

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

Tuesday December 2, 2025

5:00 PM

GOODLETTSVILLE CITY HALL - MASSIE CHAMBERS

Approval of November 4, 2025 Meeting Minutes

(PUBLIC HEARING)

ITEM#1 Deferred at November 4, 2025 Meeting

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

ITEM#2 Mark Morris, Property Owner: Request a side building setback variance for a proposed structure at 404 Bass Street. The 0.19-acre property is zoned CSL, Commercial Services Limited and is referenced as Davidson County Tax Map/Parcel# 01816010800

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

ITEM#3 Community Development Department Staff request approval of the 2026 meeting calendar

*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

November 4, 2025

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Stuart Huffman, Larry Jones and Scott O'Brien.

Absent: Commissioner Jimmy D. Anderson

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

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

Approval of October 7, 2025 Meeting Minutes: Jones made a motion to approve the minutes of the October 7, 2025 meeting, O'Brien seconded the motion. The motion passed unanimously.

AGENDA

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 Discussion:

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.
- 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.

- Staff presented Zoning Ordinance Sections: 14-202 (6)(m)(vi) Mini warehouses (included by conditional use only), 14-213 (9)(c) Requirements for conditional use permit, (d) General requirements, and (iii) Special conditions for mini-warehouses.
- 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 Option- 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. (Staff Recommendation-including brick/stone material on front façade)
- Motion Option- 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.
- Motion Option-To defer the request for the applicant to provide additional information as determined by the Board during the meeting.

Applicant: Thomas Anderson, Architect INC.

- Anderson commented this is a preliminary drawing and discussed elevation materials being all brick without the stone Façade.
- Anderson discussed using brick/stone in the elevations, façade, bottom, and side.
- Anderson discussed landscaping using cedar or evergreens.
- Anderson discussed three (3) additional parking spaces.

Huffman opened the Public Hearing for Citizen Comments:

No one requested to speak.

The Public Hearing was closed.

Board Discussion:

- Huffman asked how many parking spaces will they lose when they access the area?
- Anderson responded they will lose one (1) parking space.
- Huffman discussed the minimum number of parking spaces required.
- O'Brien asked Anderson if he is good with going all brick on the front except for the small section above the door?
- Anderson responded yes, brick on front and hardie board in gable.
- Anderson discussed a door in the gable large enough for firefighter access into the attic area.
- City Attorney Freeman discussed requirements for site boundary fencing, screening and landscaping and width of front door concrete walk/access pad.
- Anderson responded and discussed a six (6') foot wood fence all around and front concrete pad large enough for general access-prefer not for vehicles to drive on.
- Huffman discussed this being next to City property.
- City Manager Ellis asked what will be on the back side of the building?
- Anderson responded brick on back side of the building.
- Huffman commented with the plans they have in front of them there's a lot of changes they just discussed.
- Huffman discussed the site plan with the changes going before the Planning Commission.
- Huffman discussed the requirement for a fence around mini storage.
- Anderson discussed putting up a wood fence around the area that would match the main building.
- City Attorney Freeman discussed the ordinance requirements for Conditional Uses.
- Huffman discussed deferring the request for one (1) month.
- Anderson responded he could re-submit with the changes as discussed.
- Huffman commented we have discussed the possibility of a fence, fire access, cement, foundation, brick,

stone and the number of parking spaces.

-Huffman commented they need to see the changes on the proposed site plan.

Motion: O'Brien made a motion to defer the request for one month to provide information for the proposed changes as discussed, seconded by Jones. The motion passed unanimously.

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

The meeting adjourned at 5:37 pm.

Stuart Huffman, Chairman

Sharon Reed, Planning Assistant

DRAFT

**City of Goodlettsville
Board of Zoning and Sign Appeals
MEETING STAFF REPORT**

Tuesday December 2, 2025

5:00 PM

Approval of November 4, 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 Deferred at November 4, 2025 Meeting

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 sq.ft) square feet 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 sq. ft.) storage that would be secondary use on the property. The specific conditional use review criteria includes the requirement for a fenced-in storage facility and increased 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 would be over 150 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-eight (38) parking spaces for both uses. The proposal would require staff approval of the site plan. Planning Commission review is not required per the Zoning Ordinance since the proposed accessory building is less than 2,500 sq. ft.

