

# Town of Nashville

BRENDA BROWN, MAYOR  
RANDY LANSING, TOWN MANAGER

TOWN COUNCIL  
LOUISE W. HINTON  
KATE C. BURNS  
LYNNE HOBBS  
LARRY D. TAYLOR



PLANNING BOARD  
ANN COLLIER – CHAIR  
BILL LUMPP – VICE CHAIR  
DWIGHT JORDAN  
SHIRLEY HOUSE  
BETTY LOWE  
JADE MANTELL  
AL EDWARDS

## REGULAR MEETING AGENDA TOWN OF NASHVILLE PLANNING BOARD WEDNESDAY, DECEMBER 1, 2021

1. CALL TO ORDER: 7:00pm
2. MINUTES OF THE PRECEDING MEETING(S): SEPTEMBER 29, 2021
3. PLANNING BOARD PROCEDURE FOR PUBLIC HEARINGS
4. NEW BUSINESS:
  - A: **Public Hearing:** An Ordinance amending Chapter 18 “Land Use Regulations” in the Code of Ordinances for the Town of Nashville.
  - B: **CP 2021-03:** Consideration of a Construction Plat for the proposed Breedlove Road Subdivision located off Breedlove Road in Nash County’s jurisdiction with the intention to annex within the boundaries of the Town of Nashville. There are approximately 58 proposed lots: Nash County PIN# 3801 00 98 3410. This proposed subdivision contains approximately 63.2 +/- acres and is zoned A1 (Agricultural).
5. ANNOUNCEMENT OF NEXT MEETING: To be Determined
6. ADJOURNMENT

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## 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.

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Shawn Lucas, Planner/Code Enforcement

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Ann Collier, Chair - Planning Board



**TOWN OF NASHVILLE  
PLANNING DEPARTMENT**

**499 S. Barnes Street / Nashville, NC 27856 / 252.459.4511 Phone**

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**PLANNING BOARD PROCEDURE FOR PUBLIC HEARING:**

**An Ordinance Amending Chapter 18: “Land Use Regulations” in the Code of Ordinances  
for the Town of Nashville**

Per G.S 160D-601, before adopting, amending, or repealing any ordinance or development regulation, a public hearing is required. Staff will not provide a recommendation on denial or approval of the case until after the public hearing is closed.

**PROCEDURE FOR THE PUBLIC HEARING**

The procedure for hearing this case is as follows:

- The chairperson of the Planning Board calls the meeting order and introduces each new public hearing matter on the agenda.
- The Planning Board chairperson will explain the purpose of the public hearing.
- The public hearing is open and preliminary matters are addressed.
- The Planning Board requests that comments not be repetitive, and where possible, that a spokesperson is designated to present the view of a large group.
- Each person who speaks must state his or her name and address for the record.
- Planning Staff is called on to present the Ordinance Amendment, followed by others who wish to speak in support and/or opposition of this item.
- Members of the Planning Board may pose questions to Planning Staff and the speakers who spoke in support and/or opposition of the item presented.
- After everyone has had a chance to speak, the chairperson will give Planning Staff an opportunity to respond to the public comments.
- The Planning Board chairperson closes the period for public discussion.
- The Planning Board deliberates. In the course of the deliberation, the members of the Planning Board may ask questions of the Planning Staff, or others who have spoken. Beyond that, additional comments from the floor will be admitted only at the discretion of the Planning Board chairperson.
- The public hearing is closed, and Planning Staff may present its recommendation to the Planning Board at this time.
- A motion and second is made by the Planning Board.
- If necessary, further discussion will take place.
- A vote is conducted to approve or deny the recommendation of the Ordinance Amendment.
- The Planning Board will make a written recommendation to the Town Council before the December 7, 2021, Council meeting, where an additional public hearing and final decision will be made.





