



Nashville Town Council Regular Meeting

Tuesday, September 1, 2020
7:00 PM

Nashville Town Council Chambers
114 W. Church Street, Nashville, NC 27856

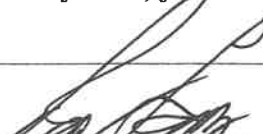
1. Call to Order by Mayor Brown
2. Pledge of Allegiance
3. Prayer
4. Approval of Meeting Minutes
 - a) July 28, 2020 – Called Meeting Minutes
 - b) August 4, 2020 – Regular Meeting Minutes
5. Public Comments Period
6. Old Business
 - a) Presentation of the South Creek Stormwater Drainage Study and Report.
 - b) **Consideration of SU 2020-02: Request for a special use for property located off E. Old Spring Hope Road, Zoning District M-F (Multi-family Residential) for the purpose of establishing more than one multi-family building on a single lot.**
 - c) **Consideration of CP 2020-01: Request for a construction plat approval of a 41-lot major subdivision off Eastpointe Avenue, Zoning District R-4 (High Density Residential).**
 - d) Consideration of Resolution 2020-18: Resolution Awarding a Timber Purchase and Harvest Contract on 42-acres of Land Owned by the Town of Nashville.
7. New Business
 - a) Discussion with Michael Hurt regarding residential development ideas for 608 Western Avenue. NOTE: Mr. Hurt has withdrawn his rezoning request (Z 2020-03) and his special use request (SU 2020-01).
 - b) Consideration of the submission of Asset Inventory Assessment Grants to inventory and GIS map the Town's Water and Sewer Systems.
 - i) Resolution 2020-19: Resolution Authorizing Submission of Water Asset Inventory Assessment Grant to the North Carolina Department of Environmental Quality.
 - ii) Resolution 2020-20: Resolution Authorizing Submission of Wastewater Asset Inventory Assessment Grant to the North Carolina Department of Environmental Quality.
 - c) Consideration of Proposal for Garbage Truck Financing.
 - i) Resolution 2020-21: Resolution Approving Financing Terms
 - d) Consideration of Preliminary Coronavirus Relief Funds Plan
 - e) Consideration of Budget Amendments
 - i) Budget Amendment #3 (Library Grant Funds)
 - ii) Budget Amendment #4 (Flow Meter Study)
8. Mayor and Council Comments
9. Adjourn



TOWN OF NASHVILLE
P.O. BOX 987 / 499 S. BARNES STREET
NASHVILLE, NC 27856
WWW.TOWNOFNASHVILLE.COM
(252) 459-4511

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**Town Council
AGENDA REPORT**

MEETING DATE:	September 1, 2020										
PREPARED BY:	Sherry N. Moss, Planning & Development Director										
ISSUE CONSIDERED:	SU 2020-02										
SUMMARY OF ISSUE:	Request for a special use for property located off E. Old Spring Hope Road, Zoning District M-F (Multifamily Residential) for the purpose of establishing more than one multi-family building on a single lot. This parcel contains approximately 12.62 acres and identified by Nash County Tax Parcel Number 381015532563.										
STAFF COMMENTS:	<p>The applicant is requesting a Special Use Permit to allow more than one duplex to be established on a 12.62-acre lot off E. Old Spring Hope Road. The Multifamily Residential zoning district allows multifamily (more than one building per lot) with a special use permit. The sketch plan submitted shows eight duplexes (16-units), with future expansion of more units.</p> <p>The petitioned property is surrounded by a mixture of single family dwellings and duplexes, with mixed zoning classifications of MF (Multi-Family), R-10 (Medium Density Residential), R6 (High Density Residential), and A-1 (Agricultural) zoning districts. With regards to the Future Land Use Map, the petitioned property is classified as medium residential growth. The surrounding areas are classified as high density, medium density, and agricultural growth. The proposed use would be in harmony with the residential character of the area.</p> <p>Upon voting on the special use permit, the Town Council shall consider the following:</p> <ol style="list-style-type: none">The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.The use meets all required conditions and specifications.The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.The location and character of the use if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in the general conformity with the plan of development of the Town of Nashville.										
STAFF RECOMMENDATION:	Staff recommends approval of SU 2020-02.										
PLANNING RECOMMENDATION:	The Planning Board voted 3-0 to recommend approval of SU 2020-02.										
ATTACHMENT(S):	<table><tr><td>1. Application</td><td>6. Vicinity Map</td></tr><tr><td>2. Site Plan</td><td>7. Zoning Map</td></tr><tr><td>3. Quasi-judicial Rules</td><td>8. Land Use Map</td></tr><tr><td>4. Table of Uses</td><td>9. Photos of proposed site</td></tr><tr><td>5. §18-114, §18-115.15.27</td><td>10. Recommendation Statement from the Planning Board</td></tr></table>	1. Application	6. Vicinity Map	2. Site Plan	7. Zoning Map	3. Quasi-judicial Rules	8. Land Use Map	4. Table of Uses	9. Photos of proposed site	5. §18-114, §18-115.15.27	10. Recommendation Statement from the Planning Board
1. Application	6. Vicinity Map										
2. Site Plan	7. Zoning Map										
3. Quasi-judicial Rules	8. Land Use Map										
4. Table of Uses	9. Photos of proposed site										
5. §18-114, §18-115.15.27	10. Recommendation Statement from the Planning Board										
REVIEWED BY TOWN MANAGER:											