The plans have been revised to include brick construction with a limited section of cement fiber board siding above the doors and in a section of the roof gable ends. The plans include a ten (10') feet concrete pad in front of the storage spaces, replacement evergreen landscaping, and corrected parking calculations. Due to the limited building size, brick construction, and replacement landscaping, a fence is not proposed for screening.

STAFF STIPULATION:

Any motion to approve the conditional use to include a notation that no outdoor vehicle or materials storage is permitted on the property.

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

ITEM#2 **Mark Morris, Property Owner:** Request a side building setback variance for a proposed structure at 404 Bass Street. The 0.19-acre property is zoned CSL, Commercial Services Limited and is referenced as Davidson County Tax Map/Parcel# 01816010800

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

STAFF NOTES:

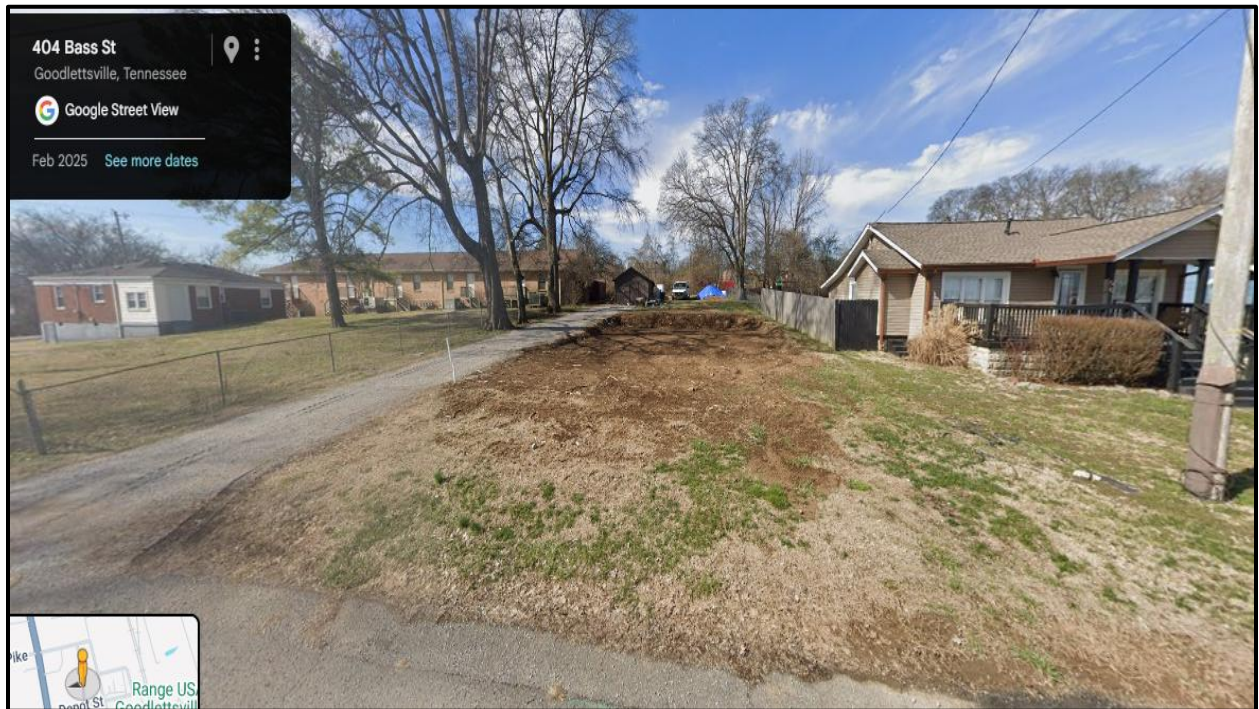
The request is to reduce the minimum side building setback requirements from fifteen (15') feet to ten (10') feet for a one family detached residential dwelling unit. The project includes replacing the non-conforming residential use on the property. The existing house was demolished due to the condition of the house. The building replacement is per the City's Zoning Ordinance non-conforming use provisions. The City's Planning Commission at the December 1st meeting will be reviewing the proposal to move in a house structure to continue the non-conforming residential use on the property. The 0.19-acre property created in 1945 is zoned CSL, Commercial Services Limited. The Davidson County property information lists the property dimensions of fifty (50') width x 165' feet length. The variance request is based on the limited width of the property/lot and the CSL zoning setbacks of fifteen (15') feet that would leave twenty (20') feet available building area width on the property. The City's adopted residential building code requires fire ratings for exterior building walls five (5')

feet and less to the property line.

