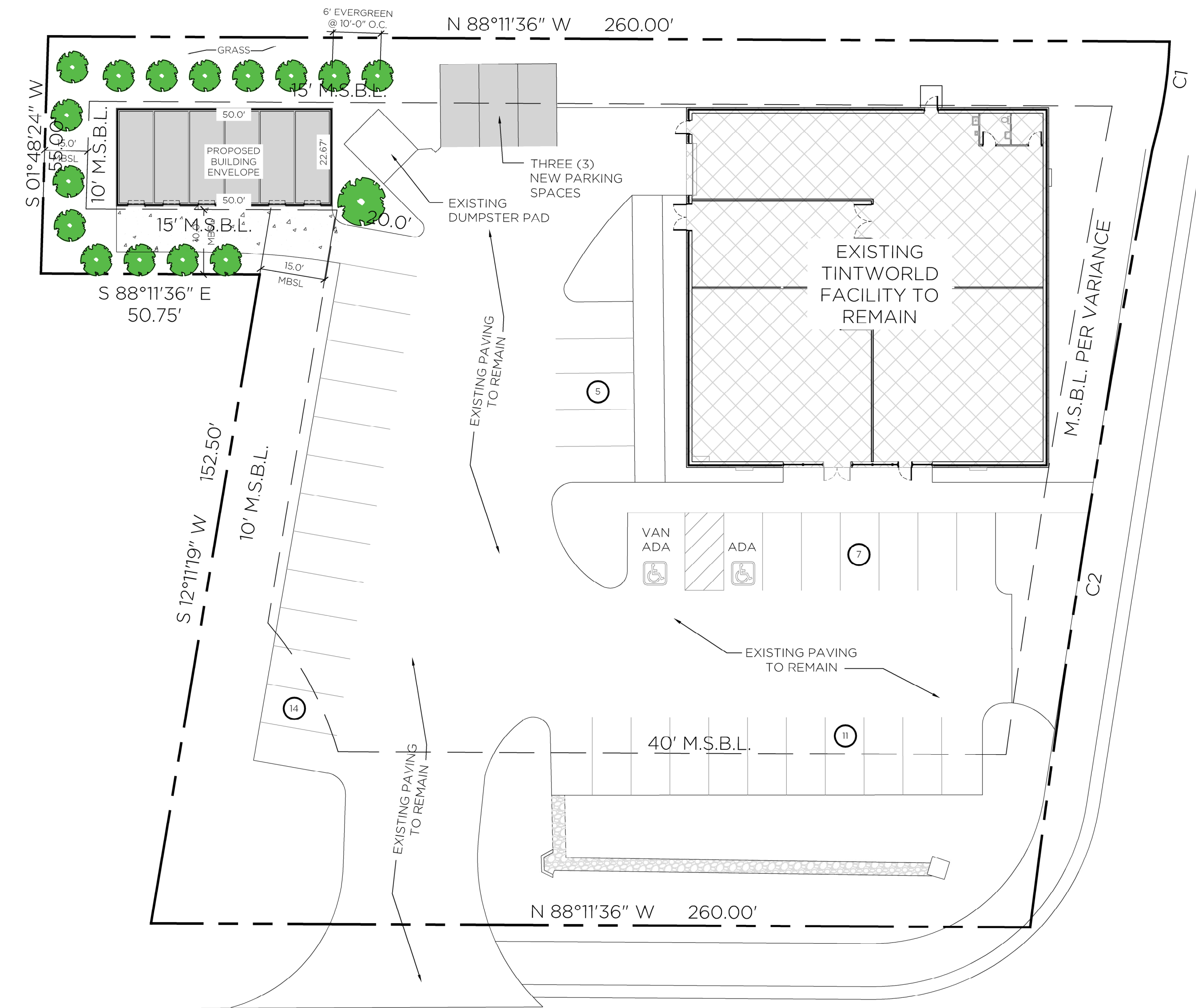
(iii) Special conditions for mini-warehouses.