APPLICATION FOR A SPECIAL USE PERMIT TOWN OF NASHVILLE, NORTH CAROLINA

Date submitted: 8-13-20
(To be completed by Town staff)

Case #: SU2020-02
(To be assigned by Town staff)

I (we), the undersigned, being the owner(s) of the property, do hereby make application for a Special Use Permit as herein requested.

- The property where the request is to be located has the following street address (or description if no street address has been assigned): E. Old Spring Hope Road (Tax ID 381015532563 [Portion])
The property is identified by the following map, block, and parcel number DB 2816/120
_____ of the Nash County property ownership map (tax records) and contains approximately 12.62 acres. A map of the property boundaries is attached to this application.

Note: If any plans or details are required for the special use request, they must be submitted for this application to be complete.

- This special use permit is requested for the following reason or purpose: To construct more than one multifamily structure on a lot in the Multifamily zoning district.

Based on Division 4, Section 18-115 & 116 of the Nashville Zoning Ordinance, the specific special use category that is being requested is To construct more than one multifamily structure on a lot in the Multifamily zoning district.

The zoning district of the property where the special use is being requested is Multifamily.

[For residential uses, indicate the number of dwelling units per acre being proposed (12 du/acre).]

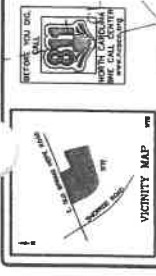
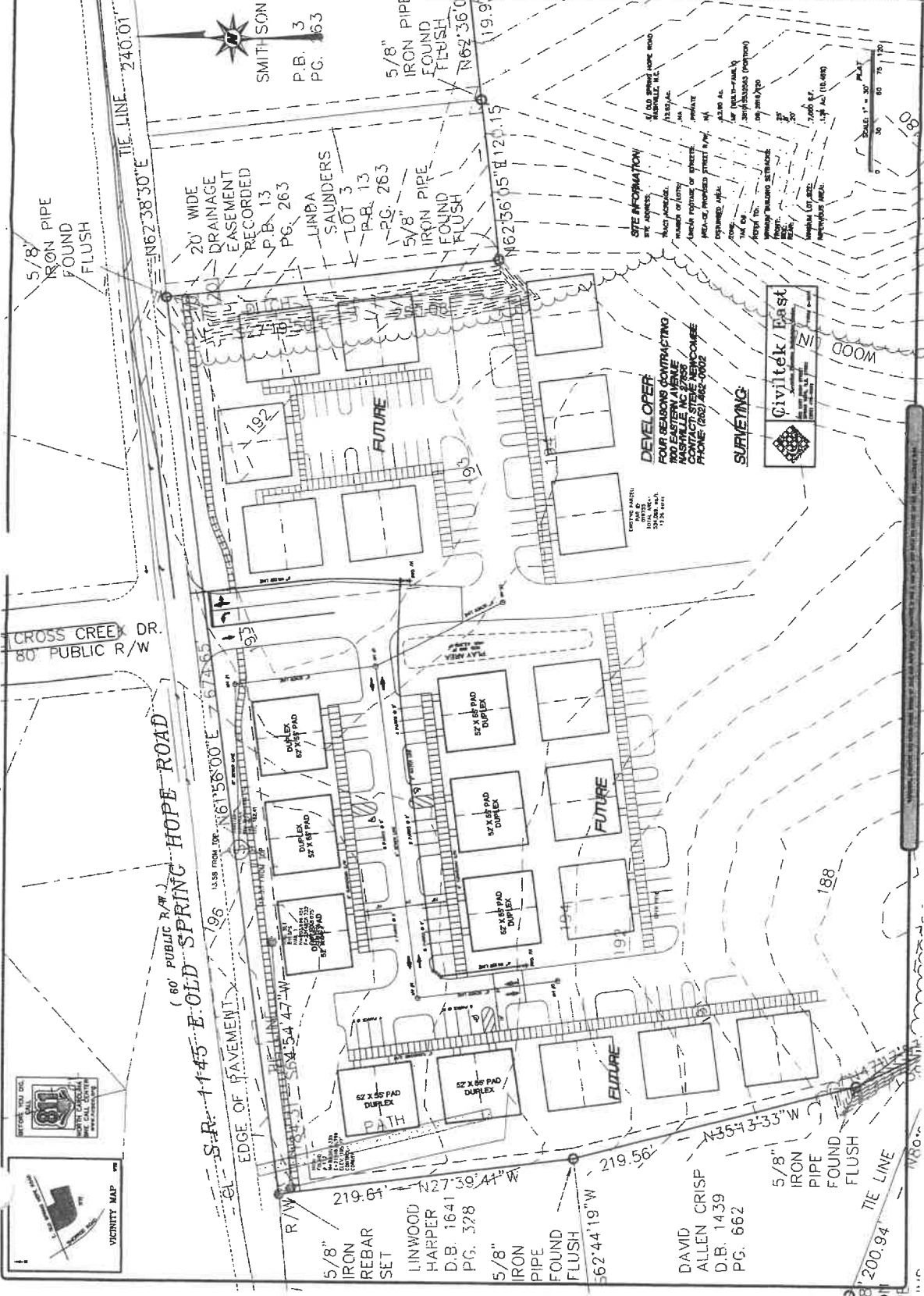
- The special use permit fee (\$ 200) is included with this application.
- The following are all individuals, firms, or corporations owning property within 100 feet of the property where the special use is being requested. (Attach an additional sheet(s) if needed.)