MOTION OPTIONS:

1. Motion to approve the variance request based on the request meeting the referenced Zoning Ordinance variance review criteria as determined by the Board during the meeting
2. Motion to deny the variance request based on the request not meeting the referenced Zoning Ordinance variance 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***





**Photo shows former house on the property*

Referenced Zoning Ordinance Sections:

14-213 (8)(c)

(c) Standards for variances. The board shall not grant a variance unless it makes findings based upon evidence presented to it as follows:

- (i) The particular physical surroundings, shape, topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this title were carried out must be stated;
- (ii) The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district;
- (iii) The variance will not authorize activities in a zone district other than those permitted by this title;
- (iv) Financial returns only shall not be considered as a basis for granting a variance;
- (v) The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of the ordinance from which this title is derived;
- (vi) That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures, or buildings in the same districts;
- (vii) The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- (viii) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located; and
- (ix) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.

(d) Non-conformity does not constitute grounds for granting of a variance. No non-conforming

use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(e) Prohibition of use variances. Under no circumstances shall the board of appeals grant a variance to allow a use not permissible under the terms of this title in the district involved, or any use expressly or by implication prohibited by the terms of this title in said district.

(f) Conditions and restrictions by the board. The board may impose such conditions and restrictions upon the premises benefitted by a variance as may be necessary to comply with the provisions set out in subsection 14-213(8)(c) above to reduce or minimize the injurious effect to such variation upon surrounding property and better carry out the general intent of this title. The board may establish expiration dates as a condition or as a part of the variances.

ITEM#3 Community Development Department Staff: Requests approval of the 2026 meeting calendar

