

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