<u>Tax Id # (Parcel)</u>	<u>Name</u>	<u>Mailing Address</u>
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SEE ATTACHED

I certify that all information furnished in this application is accurate to the best of my knowledge. In addition, I give the Town permission to visit the property where this special use is being requested, prior to action by the Town Council.

	<u>Property Owner(s)</u>	<u>Owners representative (if applicable)</u>
Printed Name(s):	<u>3MR Limited Partnership</u>	<u>Four Seasons Contracting</u>
Signature(s):	<u>David L. Rose</u>	<u>[Signature]</u>
Mailing Address(s):	<u>2640 Old Bailey Hwy Nashville, NC 27856</u>	<u>1100 Eastern Ave Nashville, NC 27856</u>
Phone number(s):	<u>1.252.462.0002</u>	<u>1.252.462.0002</u>



(80' PUBLIC R/W)
E-OLD SPRING HOPE ROAD

CROSS CREEK DR.
80' PUBLIC R/W

S.R. 1145
EDGE OF PAVEMENT

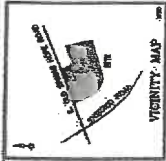
DEVELOPER
FOUR SEASONS CONTRACTING
1100 5th Ave. N.E.
Atlanta, GA 30309
CONTACT: STEVE NEWCOMBE
PHONE: (678) 462-0802