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## PLANNING BOARD AGENDA REPORT

<b>MEETING DATE:</b>	December 1, 2021
<b>PREPARED BY:</b>	Sherry N. Moss, Planning & Development Director
<b>ISSUE CONSIDERED:</b>	Public Hearing amending Chapter 18 “Land Use Regulations” in the Code of Ordinances for the Town of Nashville: Section 18-112: Description of Districts, Section 113: Table of Permit Uses, Notes of the Table of Permitted Uses, and Section 18-35: Definitions.
<b>SUMMARY OF ISSUE:</b>	<p>The Town of Nashville recently completed a recodification update with Municode and adopted the 2021 Comprehensive Plan and the Future Land Use Map. However, there are several sections of Chapter 18 “Land Use Regulations” that are listed below for the Planning Board’s consideration. However, if approved, these amendments will be added to the supplement of the recodification update to be inserted into the Town’s Code.</p> <ul style="list-style-type: none"><li>• Section 1: Amended Sections: Section 18-112.f - Description of Districts: R-6 High Density Residential District: Delete “multifamily” and insert “two-family”. Multifamily dwellings are not allowed in the R-6 zoning district.</li><li>• Section 2: Amended Sections: Add “X” in the B-1 and B-2 zoning columns for “Mobile Food Vending” as use by right.</li><li>• Section 3: Amended Sections: Add additional mobile food vending requirements to Section 18-113 “Notes to the Table of Permitted Uses”.</li><li>• Section 4: Amended Sections: Add new definitions to Section 18-35 “Definitions”.</li></ul>
<b>STAFF RECOMMENDATION:</b>	Staff does not make a recommendation until after the public hearing.
<b>ATTACHMENT(S):</b>	OA 2021-XX Attachments

**ORDINANCE 2021-XX**

**AN ORDINANCE AMENDING CHAPTER 18 “LAND USE REGULATIONS” IN THE CODE OF ORDINANCES FOR THE TOWN OF NASHVILLE**

**BE IT ENACTED** by the Town Council of the Town of Nashville, Nash County, North Carolina as follows:

**SECTION 1. Amended Section.** That Section 18-112 “Description of Districts” of Chapter 18 of the Code of Ordinances of the Town of Nashville are hereby amended as follows:

“(f) R-6 High Density Residential District. The R-6 district is defined as medium-to-high density areas where single-family and ~~multifamily~~ **two-family** dwellings are commingled and certain areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

**SECTION 2. Amended Section.** That Section 18-113 “Table of Permitted Uses” of Chapter 18 of the Code of Ordinances of the Town of Nashville are hereby amended as follows:

	B-1	B-2	I-1	Requirements
Mobile Food Vending	<b>X</b>	<b>X</b>		See Note 17

**SECTION 3. Amended Section.** That Section 18-113 “Notes to the Table of Permitted Uses” of Chapter 18 of the Code of Ordinances of the Town of Nashville are hereby amended as follows:

(17) *Note 17, Mobile food vending.* Mobile food vending requirements are as follows:

- a. Only on private property with written dated permission of the owner provided to the town.
- b. No mobile vending may take place in the town without prior written approval of the zoning administrator.
- c. No alcoholic beverages be sold from mobile vending locations.
- d. Name, address, and phone number of the vendor must be included in request.
- e. A drawing or site plan must be submitted showing location of vendor, buildings, parking, and pedestrian facilities within a 50-foot radius.
- f. Shall not operate between the hours of 8:00 p.m. and 6:00 a.m. and shall be removed from the premises of which they operate during these hours.
- g. A drawing or picture of the vending apparatus so that it can be reasonable identified be submitted to the town.
- h. Current department of health permit be on file with the town.
- i. Only allowed in a I-1 (industrial district), ***B-1 (Highway Business District), and B-2 (Central Business District).***
- j. Exemption: Festival or other events approved by town council.
- k. No more than one mobile vending apparatus is permitted as an accessory use on a lot at one time.***
- l. Shall be located at least 100 from the front entrance of an existing restaurant and outdoor dining area and at least 50 feet from any permitted mobile food vending cart location.***
- m. Must be parked at least 15 feet away from any fire hydrant, any fire department connection and 5 feet away from any driveway, sidewalk, utility box or vault, handicapped ramp, building entrance or exist, or emergency call box.***
- n. At no time, may the required number of parking spaces for the principal use of the property be rendered nonconforming due to mobile food vendor use.***

