

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

Tuesday January 6, 2026

5:00 PM

GOODLETTSVILLE CITY HALL - MASSIE CHAMBERS

Approval of December 2, 2025 Meeting Minutes

Annual Chair and Vice Chair Elections

(PUBLIC HEARING)

ITEM#1 Lucas Thomas, Property Owner: Requests an administrative appeal of a Zoning Ordinance notice regarding fencing at 606 Alta Loma Drive per Zoning Ordinance Section 14-208 (1)(b). The 1.03-acre property referenced as Davidson County Tax Map/Parcel# 03401000700 is zoned R-15, Medium Density Residential.

- 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

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

Tuesday January 6, 2026

5:00 PM

GOODLETTSVILLE CITY HALL - MASSIE CHAMBERS

Approval of December 2, 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

Annual Chair and Vice Chair Elections

STAFF NOTES: N/A

ITEM#1 Lucas Thomas, Property Owner: Requests an administrative appeal of a Zoning Ordinance notice regarding fencing at 606 Alta Loma Drive per Zoning Ordinance Section 14-208 (1)(b). The 1.03-acre property referenced as Davidson County Tax Map/Parcel# 03401000700 is zoned R-15, Medium Density Residential.

Agenda Item Review Process:

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

STAFF NOTES:

The fence installed at the above referenced property is a six (6') foot wood fence that extends in front of the two (2) family detached residential dwelling unit (duplex) on the property. The City's Zoning Ordinance Section 14-208 (1) (b) limits solid type fences in the front of the property to four (4) feet in height. The property owner/appeal applicant was sent a Zoning Ordinance violation on November 3, 2025 regarding the solid fence installation in the front of the property. The applicant requests an administrative appeal of the notice due to the Zoning Ordinance section not including an open fence definition. The applicant has requested a minimum percentage of visibility for a fence to meet the open fence definition. The applicant's

appeal is also based on the fence installation design with visibility between the fence slat boards and the current driveway opening or the proposed open gate design would meet the City's definition of an open fence design.

Staff previously discussed with the applicant and agreed with a front fence design installation with alternating open and solid horizontal fence slat boards along the street frontage portion of the sign. The previous fence installation was destroyed during a windstorm.

MOTION OPTIONS:

1. Motion to approve the administrative appeal to maintain the existing fence based on the referenced Zoning Ordinance section not including a definition of an open fence and the design of the fence installation at the property as determined by the Board during the meeting. *If the appeal is approved, staff will present an amendment to the City's Planning Commission and City Commission to include an open fence definition to prevent similar issues with future fence installations.*
2. Motion to deny the administrative appeal request and require alterations to the existing fence for the fence to be classified as an open fence based on the existing installation being a violation of the referenced Zoning Ordinance section 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:

14-208 (1) (b)

Fences, walls, and hedges. Notwithstanding other provisions of this title, fences, walls, and hedges may be permitted in any required yard, or along the edge of any yard except as prohibited in subsection 14-208(1)(a) above.

In any residential district, no fence or wall shall exceed eight feet in height and shall not extend past the front of the principal building. Between the front of the principal building and the street right-of-way, no open type of fence shall exceed six feet in height and solid type fence, or wall are limited to four feet in height.

In commercial or industrial districts, no fence or wall shall exceed 15 feet in height and shall not extend past the front of the principal building. Between the front of the principal building and the street right-of-way, no fence or wall shall exceed six feet in height.

The height of such fences and walls shall be measured from the finished grade to top of the individual sections. Such sections may be measured separately and averaged. When applicable, fences shall be constructed in compliance with the design guidelines. Fences shall be constructed of materials listed below:

- Woven wire chain link - excluding any barb wire type fencing.
- Wrought iron or similar aluminum design.
- Wood, vinyl, steel, or aluminum slats of no more than one inch by six inches in width when hung vertically, horizontally, or diagonally between steel, wood or vinyl posts. Unfinished fence materials and the framing members of all fences shall not be directly visible from the street on which it is located. Placement of the framing members of board fences on the outside face of the fence directly visible from the street may be approved by the planning department if it is determined that it enhances the architectural character of the fence. NOTE: There is no requirement to face framing members of board fences between adjoining properties that are not directly visible from the street.
- Masonry consisting of brick, concrete block, split-face block, dry-stack stones, or stones and mortar.
- Wire fencing that is secondary in nature and located on the interior side of the fence may be allowed in combination with any fence that would otherwise meet the above material requirements.
- Any other combination of materials listed above or other materials which the planning department determines to be equivalent to the above in terms of quality and appearance.
- Property line and agricultural type fencing including woven wire, single wire fence, and barb wire are only permitted in existing non-conforming installations and on properties zoned agricultural or five acres or larger as permitted by the provisions of the zoning ordinance. The planning department may review a property line single wire fence not including barb wire on vacant properties less than five acres to define property lines. Woven wire chain link fences including barb wire at the top of a fence constructed to meet the above material requirements may be approved by the planning department in industrial zoned properties when the installation is not located along a public street.