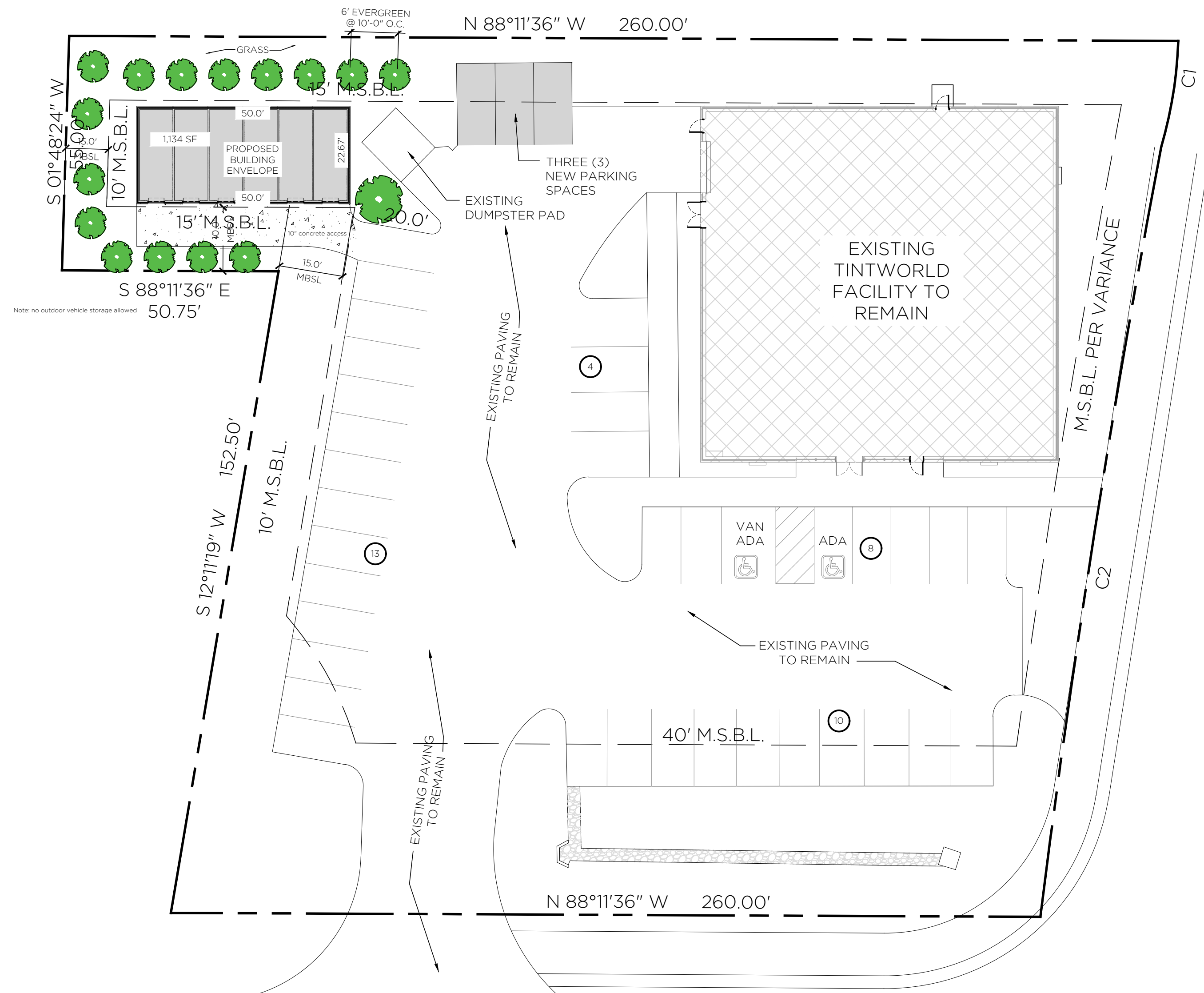
STAFF NOTES: N/A

MOTION OPTIONS:

1. Approve as listed
2. Approve with any revised meeting dates as determined by the Board



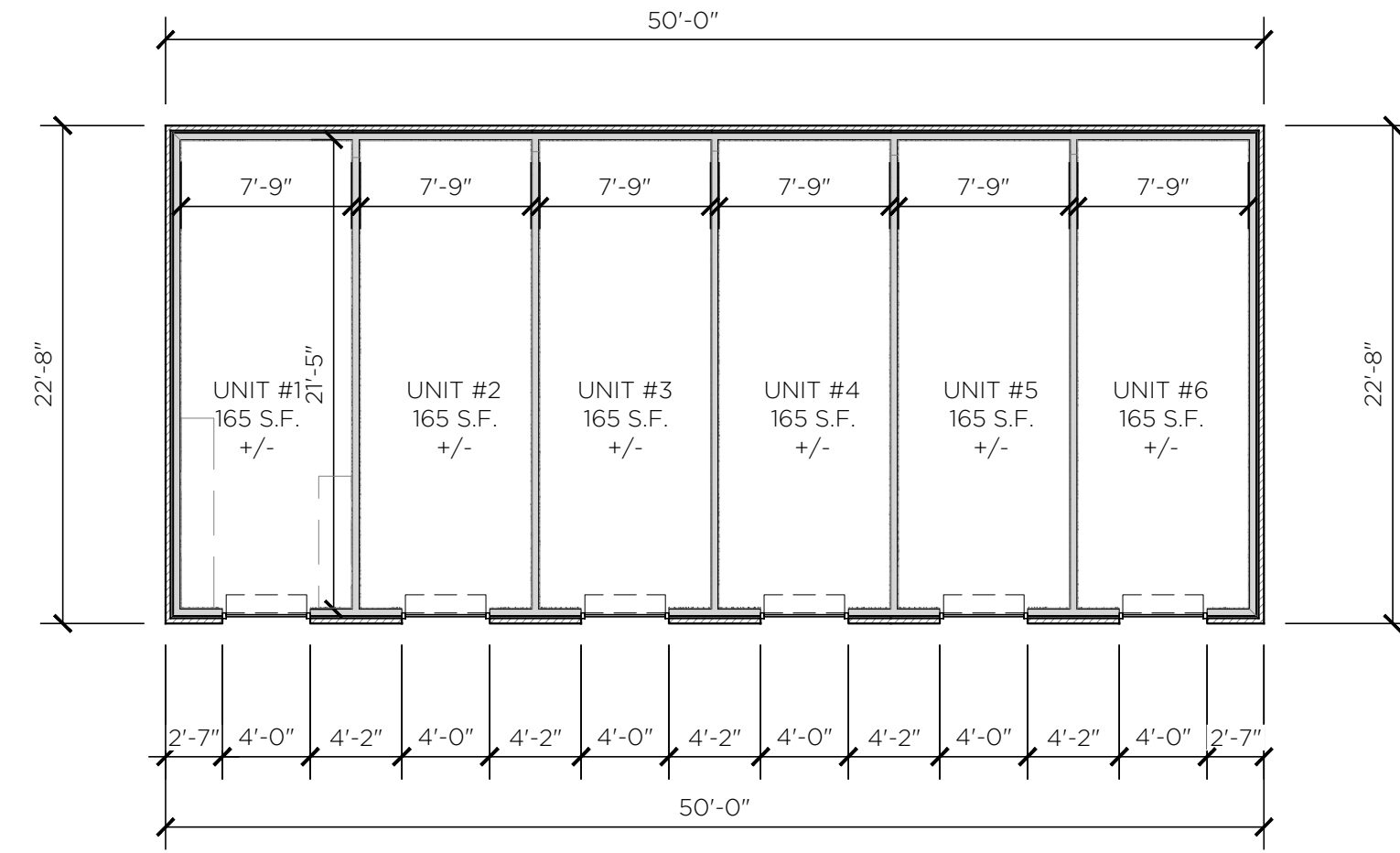
1 PERSPECTIVAL VIEW
A1.1 SCALE: NOT TO SCALE



