

TOWN OF NASHVILLE

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JADE MANTELL
JACQUELYN LEWIS
WAYNE SEARS

MINUTES OF THE NASHVILLE PLANNING BOARD WEDNESDAY, JUNE 1, 2022

Members Present: Bill Lumpp, Jacquelyn Lewis, Al Edwards, Jade Mantell, Betty Lowe, and Wayne Sears

Members Absent: Ann Collier

Staff Present: Sherry N. Moss, Planning & Development Director

Others Present:

1. CALL TO ORDER:

The Nashville Planning Board held its monthly meeting on Wednesday, June 1st, 2022 in the Town Council Chamber at 114 W. Church Street at approximately 7:00PM. Vice-Chairman Bill Lumpp recognized a quorum and called the meeting to order.

2. MINUTES OF THE PRECEDING MEETING(S): JANUARY 26, 2022:

Vice Chair Bill Lumpp called for a motion for approval of the January 26, 2022 minutes. Board Member Jade Mantell made a motion to approve the January 26, 2022 minutes. Board Member Jacquelyn Lewis seconded the motion. No further discussion was made. All was in favor of approval of the January 26, 2022 minutes. Motion passed unanimously, with a 5-0 vote.

3. PLANNING BOARD PROCEDURE FOR PUBLIC HEARINGS

Planning Director Sherry Moss informed the Planning Board, the procedure for a public hearing, per 160D-601 of the General Statutes, stating that a public hearing is required before adopting, amending or repealing any ordinance or development regulation.

4. NEW BUSINESS:

A. PUBLIC HEARING: Ordinances amending Chapter 18 "Land Use Regulations": in the Code of Ordinances for the Town of Nashville:

i. Mobile Food Vendors

Vice Chair Lumpp opened the public hearing. There was no public in attendance to speak for or against public hearing i. and ii.

Planning Director Sherry Moss introduced to the Planning Board, the agenda report, and proposed changes to the mobile food vending ordinance. The proposed changes were:

- "A" - allowing mobile food vending on private and public property with written dated permission of the owner "or designee" provided to the town.

- “B” - Revised to read that “no mobile vending may take place in the town without i. prior written approval of the zoning administrator; ii: special event permit approved by Town Council.
- “I” – Delete entire sentence regarding exemption of festival or other events approved by Town Council.
- “P” – Revised to read that “no signage shall be allowed other than signs permanently attached to the motor vehicle, except one sign, no more than 12 square feet per sign face in display area may be placed within the customer waiting area.

The public hearing was closed. Discussion took place amongst the Planning Board and Planning Staff. Staff recommended to approve the proposed ordinance amendment with the changes stated from the Planning Board.

Board Member Jade Mantell made a motion to approve the ordinance amendment with changes to “A, B, I, and P”. Board Member Wayne Sears seconded the motion. No additional discussion was made. All was in favor. Motion passed unanimously, with a 5-0 vote.

ii. Townhouses (Residential, Commercial)

Planning Director Sherry Moss introduced to the Planning Board, the agenda packet of townhouses. Ordinance amendments are proposed for sections:

- 18-23-Definitions -Townhouse development; revising a total of “three” or more units.
- 18-109-Table of Permitted Uses; allowing a residential townhouse by a special use within the R-4 zoning district.
- 18-111-Regulations for Special Uses; adding site specific design standards including, but not limited to, minimum lot size, minimum lot width, density, height, grouping, yard requirements, building separation, etc.

She implied that adding site specific design standards for townhouse developments will not only help protect the community but will also help in the process of regulating and controlling the use of land and structures within townhouse developments. Planning Director Moss presented a Townhouse PowerPoint presentation to the board that included an overview of the definition, the reason, zoning districts townhouses are allowed in, the description of districts, a sample layout, Google Earth Pro photos of townhouse developments in North Carolina (Franklinton NC, Wilson NC, Rocky Mount NC, Wake Forest NC, and Princeton NC), and a listing of jurisdictions researched (City of Rocky Mount, Town of Weldon, City of Wilson, City of Durham, Jackson County, Town of Knightdale, etc.).

Further discussion amongst the board and staff took place regarding minimum lot size, the comparisons of townhouses, duplex and single-family semi-detached housing, allowable zoning districts, and density.

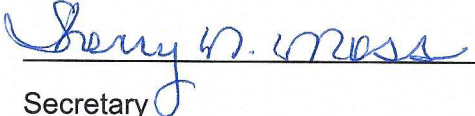
Board Member Al Edwards motioned to continue item until next meeting. Board Member Betty Lowe seconded the motion. No additional discussion was made. All was in favor. Motion passed unanimously, with a 5-0 vote.


5. ANNOUNCEMENT OF NEXT MEETING:

The date of the next meeting is scheduled for Wednesday, June 22, 2022 @ 7pm.

6. ADJOURNMENT

The meeting was adjourned at approximately at 8:52pm.


Secretary


Bill Lumpp, Planning Board Vice-Chair