

# Town of Nashville

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RANDY LANSING, TOWN MANAGER

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BILL LUMPP – VICE CHAIR  
DWIGHT JORDAN  
SHIRLEY HOUSE  
BETTY LOWE  
JADE MANTELL  
AL EDWARDS

## MINUTES OF THE NASHVILLE PLANNING BOARD MEETING HELD WEDNESDAY, THE 29<sup>th</sup> OF SEPTEMBER 2021

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**Members Present:** Ann Collier, Dwight Jordan, Betty Lowe, and Jade Mantell

**Members Absent:** Shirley House, Bill Lumpp, and Al Edwards

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

**Others Present:** Robbie Davis, Chairman of Nash County Board of Commissioner, Bob Mishler, Starlight Homes, Shayne Leathers, Engineer for Starlight Homes, Donald Hillhorst, Hillhorst Professional Land Surveyor

### 1. CALL TO ORDER:

The Nashville Planning Board held its monthly meeting on Wednesday, September 28, 2021 in the Town Council Chamber at 114 W. Church Street. At approximately 7:03PM, Chairperson Collier recognized a quorum, and called the meeting to order.

### 2. MINUTES OF THE PRECEDING MEETING(S): APRIL 28, 2021 & JULY 7, 2021:

Chairperson Collier called for a motion for approval of the April 28, 2021, minutes & the minutes from Special Called Meeting on July 07, 2021. Jade Mantell made a motion to approve the minutes from both previous meetings. Dwight Jordan seconded the motion. No further discussion was made. All was in favor of approval of the minutes. Motion passed with a 3-0 vote.

### 3. PLANNING BOARD PROCEDURE FOR PUBLIC HEARING:

Planning Director Sherry Moss reviewed the procedures of a public hearing to the board members and the audience.

### 4. NEW BUSINESS

**5. FP 2021-02:**

Consideration of a Final Plat for the Bradford Place Subdivision located off Eastpointe Avenue. There are approximately 41 lots: Nash County Parcel ID #3810 06 48 4519U. This proposed subdivision contains approximately 25.63 +/- acres and is zoned R-4 (High Density Residential).

Planning Director Moss went over the packet for the Bradford Subdivision to the Planning Board. Several questions were posed from the public to the Planning Department and the Planning Board:

1. Public: "Where is the location of this subdivision?"
2. Planning Board Member Mantell, asked where the extension is? Town Manager Lansing that is in between lot 33 & 34.
3. Planning Board Member Mantell asked will we consider the notes from the Town Council meeting on September 1<sup>st</sup>. Town Manager Lansing expressed that staff has added that to their notes. And if all the things required to do are not completed, then they will have to do a performance bond.
4. A member of the Public asked where the main road will go. Town Manager Lansing explained where the roads and main entrance will be, including future development for this area. This development will tie into the main road one day.
5. Chairwoman Collier, asked will this be a town-maintained road? Town Manager Lansing expressed to the board that the Town has to accept this new road, pending with a Town Council vote to accept, once completion of work is done.
6. Public: "What size of lots will be in this subdivision?" Planning Director Moss stated the minimum lot size is 4,000 square feet.
7. Public: "Will these homes be on concrete slab or crawl space? How much will these houses be selling for?" Town Manager Lansing told the audience that he believes they are proposing slabs. Donald Hillhorst, Hillhorst Land Surveyor told the public that he is not sure how much the prices would be.
8. Board member Mantell, asked will sidewalks be on both sides or one side? Town Manager Lansing reported that this subdivision will abide by the Town Ordinances for sidewalks.
9. Chairwoman Collier, asked about the bond? Town Manager Lansing explained the bonding process to the board.

After hearing no more discussion from the public or Planning Department staff, Chairwoman Collier called for the staff recommendation. Planning Director Moss gave the report, which stated the approval for the final plat for Bradford Place Subdivision, pending compliance of bonding requirements, if the required improvements have not been completed prior to submission of the final plat. After hearing the staff recommendation, Chairwoman Collier called for a motion for approval, disapproval, or denial.