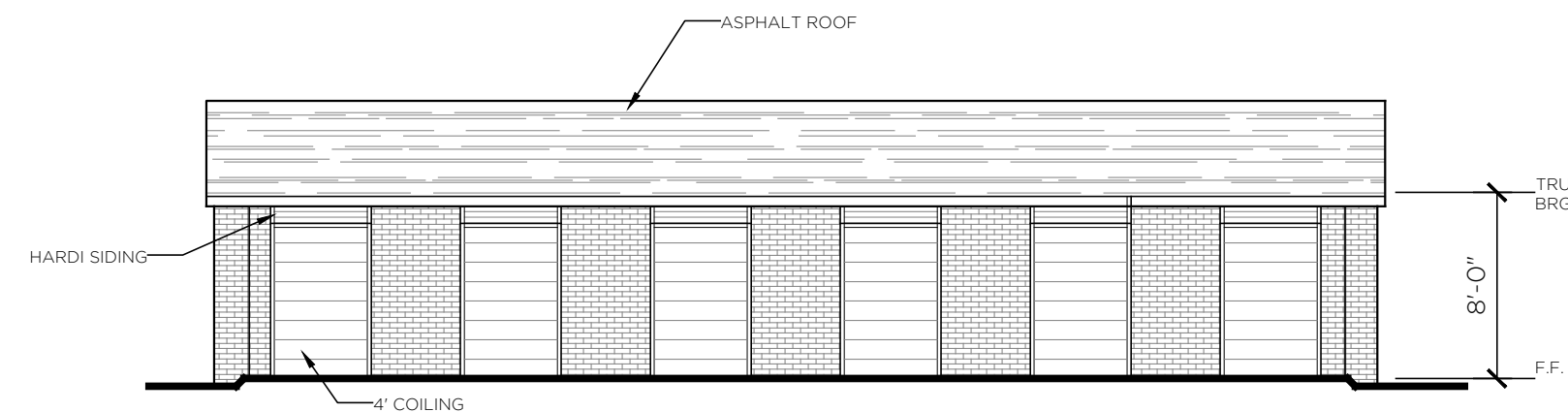
2 CONCEPTUAL SITE PLAN
A1.1 SCALE: 1" = 20'-0"