- o. Temporary connections to potable water are prohibited. All plumbing and electrical connections shall be in accordance with the State Building Code.*
- p. Grease and wastewater must be contained and disposed of in an approved grease receptacle.*
- q. The Planning Director may engage in zoning enforcement or prohibit/suspend a food truck vendor's operation if they are causing parking, traffic congestion, or litter problems either on or off the property where the use is located or such use is otherwise creating a danger to the public health or safety.*
- r. If mobile food vendor is found to be in violation of these requirements, a fine will be issued. For the first offense, a \$100 administrative fee will be issued. A second offense in any twelve-month period will result in a \$500 fine. A third in any twelve-month period will result in revocation of the permit.*
- s. No signage shall be allowed other than signs permanently attached to the motor vehicle. An easel sign no more than 12 square feet per sign face in display area may be placed within the customer waiting area.*

**SECTION 4. Amended Section.** That new definitions of Section 18-35 "Definitions" of Chapter 18 of the Code of Ordinances of the Town of Nashville are hereby added and shall read as follows:

*Food Stand: A food establishment that prepares or serves food and does not provide seating facilities for customers to use while eating or drinking. (North Carolina Administrative Code-NCAC 1-201.10. B)*

*Mobile Food Unit: Mobile food unit means a food establishment or pushcart designed to be readily moved and vend food. (North Carolina Administrative Code-NCAC 1-201.10. B)*



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## PLANNING BOARD AGENDA REPORT

**MEETING DATE:** December 1, 2021

**PREPARED BY:** Sherry N. Moss, Planning & Development Director

**ISSUE CONSIDERED:** Proposed Breedlove Road Subdivision; 58-lot major subdivision by Red Farms Development, LLC off Breedlove Road

**SUMMARY OF ISSUE:** This is a request for construction plat (CP 2021-03) approval of Breedlove Road Subdivision, a proposed 58-lot major subdivision off Breedlove Road, Proposed Zoning District R-15 (Medium-Density Residential). This parcel contains approximately 63.2 +/- acres and is identified by Nash County Tax ID Number(s) 3801 00 98 3410 and 3801 00 97 65 41. Approximately 6.5 +/- acres will be developed for the proposed subdivision. However, development is proposed to take place in one phase. Additional comments are as follows:

- The petitioned property is currently in Nash County's jurisdiction, just outside of Nashville's ETJ, but is seeking to annex within Nashville's Town Limits, pending construction plat approval.
- Applicant/Developer is meeting the State's stormwater requirements.
- The proposed subdivision will be accessed off Breedlove Road and developed in one phase.
- The proposed subdivision will be accessible to public water.
- Each lot will have individual septic tanks that will require certificate of approval from Nash County Health Department.
- The streets of the proposed subdivision will be owned and maintained by the Town of Nashville.
- The Technical Review Committee met on November 17, 2021.
- Notices were mailed Friday, November 20, 2021, to the adjoining/abutting property owners of the proposed subdivision.

**STAFF RECOMMENDATION:** Staff recommends approval of construction plat (CP 2021-03).

**ATTACHMENT(S):**

1. Major Construction Plat Review Checklist
2. Construction Plat
3. Aerial Map
4. List of Adjacent/Abutting Property Owners
5. TRC Comments / Responses