Mini-warehouse, as defined, may be included as a general personal service subject to the following standards:

- (A) The location, size, and design of such facility shall be compatible with development in the surrounding area;
- (B) There shall be provided along the entire site boundaries fencing, screening, and landscaping in accordance with § 14-208(4);
- (C) The use of buildings in which the exterior facade is of one hundred percent (100%) metal construction shall be prohibited with the buildings, which face a street having a minimum of fifty percent (50%) brick or stone;
- (D) All parking areas and driveways shall be paved;
- (E) All buildings shall be separated by a minimum of twenty feet (20');
- (F) The setback for such activities shall be a minimum of sixty-five feet (65');
- (G) An apartment on site may be permitted for security purposes;
- (H) The maximum size of an individual storage unit shall be five hundred (500) square feet;
- (I) The facilities shall be designed to prohibit the use by and generation of heavy or semi-truck vehicles



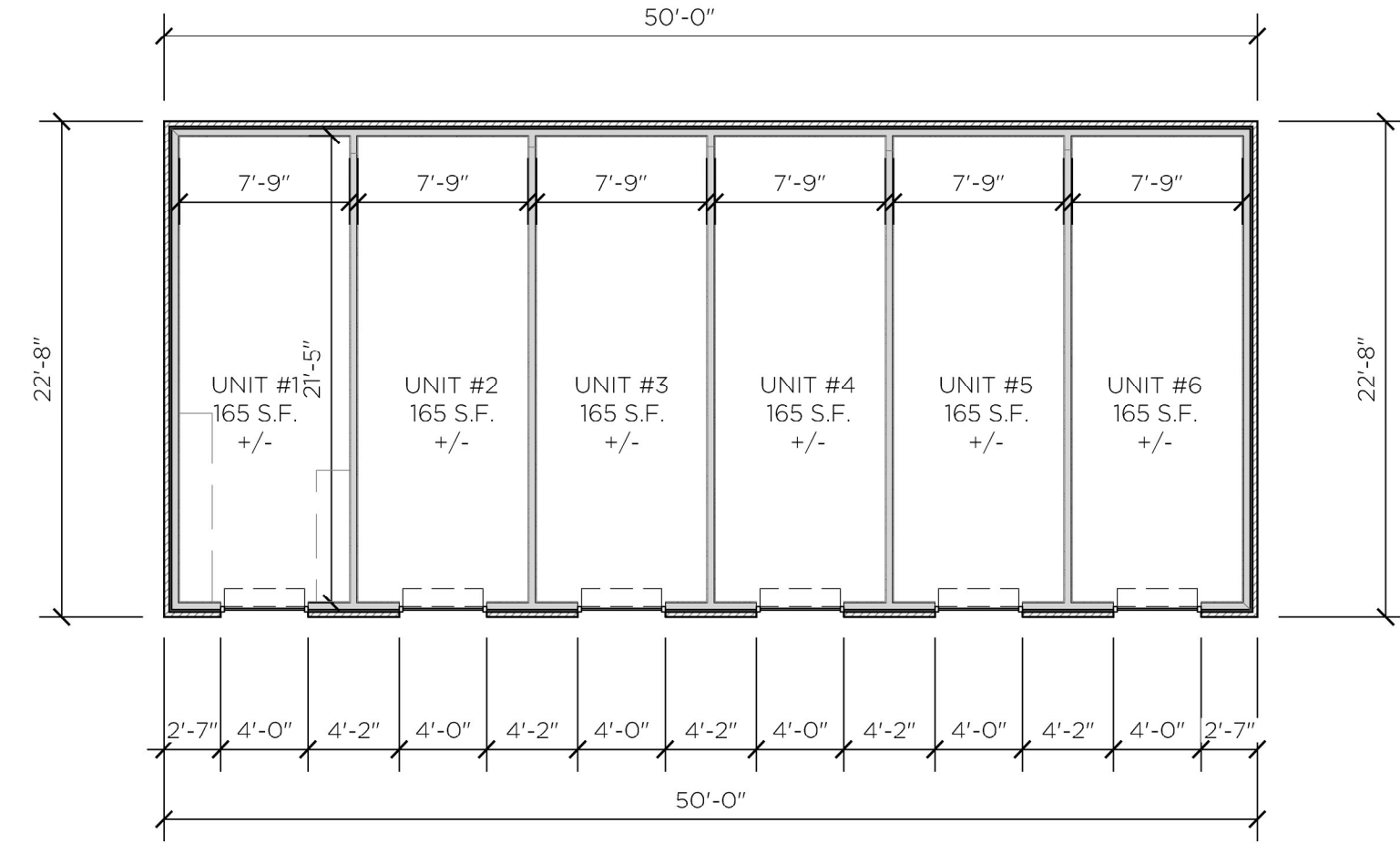
1 PERSPECTIVAL VIEW
A1.1 SCALE: NOT TO SCALE