SURVEYING



• Street Lighting

(60' PUBLIC R/W)
S.R. 1145 E. OLD SPRING HOPE ROAD

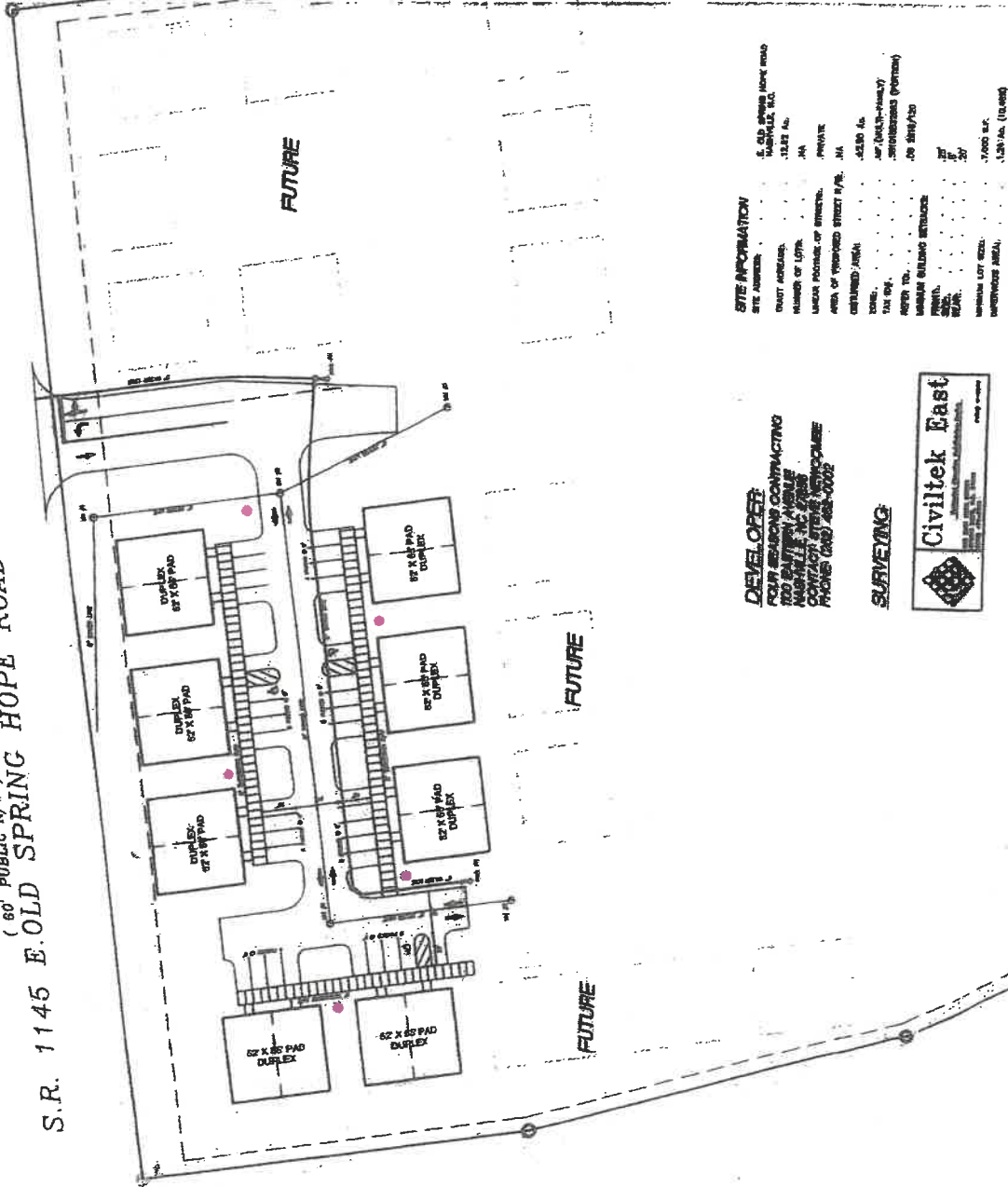


STOCKS ENGINEERING
100 CHURCH STREET
NASHVILLE, TN 37203
PHONE: (615) 259-3333
FAX: (615) 259-3334

CROSS CREEK DUPLEXES
NASHVILLE, NORTH CAROLINA



DATE	10/1/88
PROJECT	CROSS CREEK DUPLEXES
SCALE	AS SHOWN
BY	STOCKS ENGINEERING
CHECKED BY	STOCKS ENGINEERING
DATE	10/1/88



SITE INFORMATION

SITE ADDRESS: E. OLD SPRING HOPE ROAD, NASHVILLE, TN
 COUNTY: DADE
 TOWNSHIP: 12.12 N.
 RANGE OF TOWNSHIP: 10A
 AREA OF TOWNSHIP: PRIVATE
 AREA OF TOWNSHIP STREET R/W: 1A
 CENSUS AREA: 4230 A
 ZONE: R-7 (R-7.5-1/4) (SINGLE-FAMILY RESIDENTIAL (R-7.5))
 REPORT TO: JO 5/8/70
 SUBJECT: BRADDOCK BRIDGES
 DRAWN BY: JF
 CHECKED BY: JF
 SCALE: 1/2" = 10'
 SHEET NO.: 12.01 NO. (12.01)

DEVELOPER:
FCM ASSOCIATES CONTRACTING
100 EAST WYOMING AVENUE
NASHVILLE, TN 37203
CONTACT: STEVEN WATSON
PHONE: (615) 428-0022

SURVEYING



SCALE: 1" = 20'

Stocks Engineering is not responsible for any errors or omissions in this plan. The user of this plan is advised to verify all data shown on this plan.

- The planning board will make a written recommendation to the town council before the next regular council meeting. The town council will render a decision at the next regular council meeting.

RULES FOR PUBLIC HEARING SPEAKERS

- All speakers should speak from the podium.
- The applicant should present their argument and evidence to show that the standards of the applicable ordinance(s) have been met as concisely and efficiently as possible.
- All speakers should address the approval criteria and must avoid inflammatory, irrelevant or repetitious testimony. Groups are encouraged to select a spokesperson to speak about general matters for the group.
- Speakers may introduce exhibits only to support their testimony at the hearing. Letters from individuals who do not appear at the hearing and petitions are considered unsworn testimony or hearsay, and cannot be considered by council.
- All speakers should ensure their testimony (i) is relevant to the criteria, (ii) consists of statements and facts about which the speaker can personally testify, and not the statements or words of others who are not testifying and (iii) is not speculative opinions or generalized objections without supporting facts.
- Only speakers who are qualified as experts in the appropriate field should testify about (i) how the use of property in a particular way would affect the value of other property, (ii) how the increase of vehicular traffic resulting from the proposed development would pose a danger to the public safety, or (iii) other matters that would require expert testimony under the rules of evidence.
- All speakers should direct their testimony to the criteria that must be met for the particular application. For this special use permit approval the criteria are:
 - A. Use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
 - B. Use meets all required conditions and specifications.
 - C. Use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.
 - D. Location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development for the Town.