PARKING TABULATION

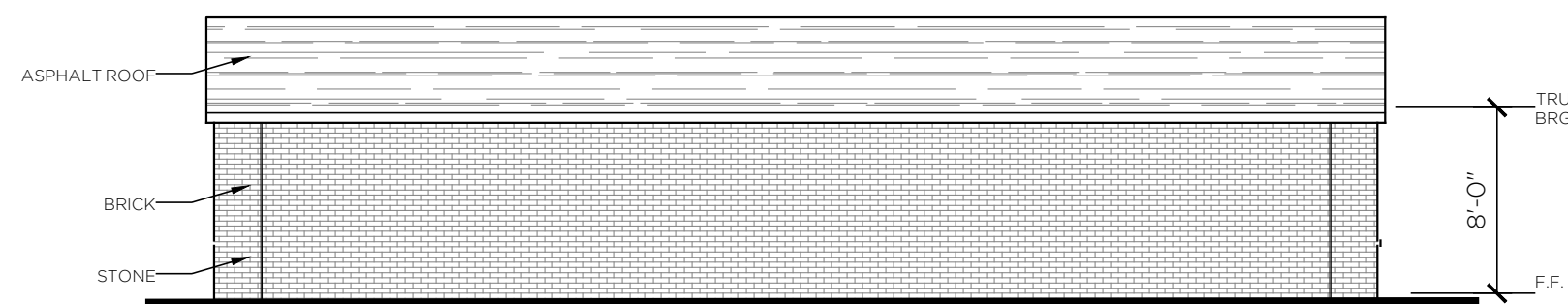
EXISTING SPACES	35
NEW SPACES PROVIDED	3
SPACES PROVIDED	38



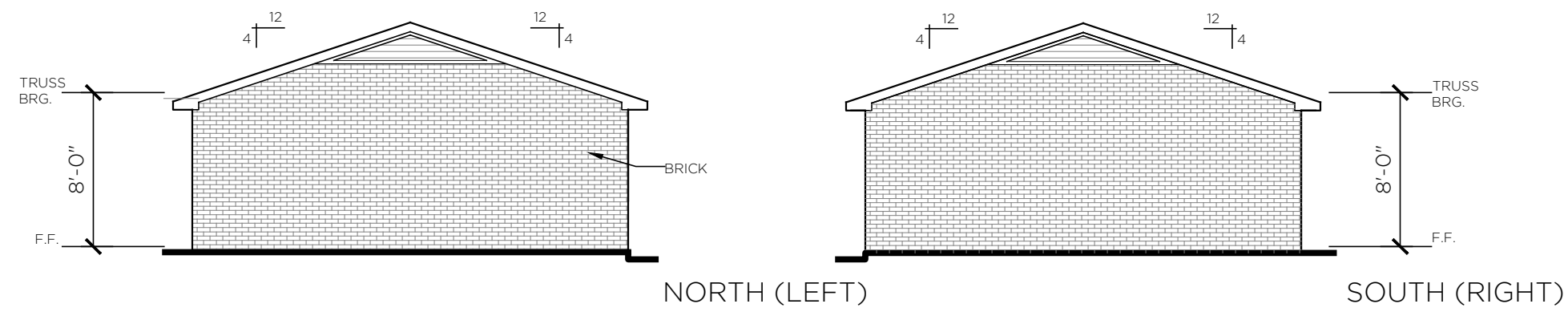
3 PROPOSED FLOOR PLAN
A1.1 SCALE: NOT TO SCALE



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



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



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

THOMAS L. ANDERSON,
ARCHITECT, Inc.
303-A SOUTH MAIN STREET
GOODLETTSVILLE,
TENNESSEE 37072
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E-MAIL: info@tlaa.com

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used or reproduced in whole or part in any form or format
without prior written consent of Thomas L. Anderson, Architect,
Inc. Do not scale drawings. Use given dimensions only. If not
above, verify correct dimensions with Architect. Contractor shall
check and verify all dimensions and conditions at the job site.