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## DIVISION 2 – PROVISIONS FOR REVIEW AND APPROVAL OF SUBDIVISIONS

### **Sec. 18-366. - Submission of the construction plat to the planning board.**

- (a) The procedural requirements for procuring construction plat approval are as follows:
- (1) The subdivider shall submit to the town manager not less than 20 working days prior to the regularly scheduled planning board meeting at which time the plat will be considered at least seven blue-line prints of the proposed subdivision prepared as prescribed by this article. **Construction plat was received on 11/9/2021 by Kevin Varnell, Stocks Engineering.**
  - (2) The proposed construction plat shall be prepared by a registered engineer or surveyor licensed to render such service in the state. Any construction plans to accompany or to be a part of a construction plat shall be prepared by a registered engineer only or limited to authority granted through G.S. ch. 89. **Construction plat was prepared by Mike Stocks, Stocks Engineering.**
  - (3) The construction plat, as submitted, shall be drawn to a scale of one inch to 100 feet and shall depict the following information:
    - a. Title of subdivision, date, north arrow, and graphic scale; **Shown on construction plat**
    - b. Name of owner and surveyor or engineer charged with the responsibility for the preparation; **Shown on construction plat.**
    - c. Label of "Construction Plat"; **Shown on construction plat**
    - d. Sum of linear feet of streets; **4,324 LF; Shown on construction plat;**
    - e. A vicinity map depicting the general location at no required scale; **Shown on construction plat**
    - f. Proposed streets, street names and other rights-of-way; **Proposed street names are unknown at this time and are labeled as Street A, B, C; Proposed street names need to be submitted to Brad Parker (Nash County GIS Coordinator). Per section 18-396.r, the name of a proposed street shall not duplicate or closely resemble an existing street name within Nash County.**
    - g. Area of subdivision in acres; **6.5+/-acres; listed on construction plat**
    - h. Total number of proposed lots; **58 lots; listed and drawn on construction plat**
    - i. Names of adjacent property owners or subdivisions; **Shown on construction plat**
    - j. Location of existing platted property, addresses, drainageways, street right-of-way lines, existing buildings, water mains, sewers, railroad rights-of-way, corporate limit lines, parks, public utility easements and drainageways, both on the land to be subdivided and on adjacent lands within 500 feet; **Shown on construction plat.**
    - k. Proposed property lines with all appropriate distances depicted; **Shown on construction plat**

- l. Proposed street width, location, elevations, and curb and gutter; profiles of streets shall reference to United States Coast and Geodetic Survey mean sea level datum and be drawn to a vertical scale of one-inch equals 50 feet; and street profiles and cross sections shall depict existing centerline and property line grades, proposed street grades, water and sewer mains, drainage pipes, culverts, bridges and watercourses; **Sheet profiles are not provided at this time; will be completed during design phase.**
  - m. Type, location and purpose of areas to be dedicated or reserved for public use; **N/A**
  - n. Block letters and lot numbers; **Lot numbers are shown on the construction plat**
  - o. Location, size and invert elevations of water, sewer, storm drainage, and street lighting utilities; **Location and size of utilities are shown on the construction plat. Design elevations will be shown in the future design phase.**
  - p. The location of the 100-year floodway fringe and floodway, if applicable; **N/A; the property is not located in a flood hazard zone**
  - q. Topography in contour intervals of not more than two feet and spot elevations at all breaks in grade along all drainage channels and swales; **Existing contour intervals are shown on construction plat. Design elevations will be completed during street design.**
  - r. Subsurface soil and groundwater data when deemed necessary; **Good and bad soils are shown on the construction plat.**
  - s. Proposed easements for all utility and drainage improvements; **Note has been added to General Notes #43 on the construction plat.**
  - t. If the proposed subdivision is designed to have individual septic tanks for each proposed lot, the certificate of approval as introduced in subsection (c) from the county health department; **To be provided; Each lot within the subdivision will have individual septic tanks; a certificate of approval is needed from the Nash County Health Department.**
  - u. Submission of a comprehensive erosion and sedimentation control plan as prescribed by G.S. ch. 113A; **The State's stormwater requirements will be met.**
  - v. Other site conditions on and adjacent to the subdivision to illustrate the relationship of conditions on adjacent lands and in the subdivision; the subdivider shall identify watercourses, marshes, wooded areas, structures, railroads, and other significant manmade features that may impact the tract; **Locations of waterbodies and wooded areas are shown on construction plat.**
  - w. On-site and off-site profiles of all easements for drainage courses and utility lines; **Designs will be shown in the future design phase.**
  - x. The location of a public water supply watershed boundary, if applicable; **N/A**
  - y. The location and width of buffer areas; and **N/A**
  - z. The maximum allowable built-upon area for each lot or tract located within a public water supply watershed. **N/A**
- (4) A digital copy of all proposed subdivisions must be provided to the planning director of the town in a format viewable with town software. **Digital format was submitted to the Planning Director.**
- (b) The following signature blocks shall be placed on all construction plats:
- a. Certification by the town manager that this construction plat was approved by the planning board on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_, 20 \_\_\_\_\_ .

\_\_\_\_\_  
Town Manager

- b. Certification by the public works director that this construction plat meets all applicable town standards.

