

**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.**

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**Stuart Huffman, Chairman**

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**Sharon Reed, Planning Assistant**