

# TOWN OF NASHVILLE

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JADE MANTELL  
JACQUELYN LEWIS  
WAYNE SEARS

## MINUTES OF THE NASHVILLE PLANNING BOARD WEDNESDAY, AUGUST 31, 2022

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**Members Present:** Ann Collier, Al Edwards, Wayne Sears, Betty Lowe, and Jacquelyn Lewis

**Members Absent:** Bill Lumppp and Jade Mantell

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

**Others Present:** Amanda (Nashville Graphic)

### 1. CALL TO ORDER:

The Nashville Planning Board held its monthly meeting on Wednesday, August 31, 2022 in the Town Council Chamber at 114 W. Church Street at approximately 7:02PM. Chairman Ann Collier recognized a quorum and called the meeting to order.

2. **MINUTES OF THE PRECEDING MEETING(S):** To be distributed at a later meeting

### 3. PLANNING BOARD PROCEDURE FOR PUBLIC HEARINGS

Planning Director Sherry Moss read the procedure for public hearings to the Planning Board and the audience.

### 4. NEW BUSINESS (AGENDA & STAFF REPORT ATTACHED):

Planning Board Chair Ann Collier opened the public hearing and introduced the matter. She also explained the purpose of the public hearing:

- A. PUBLIC HEARING: RZ2022-01:** Request by JSR Partners, LLC to rezone approximately 0.41 acres at 106 S. Alston Street, Nash County Parcel ID 004279; PIN# 3801 1950 7877, in the Town of Nashville, from B-2 (Central Business District) to O-I (Office and Institutional District) per Division 9 of the Nashville Zoning Ordinance.

Planning Director Sherry Moss briefly discussed the public hearing process and guided the Planning Board through the agenda packet. She indicated that the petitioned property is surrounded by both commercial and residential uses and will remain within the Town Center and consistent with the Future Land Use Map Classification.

Planning Board Chair asked if the applicant would like to make any statements to the Planning Board. Ana Joyner (806 South Creek Drive, Nashville NC), part-owner, stated the property was purchased from David Bradley. The property was purchased because Mr. Bradley's daughter asked her to because of the remodeling Ms. Joyner and her partner has done throughout Nashville. Ms. Joyner stated they just simply wanted to make it a home or a business and added that the structure is still a residential house and it used to be a house.

Planning Board Chair Collier asked questions from the planning board and asked if there were any other persons that would like to speak about this project to the planning board.

Board Member Wayne Sears stated he had a conflict of interest and rescued himself. There were no further questions.

Planning Director Moss gave the staff recommendation, stating that staff feels that the property is consistent with the surrounding properties and is consistent with the future land use map, and recommends approval of the rezoning request.

Planning Board Chair Collier referred the planning board to the consistency statement requirements that was located in the agenda packet and asked for a motion on one of the three options.

Board Member Al Edwards made a motion to recommend approval of RZ2022-01, based upon review of the consistency with the town of Nashville Comprehensive Plan, zoning ordinance and any other official plan that is applicable. The request is consistent with the comprehensive plan, code of ordinances and adopted policies because it is consistent with the future land use map consistent with surrounding properties and is between the residential and business districts as described for an O-I district. The request is reasonable in the public interest because of the type of structure existing on the property which is an older home.

Board Member Jacquelyn Lewis seconded the motion. There was no further discussion. The motion unanimously passed, 3-0 (Board Members A. Edwards; J. Lewis; and B. Lowe).

**B. PUBLIC HEARING:** An Ordinance amending Chapter 18 "Land Use Regulations" in the Code of Ordinances for the Town of Nashville.

**1. Tiny Houses**

Planning Director Sherry Moss informed the planning board and the audience the reasoning behind tiny houses. She stated there was an inquiry and added this is a consideration of adding tiny house language to chapter 18 land use regulations to the town of Nashville code of ordinances. Moss stated that townhouses have increased in popularity and are recognized as a cost-effective housing option in North Carolina. She added that tiny houses on foundations can be permanent homes in North Carolina. Meanwhile, tiny houses on wheels are not allowed as permanent residences and are considered to be RV. Nashville Code of Ordinances reads that: "Recreational vehicle means a vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use." Also, according to §160D-702, "a zoning regulation shall not set a minimum square footage of any structures subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings".



Planning Board Moss reviewed and discussed with the Planning Board, the items within the agenda packet.

Planning Board Chair Collier asked for comments in this public hearing and requested that individuals state their name and address.

Renee Silk stated she didn't reside in Nashville but questioned is a lot of people interested in putting these in their backyards for mother-in-law suites or is this something that will be allowed for the backyards.

Planning Director Moss replied that this is for development for single family dwelling.

Kenneth Muhammad reported to the board that he is the one that requested tiny homes and questioned the maximum of 600 square feet. It was discussed amongst the planning board and planning staff that anything over 600 square feet would be a single-family home.

There was no further discussion. The public hearing was closed. Planning Staff recommended approval of the ordinance. The ordinance would go before the Town Council on Tuesday (September 6, 2022).

Board Member Wayne Sears made a motion to approve the proposed ordinance amendment regarding tiny houses. The motion was seconded by Board Member Betty Lowe. There was no further discussion. The motion passed unanimously, with a 4-0 vote; Board Members A. Edwards; W. Sears; B. Lowe; and J. Lewis.

## **5. OLD BUSINESS:**

**A. WORK SESSION:** Ordinances amending Chapter 18 "Land Use Regulations": in the Code of Ordinances for the Town of Nashville:

### **1. Townhouses (Residential, Commercial) - Continued**

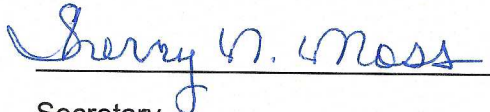
The Planning Board continued discussion of townhouses. Planning Director Moss stated she cleaned up a portion of the draft. The revised draft was included within the Planning Board's agenda packet. The Planning Board began discussion with the building separation. Planning Director Moss revised this section to read: "Each group of townhouse buildings must be separated by a minimum of 20' feet or the minimum side yard requirement of the zoning district in which development is located, whichever is greater. (For example, a minimum eight-foot side setback requirement would allow a building separation of 16' feet. Therefore, the greater of the two would be 20' separation requirement). The planning board was okay with the revision and proceeded with discussion of detached accessory structures. The board recommended to use the language of the current ordinance regarding accessory structures and access to the townhouse. More research is to be conducted on additional parking for townhouses. The board continued discussion of sidewalk requirements and fire safety and will continue with "public utilities and services" at the September 28<sup>th</sup> meeting.

## **6. ANNOUNCEMENT OF NEXT MEETING:**

The date of the next meeting is scheduled for Wednesday, September 28, 2022 @ 7pm.

## 7. ADJOURNMENT

Board Member Wayne Sears motioned to adjourn the meeting. Board Member Betty Lowe seconded the motion. Motion unanimously passed 4-0.

  
Secretary

  
Ann Collier, Planning Board Chair