QUASI-JUDICIAL REQUIREMENTS FOR VOTING

The Town Council and Planning Board should motion on the approval or denial of SU 2020-02.

1. If approved, the Board need not make findings of fact.
2. If denied the Board must vote on each specific finding and state a reason as to why the finding was denied. Only one finding must be denied to oppose the permit. The findings of fact are as follows:

The following rules apply to the quasi-judicial public hearing (2020-02, Special Use Permit, Multifamily, more than one building per lot):

This application for a special use permit requires an evidentiary hearing on the application, which will be heard by Council acting as a quasi-judicial board. The purpose of the hearing is to gather legally acceptable evidence in order to establish sufficient facts to apply the applicable ordinance. The purpose is not to gather public opinion about the desirability of the project. Council should not discuss or receive information about the merits of the case from the parties, or members of the public, before the hearing. All testimony before Council must be “sworn” testimony. All persons wishing to speak on this matter must be sworn in. Applicants may elect to be represented by legal counsel.

The applicant has the burden of producing sufficient substantial, competent, and material evidence for the Council to conclude that the criteria of the applicable ordinance(s) have been met.

Staff will not provide a recommendation on denial or approval of the case until after the evidentiary hearing is closed. All evidence must be presented and considered before a recommendation can be submitted. After the hearing is closed, staff will be prepared to make their recommendation to the Board.

PROCEDURE FOR THE HEARING

The procedure for hearing this case is as follows:

- Anyone who wants to speak at this quasi-judicial public hearing should sign in with the town clerk and be sworn in to speak.
- The hearing is opened and preliminary matters are addressed.
- A staff representative presents a preliminary statement.
- The applicant is called on to present the argument and evidence in support of the application, followed by others who wish to speak in support of the application.
- Council and members of the planning board may pose questions to the applicant and the speakers who spoke in support of the application.
- Persons opposed to the application are invited to speak.
- Council and members of the planning board may pose questions to the persons who spoke in opposition to the request.
- Both sides are permitted to question the other side and present rebuttals.
- The Mayor closes the period for public discussion.
- Council and the planning board deliberate. In the course of the deliberation, the members of the council and the planning board may ask questions of the staff, the applicant or others who have testified, but beyond that, additional comments from the floor will be admitted only at the discretion of the Mayor. Additional cross-examination and rebuttals may be made only on new evidence presented.
- Staff may present their recommendation to the Boards at this time.
- The hearing is closed.

- a. Use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
 - b. Use meets all required conditions and specifications;
 - c. Use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity;
 - d. Location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development for the Town.
3. If approved, any conditions should be stated in the motion to approve.

Choices:

- Zoning denial with specific finding and stated reasoning for such.
- Zoning approval without conditions (acceptance of project as submitted).
- Zoning approval with a selection of conditions provided by staff, Board Members and/or applicant.
- Table for further study.

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Contractor, general (excluding storage of equipment or supplies)										X	X		
Construction storage yards, and lumberyards												X	See note 5
Convenient store										X	X		
Correctional and penal institutions, and jails	S								S		S	S	
Curio and souvenir sales										X	X		
Day care facility	S	S	S	S	S	S	S	S	S	X	S		
Delicatessen operation										X	X		
Dish antenna (or earth station)	X	X	X	X	X	X	X	X	X	X	X		See note 12
Drive-in restaurants										X	X	X	
Drive-in theaters										S		X	
Dwellings, one-family detached	X	X	X	X	X	X	X	X	X				
Dwellings, two-family	S			S	S	S		X					
Dwellings, three-family				S			X	P					
Dwellings, multifamily (other than townhouses, condominiums, and PUDs), one building per lot								X	X		S		
Dwellings, multifamily (other than townhouses, condominiums, and PUDs) more than one building per lot								S					
Dwellings, planned unit development (PUD)	S	S	S	S	S	S	S	S	S				
Dwelling, single-family semi-detached	X	X	X	X		X	X						
Dwelling, single-family semi-detached omitted	X	X	X	X		X	X						
Dwellings, condominiums				S	S	S		S	S		S		
Dwellings, townhouses				S	S	S		S	S		S		
Dwellings for caretaker or domestic employee on premises where employed	X	S	S	S	X	X	X	X	X	X			

(a) *Objectives and purposes.*

- (1) Permitting special uses adds flexibility to this article. Subject to high standards of planning and design, certain property uses are allowed in the several districts where these uses would not otherwise be acceptable. By means of controls exercised through the special use permit procedures, property uses which would otherwise be undesirable in certain districts can be developed to minimize any negative effects they might have on surrounding properties.
- (2) The uses for which special use permits are required are listed in the chart accompanying this section, along with a detailed description of the procedures which must be followed in the issuance of each such permit. Uses specified in this section shall be permitted only upon the issuance of a special use permit.