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: SEPTEMBER 30, 2025

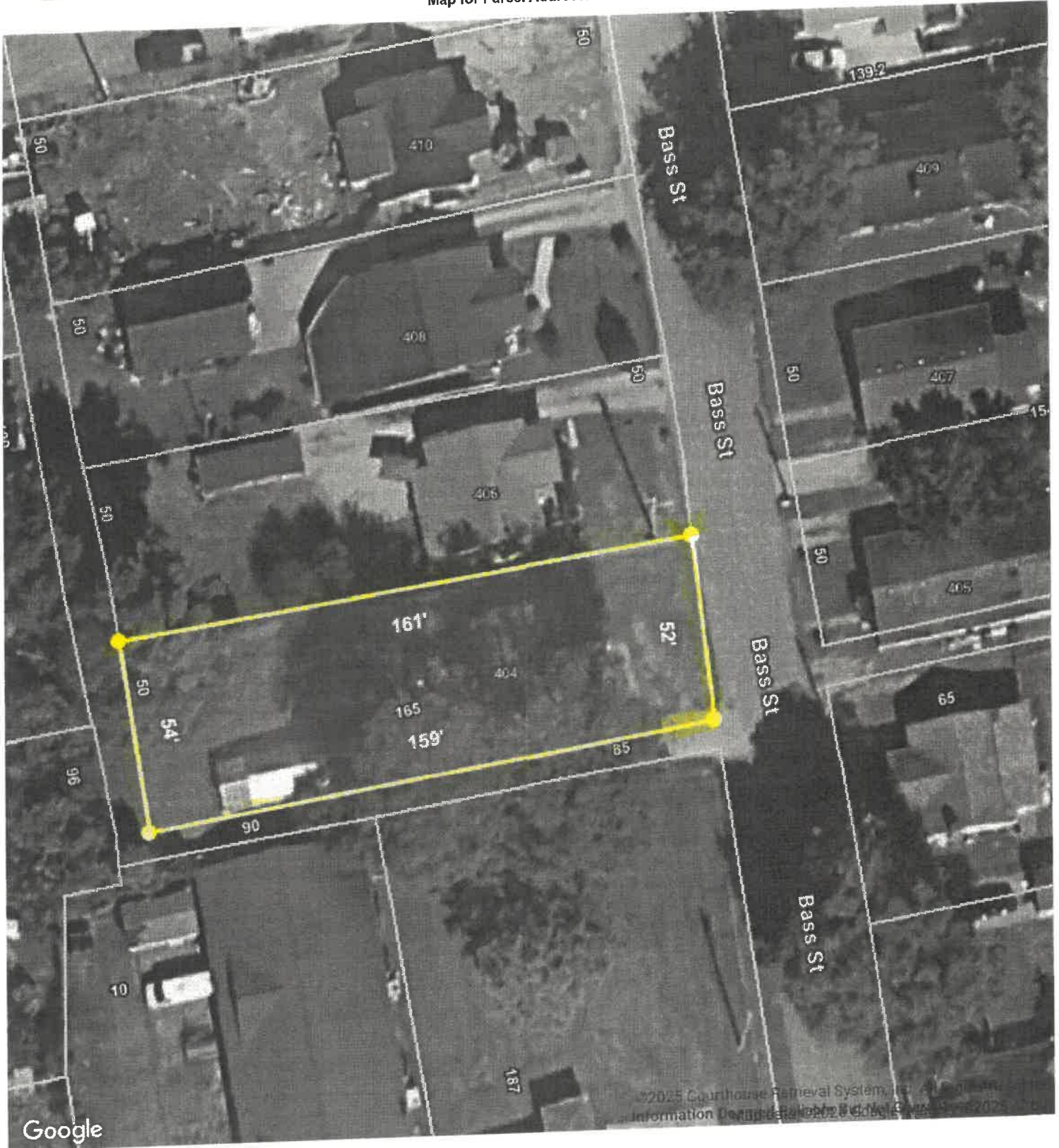
SHEET:

A1.1



Kelley Morris
 SimpliHom
 615-406-9999
 kelleymmorris@gmail.com

Map for Parcel Address: 404 Bass St Goodlettsville, TN 37072-1402 Parcel ID: 018-16-0-108.00



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 Information Deemed Reliable But Not Guaranteed.

54'

MARK MORRIS
404 BASS ST
Goodlettsville TN. 37072

* House move to
this Lot

* Request set Backs on
side to go from 15'
to 10'

159'