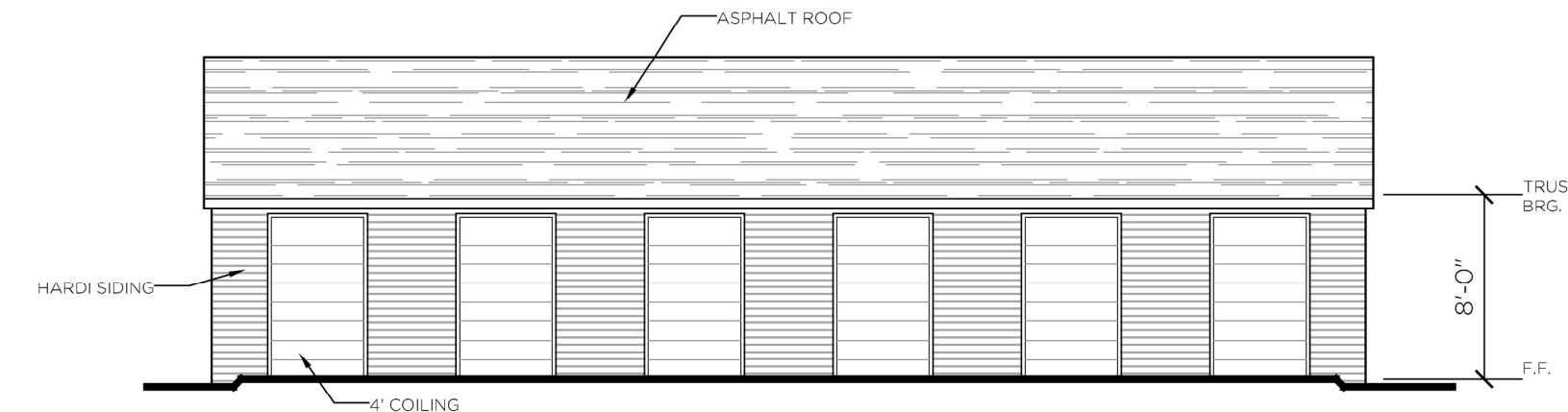
2 CONCEPTUAL SITE PLAN
A1.1 SCALE: 1" = 20'-0"

PARKING TABULATION

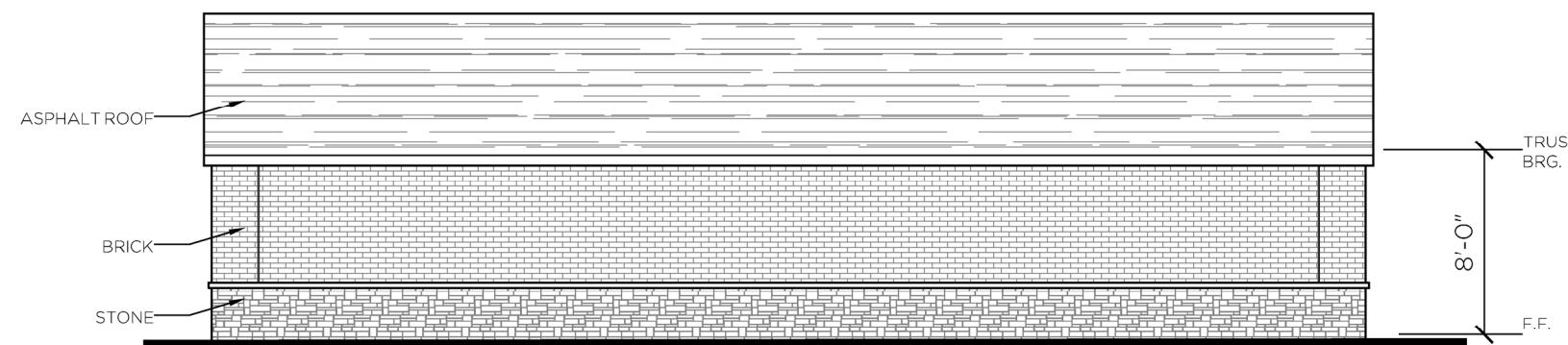
EXISTING SPACES	37
NEW SPACES PROVIDED	3
SPACES PROVIDED	40