\_\_\_\_\_  
Public Works Director

- (c) If the proposed subdivision will be serviced by septic tanks, the following certificate shall be placed on the construction plat: **The proposed subdivision will be serviced by septic tanks.**

I hereby certify that lots shown on this plat for \_\_\_\_\_ subdivision have been evaluated for space and soil requirements for sewage disposal and water supply systems when applicable, by the Nash County Health Department. Based on this review, an improvement permit has been issued for specific use and siting. Any change in the intended use or siting, or site, or soil alteration, will subject the permit to revocation. No construction on any lot shall commence until the Nash County Health Department has also issued an authorization for wastewater system construction.

\_\_\_\_\_  
Nash County Health Director or Authorized Representative

\_\_\_\_\_  
Date

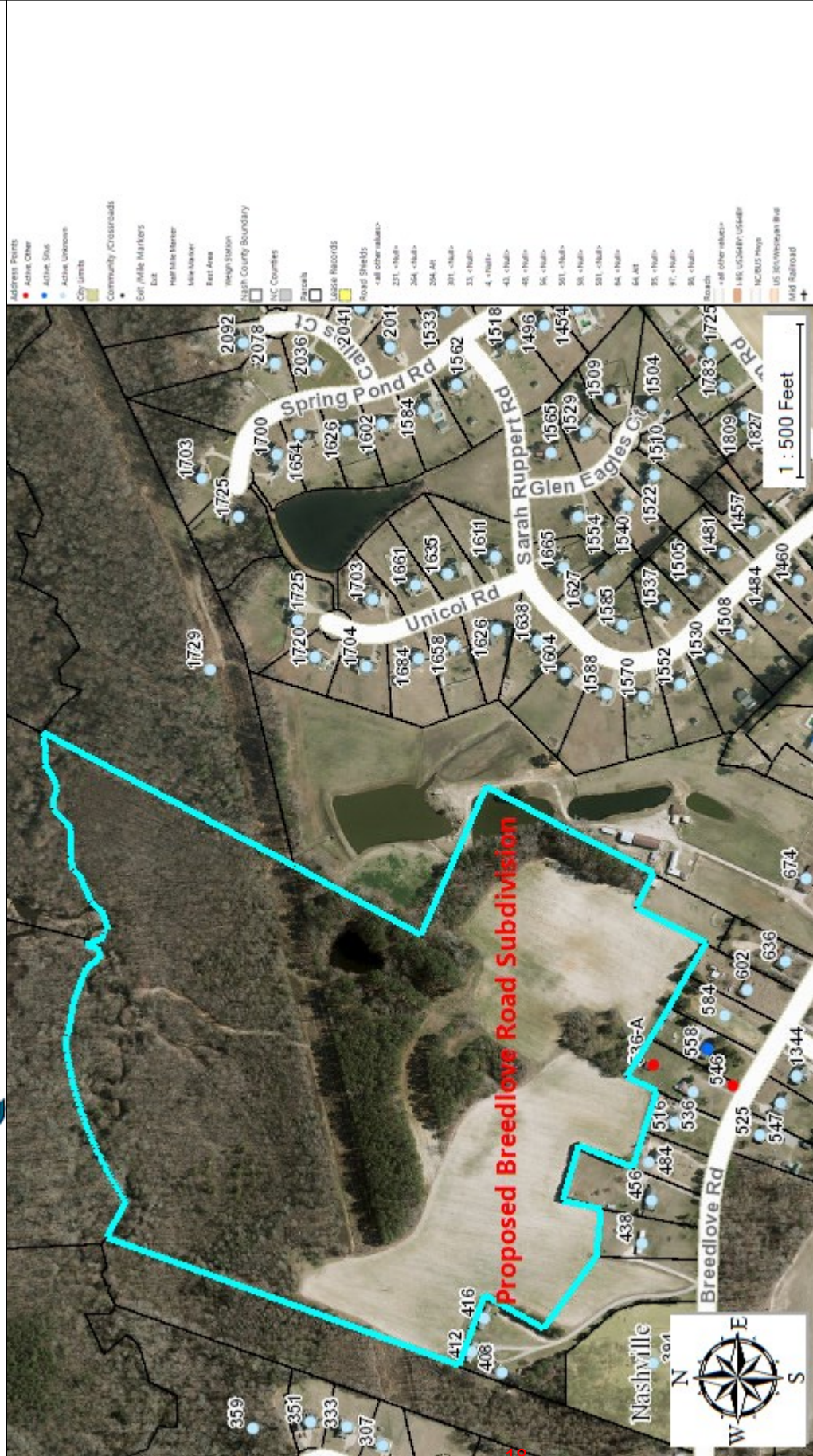
- (d) The town manager or his designated agent shall distribute copies of the construction plat to various agencies for review relative to street design, street lighting, water and sewer system design, erosion and sedimentation control, drainage and prevailing soil conditions. **Planning Director Sherry Moss emailed a digital copy of the construction plat on November 9, 2021 to the following agencies: Town Manager Randy Lansing, Fire Chief Chris Joyner, Public Works Director Lee Brown, Taylor Joyner-Public Works, Police Chief Anthony Puckett, PRCR Director Koy Worrell, NCDOT District Representative Bobby Liverman, Kevin Varnell – Stocks Engineering, Town Planner Shawn Lucas, Nash County’s Soil Conservation Representative Ken Morris, Nash County School Superintendent Dr. Steven Ellis, and Nash County’s Health Department Representative William Hill.**
- (e) Prior to approval of the construction plat by the planning board, the following agencies shall be afforded an opportunity to review the subdivision and offer any recommendations relative to a specified area of interest as indicated in this subsection: **All persons/agencies listed above (d) were emailed a construction plat to review. A TRC review was also conducted on November 17, 2021.**