(b) *Special use permits granted by the town council.*

- (1) Special use permits may be granted by the town council upon recommendation of the planning board for the uses enumerated in the regulations for special uses.
- (2) a. The owner of all the property included in the petition for a special use permit shall submit an application to the zoning administrator at least three weeks prior to the regular monthly planning board meeting at which it is to be heard. Such application shall include all the requirements pertaining to it in this section. Where plans are required to be submitted and approved as part of the application for a special use permit involving property located within the watershed overlay district, the site plan shall show the boundary of the public water supply watershed (if applicable), the location and width of buffer areas, the total amount of existing and proposed built-upon area (in square feet), the percentage of the site that is covered with an impervious surface, and proposed stormwater or drainage facilities.
 - b. On receiving the application, the town clerk shall give notice of a public hearing in the manner as is required for the hearing on an amendment to this article. At the public hearing, all interested persons shall be permitted to testify.
- (3) The special use permit, if granted, shall include approval of plans as may be required. In granting the permit, the planning board and the town council shall find that the:
 - a. Use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
 - b. Use meets all required conditions and specifications;
 - c. Use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
 - d. Location and character of the use, if developed according to the plan as submitted 10

and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the town.

- (4) In granting the special use permit, the planning board may recommend and the town council may designate additional conditions to ensure that the use in its proposed location will be harmonious with the area in which it is proposed to be located, with the spirit of this article and clearly in keeping with the public welfare. All such additional conditions shall be entered in the minutes of the meeting at which the special use permit is granted, on the special use permit certificate itself, and on the approved plans submitted with the permit. All specific conditions shall run with the land and shall be binding on the original applicants for the special use permit, their heirs, successors and permit assigns.
- (5)
 - a. If the town council disapproves of the special use permit, the council shall enter the reason for its action in the minutes of the meeting at which the action is taken.
 - b. No appeal may be taken to the board of adjustment in granting or denying a special use permit. Any such action by the town council shall be considered as the equivalent of action on a proposed zoning amendment and shall be reviewed only in the same manner as action on a proposed amendment.
- (6) In addition to the conditions specifically imposed in this subsection (b) and such further conditions as the town council may deem reasonable and appropriate, special uses shall comply with the height, area and parking regulations for the zone district in which they are located. All special uses other than manufactured home parks, condominiums, townhouses, planned unit developments, and commercial planned unit developments shall comply with yard regulations for the zone district where they are located. No structure in any manufactured home park or planned unit development, either commercial or residential, shall be located closer to any external property line of the tract on which it is situated than 25 feet, nor closer to any street right-of-way line than the distance specified as a front yard requirement for the zone district in which it is located.
- (7) In the event of failure to comply with the plans approved by the town council, or with any other conditions imposed upon the special use permit, or failure to obtain a building permit within two years, the permit shall immediately become void and of no effect. No building permits for further construction or certificates of occupancy under this special use permit shall be issued, and all completed structures shall be regarded as nonconforming uses subject to the provisions of this article; however, the town council shall not be prevented from thereafter rezoning such property for its most appropriate use.
- (8) Where plans are required to be submitted and approved as part of the application for a special use permit, modifications of the original plans may be authorized by the town

council.

- (9) Only a simple majority vote by the planning board is required for an affirmative recommendation of a special use permit. Vacant seats and disqualified members are not counted in computing majority.
- (10) Only a simple majority vote by the town council is required for approval of special use permits. Vacant seats and disqualified members are not counted in computing majority.
- (c) *Regulations for special use permits.* Detailed regulations for the special uses subject to this section are set forth in section 18-115, regulations for special uses, and the notes related to those provisions.

(Ord. of 1-5-1993, art. V, § 3; Ord. No. 2006-01, § C)

Sec. 18-115. - Regulations for Special Uses.

Regulations for special uses shall be as set forth in this section:

(15) Dwellings, multifamily, with more than one structure per lot.