14-213 (7)(d)(i)

(d) Powers of the board. The board is hereby vested with the powers to: ***(i) Hear and decide appeals from any order, requirement, decision, or determination made by the codes administrator in carrying out the enforcement of this title, whereby it is alleged in writing that the codes administrator is in error or has acted in an arbitrary manner;***



OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS

December 2, 2025

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: N/A

Also Present: Addam McCormick (Staff), Tim Ellis-City Manager, and Sharon Reed (Staff).

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

Approval of November 4, 2025 Meeting Minutes: O'Brien made a motion to approve the minutes of the November 4, 2025 meeting, Jones 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:

- Item Deferred at the November 4, 2025 meeting.
- 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 site plan includes thirty-eight (38) parking spaces for both uses.
- 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 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.
- 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 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)

- 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 stated they will have a full brick building that exceeds the requirements of the planning building Codes with evergreens landscaping around the building.
- Anderson stated that the storage units are small and will be used by Tent World and new market and will not have any electricity in it.

Huffman opened the Public Hearing for Citizen Comments:

No one requested to speak.

The Public Hearing was closed.

Board Discussion:

- Commissioner Jimmy Anderson commented he will be abstaining.

Motion: O'Brien made a motion to approve the request, seconded by Jones. The motion passed with three (3) yes votes and one (1) abstain Commissioner Anderson.

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 Discussion:

- 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 1, 2025 meeting approved 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.
- Staff presented Zoning Ordinance Sections: 14-213 (S)(c) and discussed the variance review criteria and other area existing lots under similar circumstances and the variance request would provide a reasonable use of the property with setback dimensions and limited lot width.
- Motion Option-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. (Staff Recommendation)
- Motion Option-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.
- Motion Option-To defer the request for the applicant to provide additional information as determined by the Board during the meeting.

Applicant: Mark Morris, Property Owner

- Morris stated that he has several properties in the area and he plans on making this property look nice too.
- Jones discussed the location of the house on the lot with the side setbacks.

Huffman opened the Public Hearing for Citizen Comments:

No one requested to speak.

The Public Hearing was closed.

Board Discussion:

-City Manager Ellis commented that Mr. Morris really improved the Bass Street area well above standards and moved in some homes that exceeded the City's expectations and appreciates what he has done because it's made a difference in making Goodlettsville better.

Motion: Commissioner Anderson made a motion to approve the request, seconded by O'Brien. The motion passed unanimously.

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

- Motion Option-Approve as listed.
- Motion Option-Approve with any revised meeting dates as determined by the Board.

Motion: Commissioner Anderson made a motion to approve the request, seconded by O'Brien. The motion passed unanimously.

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

The meeting adjourned at 5:17 pm.

Stuart Huffman, Chairman

Sharon Reed, Planning Assistant



November 3, 2025

LUCAS THOMAS
606 ALTA LOMA RD
GOODLETTSVILLE, TN 37072

RE: Zoning Ordinance Violation – 606 Alta Loma Drive- Davidson County Tax Map/Parcel# 03401000700 Property Zoning- R15- Medium Density Residential

The City of Goodlettsville Community Development Department has received a complaint about a solid wood fence in the front yard of the above reference property exceeding four (4) feet in height. The solid wood fence exceeding four (4) feet in height in the front yard of the above reference property is a violation of the City's Zoning Ordinance Section 14-208. Supplementary District Regulations, Section (1) Regulations applicable to all district, Sub-Section (b) Fences, walls, and hedges. *(See highlighted violation sections with attached ordinance section)*

The City of Goodlettsville requests the Zoning Ordinance violation including the solid wood fence in the front yard section be altered to either not exceed four (4') feet in height, fence be removed from property, or the existing fence be altered to include open rail sections of the fence within ninety (90) days of the receipt of the letter. *Note: Previously at an on-site meeting- it was discussed a fence design with adjacent one open and one solid fence rails would be permitted.* Failure to comply will require the City to take further legal action which could result in a city court citation being issued that is subject to fines of fifty (\$50) dollars a day per violation.

The requirements of this notice may be appealed to the City of Goodlettsville Board of Zoning and Sign Appeals by submitting a written request within thirty (30) days of the receipt of this letter. The City's Zoning Ordinance and Zoning Map and appeal application and meeting and submittal dates can be reviewed and submitted on the City's Website at <https://goodlettsville-tn.govbuilt.com>.



Sincerely,

Addam McCormick
City of Goodlettsville Planning Department

Referenced Zoning Ordinance Section 14-208 (1) (b)

(b)Fences, walls, and hedges. Notwithstanding other provisions of this title, fences, walls, and hedges may be permitted in any required yard, or along the edge of any yard except as prohibited in subsection 14-208(1)(a) above.

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