- (1) The district highway engineer, as a gratis consultant for the town, in order to ensure that the proposed streets, highways and drainage system conforms with town specifications; **Bobby Liverman, NCDOT District Engineer**
  - (2) The fire chief relative to hydrant distribution and fire service; **Fire Chief Chris Joyner**
  - (3) The county soil conservation service district office relative to soil conditions and drainage; **Nash County’s Soil Conservation District Representative Ken Morris**
  - (4) The county board of education for examination of impact on existing student population and facility capacities; **Nash County’s Superintendent Dr. Steven Ellis**
  - (5) Any other agency or official designated by the town council.
- (f) The town manager shall forward the construction plat to the planning board and the town council for review and approval concurrently with any documents received from county or state agencies requested to review their sufficiency.
- (g) After considering any input and/or recommendations received in connection with the proposed construction plat in addition to any comments the subdivider may render, the planning board shall approve, disapprove or conditionally approve the construction plat.
- (h) If the subdivision is to be developed in stages, the construction plat shall be submitted for the entire development. A final plat may be submitted for each stage.
- (i) Town approval of the construction plat shall be valid for a period of five years from the date of the approval of the construction plat by the town council. All construction specifications as noted and approved as a part of the plat shall be applicable for that five-year period of time and shall be applied to any construction conducted in the subdivision in question during that same five-year period of time.