- a. Approved by: Town council.
- b. Special use districts: MF.
- c. Parking and loading: Off-street parking shall be provided in the ratio of 1.5 spaces for each dwelling unit.
- d. Plans required must show:
 1. Topography: Topography of the site at contour intervals no greater than five feet.
 2. Structure: Location and approximate size of all existing and proposed structures within the site and all buildings and structures within 500 feet. All easements or rights-of-way, public or private, adjoining or intersecting such property.
 3. Circulation: Proposed points of access and egress and proposed patterns of internal automobile and pedestrian circulation.
 4. Parking and loading: Location and extent of parking areas; proposed lighting facilities.
 5. Timing: Proposed schedule of development including stages likely to be followed.
 6. Other details: Same as planned unit developments, commercial.
- e. Other requirements: Play areas shall be provided for all residential building groups with over five units and shall contain a minimum of 56 square feet per unit with each play area not to exceed 4,000 square feet. These areas must be clearly delineated on the plan and shall not be used for paths or any other purposes other than recreation. The reasonableness that such sites could be used by young children, free from apparent danger, must be clearly evident before approval.

(27) Planned unit developments, commercial.

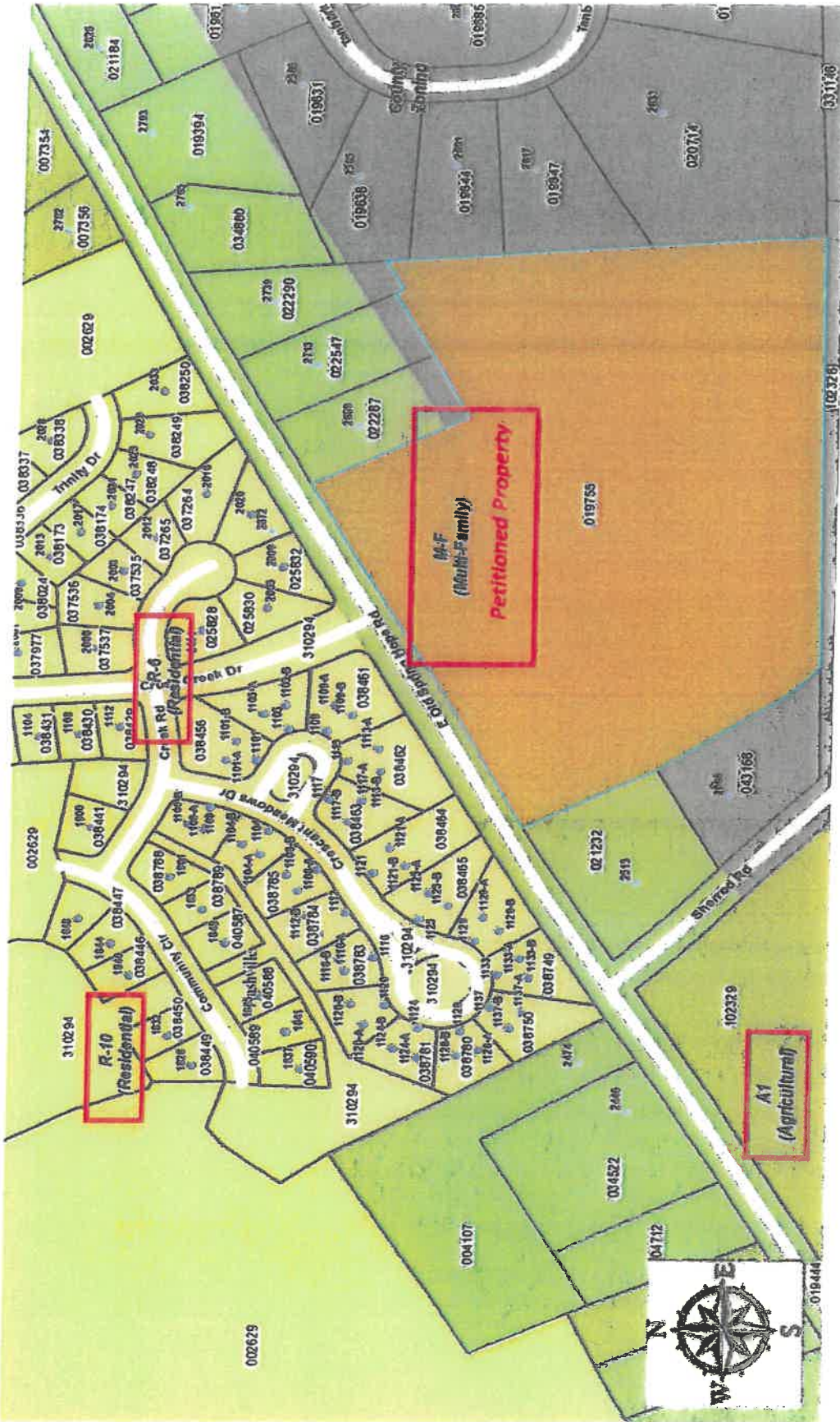
6. Other details:
 - i. Proposed provision for storm drainage and sanitary sewage, approved by the town, including both natural and manmade features.
 - ii. Size and proposed location of any signs to be visible from a public right-of-way.
 - iii. Proposed solid waste storage facilities.
 - iv. Proposed water system and firefighting facilities such as hydrants or sprinkler connections.
 - v. Types of surfacing for drives, sidewalks, malls, etc.
 - vi. The location and heights of all fences, walls and hedges shall be shown.

