

Town of Nashville

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BETTY LOWE
JADE MANTELL
AL EDWARDS

MINUTES OF THE NASHVILLE PLANNING BOARD MEETING HELD WEDNESDAY, THE 31ST OF MARCH 2021

Members Present: Betty Lowe, Bill Lumpp, Dwight Jordan, Al Edwards, and Jade Mantell

Members Absent: Ann Collier & Shirley House

Staff Present: Sherry N. Moss, Planning & Development Director, Shawn Lucas, Planner/Code Enforcement Officer, and Randy Lansing, Town Manager

Others Present: Michael Hurt

1. CALL TO ORDER:

The Nashville Planning Board held its monthly meeting on Wednesday, March 31st, 2021 in the Town Council Chamber at 114 W. Church Street. At approximately 7:00PM, Vice Chair Lumpp recognized a quorum, and called the meeting to order.

2. MINUTES OF THE PRECEDING MEETING(S): JANUARY 27, 2021:

Vice Chair Lumpp called for a motion for approval of the January 27, 2021 minutes. Betty Lowe made a motion to approve the January 27, 2021 minutes. Dwight Jordan seconded the motion. No further discussion was made. All was in favor of approval of the January 27, 2021 minutes. Motion passed 4-0 vote.

3. PLANNING BOARD PROCEDURE FOR PUBLIC HEARING

Planning Director Moss introduced the newest employee Shawn Lucas, to the members of the Planning Board. Before the Public Hearing could be open Planning Director Moss reviewed the procedures of a public hearing to the board members and the audience.

4. NEW BUSINESS (AGENDA & STAFF REPORT ATTACHED)

Z 2021-01: Vice Chair Lumpp opened up the Public Hearing to members and the audience in attendance for the re-zoning case. Planning Director Moss went over the packet for members of the Planning Board and the audience. Vice Chair Lumpp asked for the applicant Michael Hurt to come up before the board to explain his request for the rezone. Vice Chair Lumpp expressed to the audience which properties that the applicant Mr. Hurt was rezoning.

Vice Chair Lumpp opened the floor to members of the audience to state their approval or disapproval.

Jerry Creekmore: The original owner of the Nashville Building Supply stated that he and his family was in support of the rezone. He has had discussion with Mr. Hurt and believes this project will be great for Nashville and that location area. Vice Chair Lumpp asked if any member of the board had questions; none did at this time.

Beth Matthews: A resident owner of a property that is 150 feet away from the Nashville Building Supply building in which her mother lives in now. She expressed approval and disapproval for this rezone. She is grateful that the Town is moving forward but her only concern was the noise that could go on to 12 or 1 o'clock in the morning. The stage will be 150 ft from her mother backdoor. She does want the Town to grow, but the noises from the venue going to 1 or 2 o'clock in the morning has her worried about residents, especially her elderly mother. Vice Chair Lumpp asked if any members of the board had questions, none did at this time. She was asked by the board to clarify her property address.

Board member Dwight Jordan asked the applicant Mr. Hurt to come back before the board for further questions and review. He questions Mr. Hurt about the citizens' concern of the noise not being aware of this issue. Mr. Hurt stated that this was a misprint from the newspaper. His only focus is to get this property rezoned. He does not plan on having any type of events past midnight. Mr. Jordan reiterated that we are only talking the property across the street from the Nashville Building Supply. Mr. Jordan asked of what the structure will look like? Mr. Hurt said that the paper took a drawing of just an example, but right now he is unsure of what the structure will look like. He wants to have something built that will go with the historic value of the neighboring property. He visions a colonial built building high end apartment. But due to the market and changing of the things, this could change to something else in the future.

Vice Chair Lumpp asked what were his plans for the Nashville Building Supply building? Mr. Hurt expressed to the board he plans on restoring it back to its historic value.

Vice Chair Lumpp asked for Staff recommendation for the Town of Nashville Planning Department. Planning Director Moss told the board that the staff of the Town of Nashville Planning Department recommends approval for Mr. Hurt. Vice Chair Lumpp asked are there any further questions before we vote.

Board member Jade Mantell asked for Mr. Hurt to come back before the board. She asked Mr. Hurt why do you want to do Office Institutional District instead of the Multifamily District? Mr. Hurt stated that the OI Zone does not limit his uses, it will help for appraisal value, and leaves his options open. Mr. Hurt stated that he has had business in contact with him about different business for that area. One being the ABC board wanting to possible build an ABC store in this area in the near future. Ms. Mantell stated that the sale of alcohol beverages is not allowed in the zone he is requesting. Which brought back to the original questions what advantages are you getting out an OI zone versus the other? Mr. Hurt stated that the OI awards opportunities for business and growth. She stated her only concern is the type of business you can put there in an OI zone.

Town Manger Lansing stated that Mr. Hurt could build business with apartments above the business as you see in other areas.

A member of the audience asked Vice Chair Lumpp was the public discussion part closed due to other questions and concern she wanted to address the board with. Vice Chair Lumpp opened the public discussion to entertain the question from the town resident.

Beth Matthews: Stated that once again she does not have a problem with the proposal or request but we still have to consider the noise and now an ABC store. Her concern now is that patrons at this establishment will not buy craft beer and support local vendors they will walk over to the Fuel Doc store to purchase cheap \$2.00 beer which will now start a litter problem along with noise. Her concern now is the safety for the residents, possibility of litter between the store and the site, and still the noise problem. Board member Al Edwards told Ms. Matthews that this is not the Nashville Building Supply building this is the property across from the street, which is beside his property. An ABC store is not allowed in this zoning district. Vice Chair Lumpp asked if anyone had any questions, none at this time.

Vice Chair Lumpp asked for a motion to recommend approval or disapproval of Z 2021-01. In which he read all three options to the board.

Option 1: Based upon the review of and 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 the request is reasonable and in the public interest at best because it is not merely in the interest of one individual or group.

Option 2: I move we recommend disapproval of Z 2021-01 based upon review of, an inconsistency with, the Town of Nashville Comprehensive Plan, Zoning Ordinances, and any other official plan that is applicable. The request is inconsistent with the Nashville Comprehensive Plan, Code of Ordinance and adopted policies the request is not reasonable and in the public interest.

Option 3: I move we recommend approval of Z 2021-01 as an amendment, due to the inconsistent of the Town of Nashville Comprehensive Plan, Zoning Ordinance, and any other official plan that is applicable the amendment will update the existing ordinances and the request is reasonable and in the public interest.

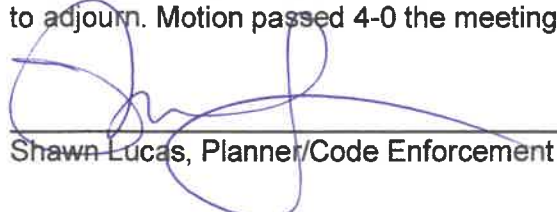
A motion was made by Board member Al Edwards for Option 1 and Second by Board member Dwight Jordan. The motion passed 4-0 with no discrepancy.

5. ANNOUNCEMENT OF NEXT MEETING:

Vice Chair Lumpp announce to the public and the board our next regular board meeting will be held on Wednesday April 28, 2021 at 7pm in the Council Chambers.

6. Adjournment:

A motion was made by Board member Dwight Jordan and second by Board member Betty Lowe to adjourn. Motion passed 4-0 the meeting was closed at 7:35 pm.


 Shawn Lucas, Planner/Code Enforcement


 Bill Lumpp, Vice Chair Planning Board