- (j) Upon expiration of the five-year period of validity, a revised construction plat will be required to be submitted in the same manner as the initial construction plat for reapproval by the planning board and the town council. Any design changes or construction specification revisions may be invoked in the reapproval of the construction plat.

(Ord. of 9-13-1979, § 30; Ord. of 6-2-1998; Ord. of 11-3-1998(1); Ord. Amend. 2005-03, §§ 1(1), 2, 6-7-2005; Ord. Amend. 2005-06, § 1, 10-4-2005; Ord. Amend. 2006-02, § C), 8-8-2006)







ConnectGIS has been prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this system are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained in this system. Nash County, Withers & Ravenel, ConnectGIS and other mapping companies assume no legal responsibility for the information contained in this system. Grid data is based on the North Carolina state plane coordinate system, 1983 North American Datum (NC NAD83).

CP 2021-03 Property Owners (Breedlove Road)

PARID	PIN	Owner	Physical Address	Mailing Address	Mailing City/State/Zip
006900	3801 00 88 5620	WHITE MELBA H	316 BREEDLOVE RD	PO BOX 88	NASHVILLE NC 27856
047371	3801 00 88 5262	COGIN LAND SERVICES LLC	408 BREEDLOVE RD	4596 SYKES RD	NASHVILLE NC 27856
045547	3801 00 87 4787	ARRINGTON BOBBY J & LILLIE H	394 BREEDLOVE RD	394 BREEDLOVE RD	NASHVILLE NC 27856
046461	3801 00 87 9711	HILL CATHY RENEE	438 BREEDLOVE RD	438 BREEDLOVE RD	NASHVILLE NC 27856
046460	3801 00 97 0751	WHEELER STEVEN F JULIA S	456 BREEDLOVE RD	456 BREEDLOVE RD	NASHVILLE NC 27856
310567	3801 00 97 2752	BARNHILL HERBERT A	484 BREEDLOVE RD	484 BREEDLOVE RD	NASHVILLE NC 27856
310566	3801 00 97 2673	WHEELER STANLEY NEAL & VICKIE L	516 BREEDLOVE RD	516 BREEDLOVE RD	NASHVILLE NC 27856
037303	3801 00 97 4636	MATTHEWS GALE P & RONALD J MATTHEWS	536 BREEDLOVE RD	2973 GLENNWOOD RD	NASHVILLE NC 27856
005877	3801 00 97 5557	WINTERKINS LLC	558 BREEDLOVE RD	19197 NC 481 HWY	ENFIELD NC 27823
032462	3801 00 97 6541	COGIN JOSEPH DANIEL ET AL	584 BREEDLOVE RD	4596 SYKES RD	NASHVILLE NC 27856
032463	3801 00 97 7466	PROCTOR MISTY H	602 BREEDLOVE RD	602 BREEDLOVE RD	NASHVILLE NC 27856
002107	3801 00 97 9532	LAUER WILLIAM C III	636 BREEDLOVE RD	636 BREEDLOVE RD	NASHVILLE NC 27856
047834	3801 00 97 9682	PUCKETT JOHN T JUDY P	OFF BREEDLOVE RD	674 BREEDLOVE RD	NASHVILLE NC 27856
004976	3811 00 07 1355	PUCKETT JOHN T JUDY	674 BREEDLOVE RD	674 BREEDLOVE RD	NASHVILLE NC 27856
031726	3811 00 19 1475	MILLER CLIFFORD B III & YVETTE M MILLER	1729 SPRING POND RD	1585 SARAH RUPPERT RD	NASHVILLE NC 27856
004286	3812 00 01 9759	MCCAIN D P III	2246 JAMES BUNN RD	2474 JAMES BUNN RD	NASHVILLE NC 27856
002897	3802 00 91 4633	BENDER WALTER J & MARY LOU TR	504 EXUM RD	1626 EXUM RD	NASHVILLE NC 27856



Tuesday, November 23, 2021

Sherry N. Moss  
Planning & Development Director  
499 S Barnes St  
PO Box 987  
Nashville, NC 27856

RE: Breedlove Road Subdivision Construction Plat Review - Response

This letter is written in response to the comments and recommendations dated November 17, 2021. A reply or explanation for each comment issued by your office is provided below and follows the original format of your memorandum.

1. Section 18-366.a.3.b: Provide the name of the owner on the construction plat.

***Owner is now listed on the construction plat.***

2. Section 18-366.a.3.f: The proposed street names are missing; street names shall be submitted to Brad Parker, Nash County GIS Coordinator. Per section 18-396.r, the name of a proposed street shall not duplicate or closely resemble an existing street name within Nash County.

**Street Names are unknown at this time and they have been temporarily labeled Street A, B, C**

3. Section 18-366.a.3.i: Show location of existing buildings, water mains, corporate limit lines, public utility easements and drainageways, both on the land to be subdivided and on adjacent lands within 500 feet.

**Existing structures located on adjacent properties are now shown on the construction plat**

4. Section 18-366.a.3.l: Provide street profile sheets of proposed street width, location, and elevations.

**Street profiles not provided at this time. Will be completed during design phase.**

5. Section 18-366.a.3.o: Provide location, size, and invert elevations of water, stormwater drainage, and street lighting utilities.