A motion was made by Jade Mantell and seconded by Dwight Jordan to accept and approve the subdivision for the Bradford Subdivision. No further discussion was made. All was in favor of approval of Bradford Subdivision. Motion passed with a 3-0 vote.

**6. CP 2021-02:**

Consideration of a Construction Plat for the proposed Cardinal Woods Subdivision located off Glover Memorial Drive. There are approximately 246 proposed lots: Nash County Parcel ID #3800 16 74 5123. This proposed subdivision contains approximately 118 +/- acres and is zoned MF (Multi-Family Residential) and R-10 (Medium Density Residential).

Planning Director Moss, went over the agenda packet, construction plat, and traffic impact analysis for the board. Chairwoman Collier opened the floor up for concerns or comments about the proposed subdivision for the board.

1. Board Member Mantell, asked if the 50ft. the same as the 100ft identified by the DOT? The representative from Starlight homes told her they are separate requirements. Town Manager Lansing told her that the DOT recommendations had come back.
2. Members of the public expressed their concern about traffic blocking the roads on NC Highway 58. Town Manager Lansing explained the proposal that Nash County Schools went over to assist with the traffic along the Glover Park side.
3. Board Member Mantell, asked, "do we have any other traffic study of this area since the year 2014?" Chairwoman Collier, answered Board member Mantell question with input from Planning Director Moss. Board Member Mantell was informed that this study is recent and not from 2014.
4. Chairwoman Collier, questioned if the timing will affect this project with school needing at least a year to correct and improve their plan along with the construction of the subdivision? Bob Mishler from Starlight homes responded that the project will not be started within eighteen months. So, if the school implements this now, we will not have started yet. Town Manager Lansing went over the new school implement plan that is proposed by Nash County Schools.
5. Chairwoman Collier, questioned the pocket parks and where they will be installed in the subdivision. Shayne Leathers showed her where they are identified at on the map, and also displayed it to the audience where the parks were located at in the subdivision.
6. Board Member Mantell, asked about variances. Town Manager Lansing explained there is one block that is smaller than 600 ft. and they are trying to preserve trees. He expressed that the developer has done an outstanding job subdividing this lot, especially with the shape of the lot.
7. Board Member Mantell asked about future development. Bob Mishler of Starlight Homes replied that would come when development opens up for the future. But as of right now, that is not in the plans once this subdivision is completed.

8. Chairwoman Collier, asked about the phasing process of the proposed subdivision. Bob explained the phase process is driven by infrastructure. The second phase will be on how we choose to sell and build.
9. Board Member Mantell asked about multifamily housing of this proposed area. Bob explained that Starlight Homes is not looking at building any multifamily homes, only single-family dwellings. Town Manager Lansing also explained that the developer is going to relocate and upgrade the lift station in order to hold the new capacity of waste it will be receiving.
10. Board Member Mantell asked what will happen with the lift station and the gravel/dirt road going to it. She also questioned the shared driveway between the lift station and the residents. Town Manager Lansing told her it will continue to exist; it just will not be serviced anymore and will grow back to its natural habitat.
11. Public: "Will the streets be paved going to the old lift station?" That answer was addressed by Town Manager Lansing. He replied it will remain graveled.

Chairwoman Collier opened the floor to the Public to speak, even though this was not a Public Hearing.