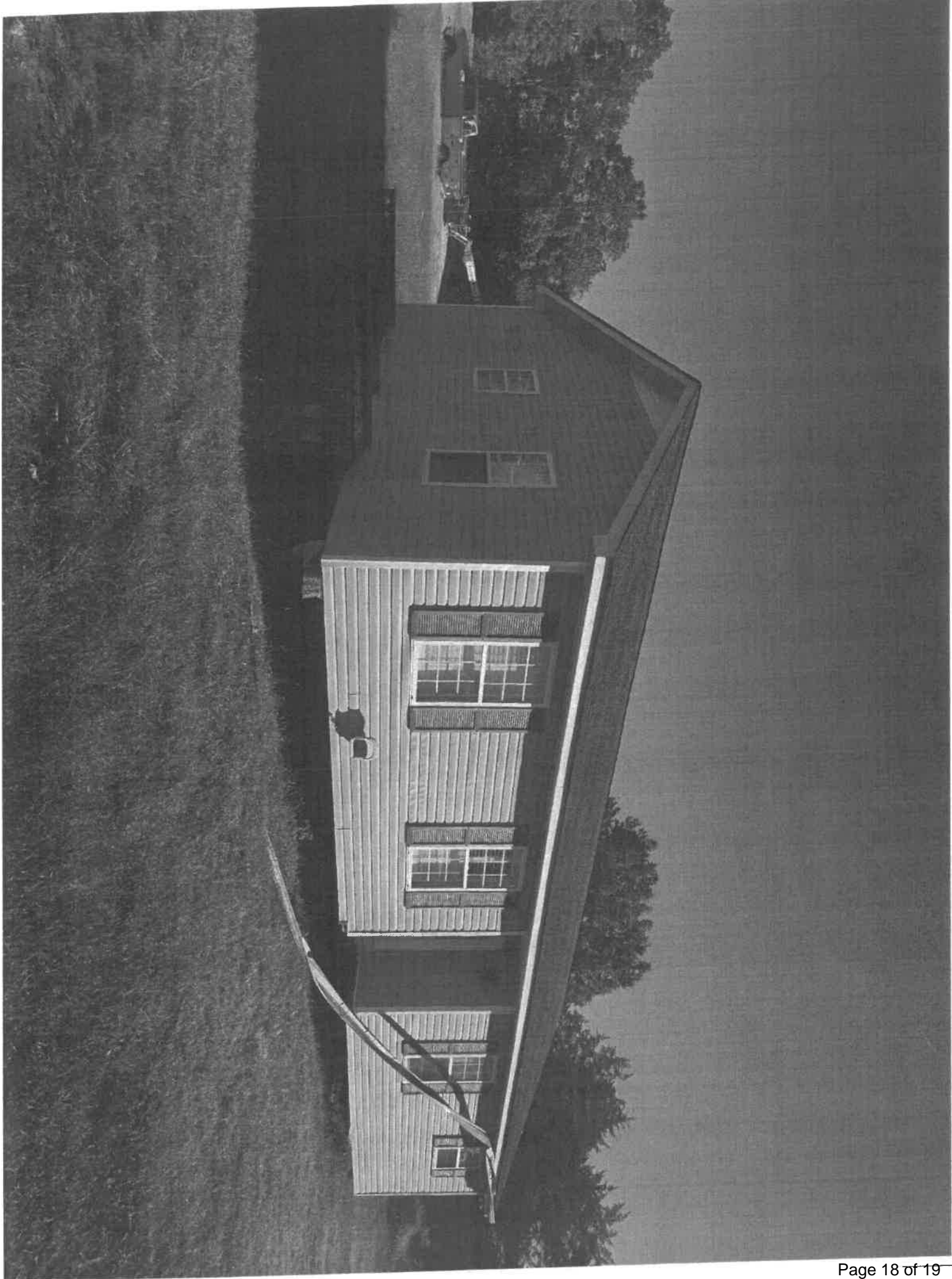
48'

161'

28'

52'

404 BASS ST.



GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS
2026 MONTHLY MEETING SCHEDULE

Tuesdays -- 5:00 PM -- Goodlettsville City Hall
Massie Auditorium

Goodlettsville City Hall, 105 South Main Street, Goodlettsville, Tennessee

MEETING DATE

January 6, 2026

February 3, 2026

March 3, 2026

April 7, 2026

May 5, 2026

June 2, 2026

July 7, 2026

August 4, 2026

September 1, 2026

October 6, 2026

November 3, 2026

December 1, 2026

January 5, 2027

The Planning/Development Services Department requires applications to be submitted thirty (30) days prior to the meeting to allow for advertising per the Zoning Ordinance. Contact the Planning/Development Services Department at (615) 851-2202.

Application and digital submittal on-line <https://goodlettsville-tn.govbuilt.com/>