**Location and size of utilities are shown on the construction plat. Design elevations will be shown in the future design phase.**

6. Section 18-366.a.3.g: Provide 2' contour intervals and spot elevations at all breaks in grade along all drainage channels and swales.

**Existing contours are now shown on the construction plat. Design elevations will be completed during street design.**

7. Section 18-366.a.3.s: Provide 5' utility and drainage easements around the perimeter of each lot;

**Note has been added to General Notes #43.**

8. Section 18-366.a.3.t: A certificate of approval from the Nash County Health Department will be required for individual septic tanks for each proposed lot.

**Ok. To be provided.**

9. Section 18-366.a.3.v: Site conditions; identify watercourses, marshes, wooded areas, structures, railroads, and other significant manmade features that may impact the tract.

**Locations of waterbodies and wooded areas are now shown on the construction plat.**

10. Section 18-396.c: When the total number of lots is proposed to be between 30 and 74, at least one right-of-way stub (for future street or street extension) or a second street access (constructed street) shall be provided. A stub for a future street is not shown. If this requirement cannot be met, a waiver will need to be requested by the developer with justification for not meeting this requirement and will have to be granted by the Town Council.

**General Note #44 has been added stating that "No stubs are provided due to no options to connect. A waiver is requested."**

11. Section 18-396.e: Minimum right-of way widths and construction widths for streets without curbs and gutters are as follows:
  - a. Cul-de-sac: Right-of-Way Width – 50'; Construction Width – 24'
  - b. Minor Streets: Right-of-Way Width – 60'; Construction Width – 28'The construction plat shows a 50' right-of-way with a construction width of 20'. If the developer is seeking to build without curb and gutter and construct less than what's required for the right-of-way and construction width, then, a waiver will need to be requested by the developer with justification for not meeting this requirement and will have to be granted by the Town Council.

**The construction plat now shows 50' R/W width and 24' street width.**

12. Section 18-397.a: Intersecting blocks shall be laid out at intervals that block lengths are not more than 1,000 feet nor less than 600 feet when, in the opinion of the planning board, existing conditions justify a modification of this requirement. One of the block lengths is approximately 1,176 feet. If this requirement cannot be met, a waiver will need to be requested by the developer with justification for not meeting this requirement and will have to be granted by the Town Council.

**A waiver will be requested as the power line easement causes justification for extending the block length.**

13. Section 18-399: Storm drainage; Show location of stormwater retention areas, if required by NCDEQ.

**A permanent stormwater retention will not be required as the impervious area is below the threshold and stormwater requirements will be met.**

14. Section 18-403.a: Sidewalks are required on at least one side of all new streets within the town and its extraterritorial jurisdiction. Sidewalks are not shown on the construction plat. If this requirement cannot be met, a waiver will need to be requested by the developer with justification for not meeting this requirement and will have to be granted by the Town Council.

**A waiver will be requested.**

15. Section 18-404.a: The developer shall either plant or retain sufficient trees along both sides along both sides of newly created streets. Street trees are not shown on construction plat. If this requirement cannot be met, a waiver will need to be requested by the developer with justification for not meeting this requirement and will have to be granted by the Town Council.

**A note has been added that street trees are to be provided along all new streets spaced 30' apart.**

16. Section 18-426.a: Within each subdivision, at least two monuments designed and designated as control corners shall be installed. All monuments shall be constructed of concrete and be at least four inches in diameter or square and not less than three feet in length.

**Ok, monuments will be provided by surveyor.**

17. Show the subdivision's phases on the construction plat, if applicable.

**All street construction will be completed in one phase, therefore no phasing is shown.**

18. As a request by Public Works Director Lee Brown, verify with the state on potential well site(s).

**Ok, well site to be verified.**

19. Show right-of-way widths on the streets.

**Right-of-way widths labeled on streets as 50'.**

20. Show the water lines on the construction plat at 6" inches instead of 4" inches.

**Water lines all labeled as 6" SDR-21 PVC.**

21. Indicate whether there will be a Homeowner's Association.

**Yes, a Homeowner's Association will be created for the subdivision.**

If there are any further questions, please do not hesitate to contact me at 252.459.8196.  
Thanks!

Sincerely,  
**Stocks Engineering, P.A.**

J. Kevin Varnell