1. Terry Porter, 101 Misa Drive: Presented the board with a petition from residing neighbors in the neighborhood. She reported that the resident is not against the growth but are concerned about the traffic and the conditions of Essex Road.
2. Jeff Williams, 320 Foxhall Drive, Rocky Mount NC: Spoke against that the new development will drive many of habitat animals out and put majority of the wildlife in this area in distress. He also expressed concerns about the wetland area.
3. Chairwoman Collier, questioned the stormwater requirements. Shayne Leathers went over the North Carolina Stormwater state requirements for this type of subdivision.
4. Board Member Jordan, asked how wide would Glover Memorial Drive be; 2 lane or 4 lane road? Shayne Leathers addressed his concerns and questions. Mr. Jordan was also told that the new road leading into the subdivision will be wider than the existing entry.
5. Leon Porter, 101 Misa Drive: Reported on the traffic and his concerns that Essex Road will not be able to handle that much flow of traffic, especially with the conditions of the streets and roads in the area. He also had concerns that when the road freeze over with ice and sleet, there will be no way for these residents to get out safely due to the road conditions in the area.
6. Ann Richardson, Surry Drive: Spoke about flooding in the area and the Essex neighborhood. She questioned the owner had they thought about making contact with the church, with the intentions to use the portion of land to make a road to get into the neighborhood.
7. Arnett Hedgepeth questioned if the board was studying the information off the reports. She wanted to know if the Planning Board members looked at the information before the night of the meeting and had any of them been out to the neighborhood or been out to see the school traffic.

8. Chairwoman Collier and Board Member Mantell both expressed to members of the public the burden the traffic can be at the school.
9. Public: A member of the public questioned the Town's ability to handle adding on this much infrastructure? Another member of the Public also stated that there is no way the Town can handle this major project once it's completed, especially when there is a white pipe running from a house down the ditch to a sewer manhole. Another member of the public spoke on the heavy flooding in the rain.
10. Arnett Hedgepeth stated that if the school known this had to be done in 2014 to improve the flowing of traffic at the Middle School, why are they now trying to fix and address these problems?
11. Board Member Lowe addressed the public and stated that she is worried about the traffic in this area.

Hearing no more concerns Chairwoman Collier called for the staff's report and recommendation. Staff recommended approval of construction plat. Chairwoman Collier, called for a motion.

Board Member Dwight Jordan, Betty Lowe, and Chairwoman Collier thanked the citizens for coming out and voicing their concerns to the Planning Board.

Board Member Dwight Jordan made a motion with these recommendation(s):

- (1) To improve Essex Rd conditions
- (2) Make communications with the Nash County School Board for a better parking plan for staff and buses for Nash Central Middle School.

Board Member Jade Mantell added this to the motion; with the acceptance from Board Member Dwight Jordan:

- (3) To make the Glover Park Memorial Drive the same width at the front entrance and throughout, with a commitment to get the traffic under control improving or widen Glover Park Memorial Drive to the street (Highway 58).

The motion was seconded by Board Member Betty Lowe. The motion passed with a 3-0 vote.

## **7. Public Hearing: Town of Nashville Comprehensive Plan and Future Land Use Map**

Consideration of the updated Nashville Comprehensive Plan that is intended to bring together aspects of the Town's current and past planning efforts, while taking a fresh look at the future of Nashville.

Chairwoman Collier opened the Public Hearing to the general members of the Public. During the open session, an email was read out loud to the board on the behalf of Michael J. Hurt of Hurt, LLC. His email will be recorded in the minute files. With no one else signed in for the Public Hearing, the Public Session portion was closed.

Town Staff presented the proposed Comprehensive Plan to the Planning Board. Members of the Planning Board were impressed by the layout and design of the Plan. They also thought that Withers Ravenel did an outstanding job on Planning for the future for Nashville. With no further discussion, Chairwoman Collier called for a motion to accept the proposed Comprehensive Plan and Future Land Use Map and forwarded it to the Town Council of Nashville for their review and acceptance.

Board Member Jade Mantell made a motion and it was seconded by Betty Lowe. The motion passed 3-0, with one exception to have a photo of an item in Nashville put on the front cover.

**8. Announcement of Next Meeting:** The next schedule Planning Board meeting will be on Oct. 27, 2021 at 7PM if needed.

**9. Adjournment:**

A motion was made by Board Member Dwight Jordan and second by Board Member Betty Lowe to adjourn. The motion passed 3-0. The meeting was adjourned at 9:15 pm.



Shawn Lucas, Planner/Code Enforcement



Ann Collier, Chair - Planning Board