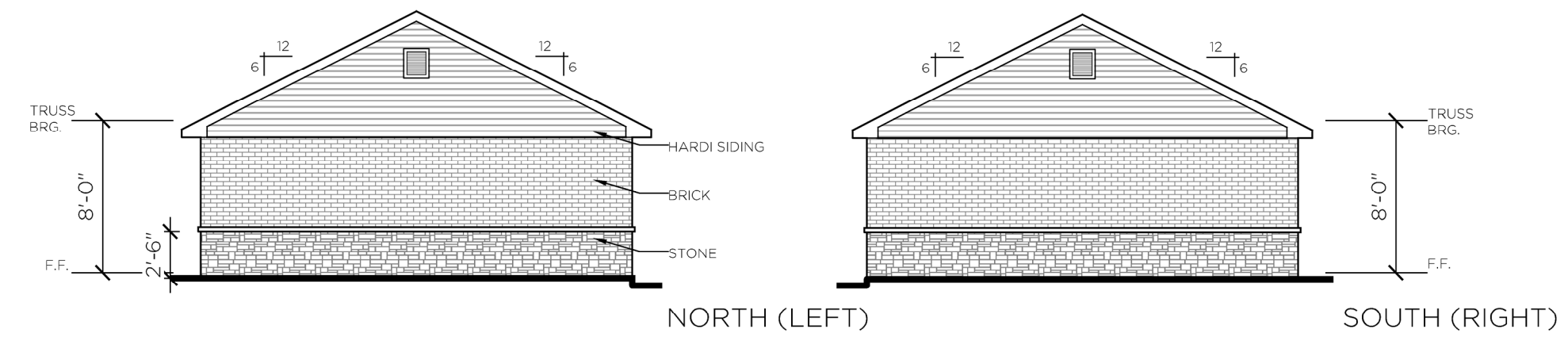
3 PROPOSED FLOOR PLAN
A1.1 SCALE: NOT TO SCALE



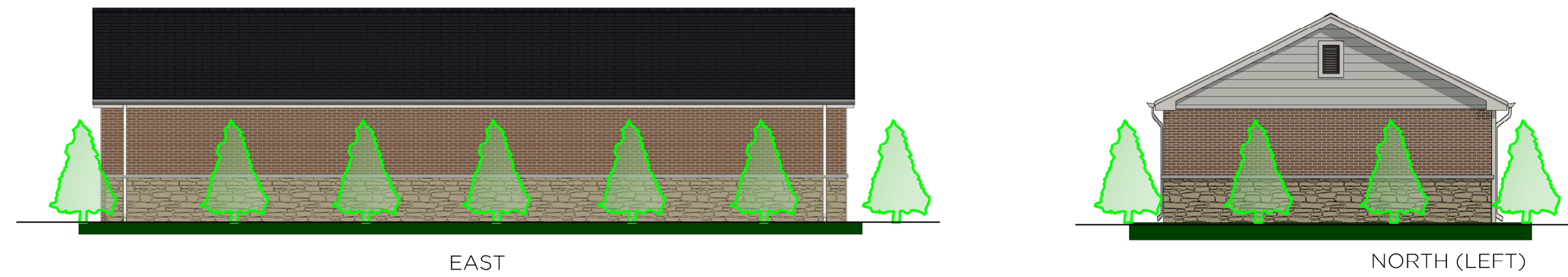
4 PROPOSED WEST ELEVATION (FRONT)
A1.1 SCALE: 1/8" = 1'-0"



5 PROPOSED EAST ELEVATION (REAR)
A1.1 SCALE: 1/8" = 1'-0"



6 PROPOSED NORTH AND SOUTH ELEVATIONS (L & R SIDES)
A1.1 SCALE: NOT TO SCALE



7 EXTERIOR COLOR ELEVATIONS
A1.1 SCALE: NOT TO SCALE

FAÇADE TABULATION

FAÇADE MATERIAL	S.F. OF COVERAGE	% OF COVERAGE
STONE FAÇADE	206 S.F.	21%
BRICK FAÇADE	468 S.F.	47%
CEMENTIOUS SIDING	325 S.F.	33%
TOTAL FAÇADE TO BE COVERED	998 S.F.	100%

THOMAS L. ANDERSON,
ARCHITECT, Inc.
303A SOUTH MAIN STREET
GOODLETTSVILLE,
TENNESSEE 37072
PHONE: (615) 448-8848
FAX: (615) 448-8850
E-MAIL: info@tlaa.com

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PROPOSED TW
STORAGE BUILDING

500 SOUTH MAIN STREET
GOODLETTSVILLE, TENNESSEE 37072
PROJECT NO.: 24160

CONCEPTUAL SITE PLAN,
PROPOSED FLOOR PLAN,
EXTERIOR ELEVATIONS, AND
PERSPECTIVAL VIEW

REVISIONS:

DRAWN BY: CHKD BY:

DATE: 10 DECEMBER 2024

SHEET:

A1.1