Community Map

Petitioned Property – E. Old Spring Hope Rd (PARID-019755 / PIN-3810.1.5532563)

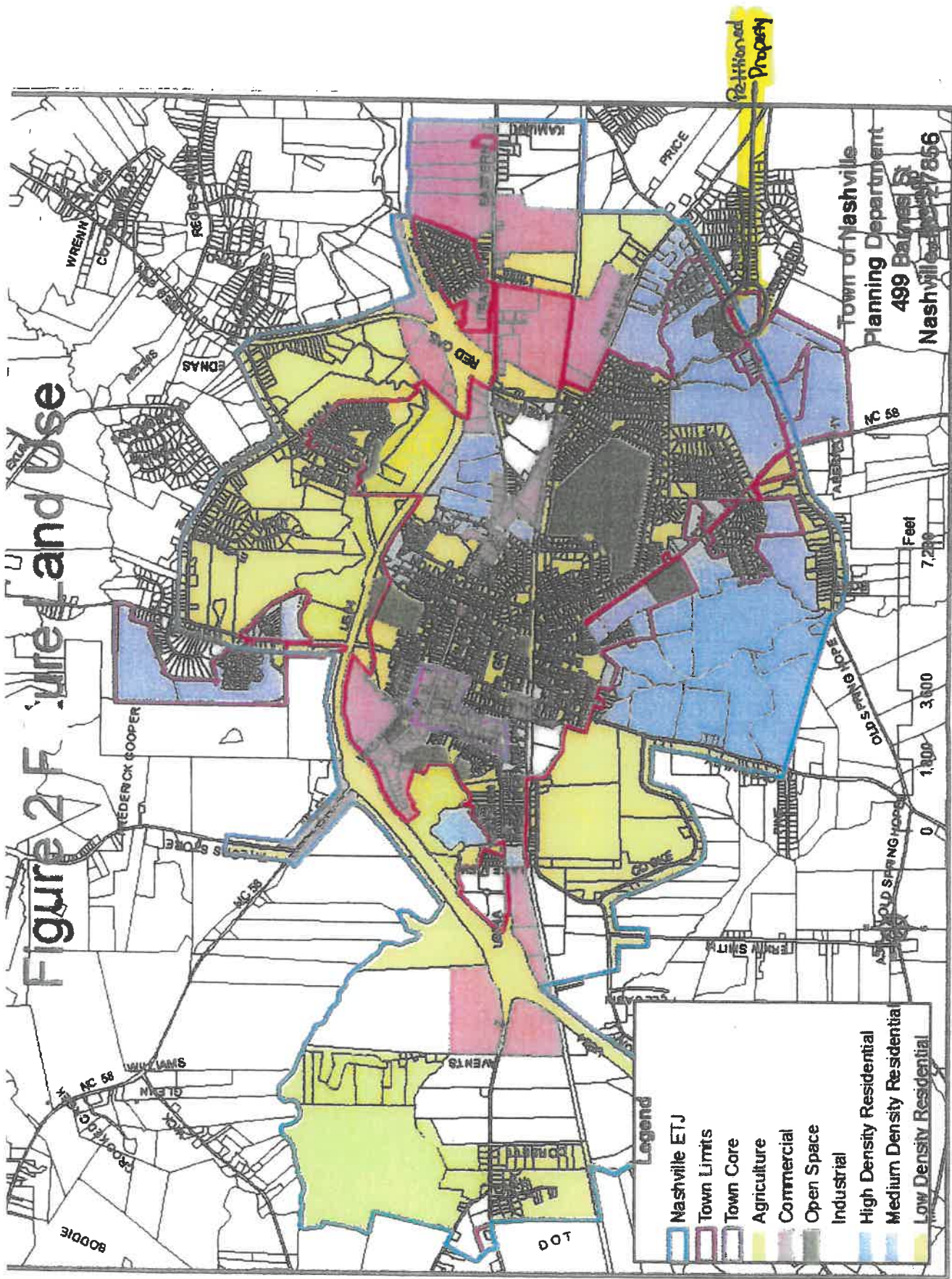


Petitioned Property – E. Old Spring Hope Rd (PARID-019755 / PIN-381015532563)



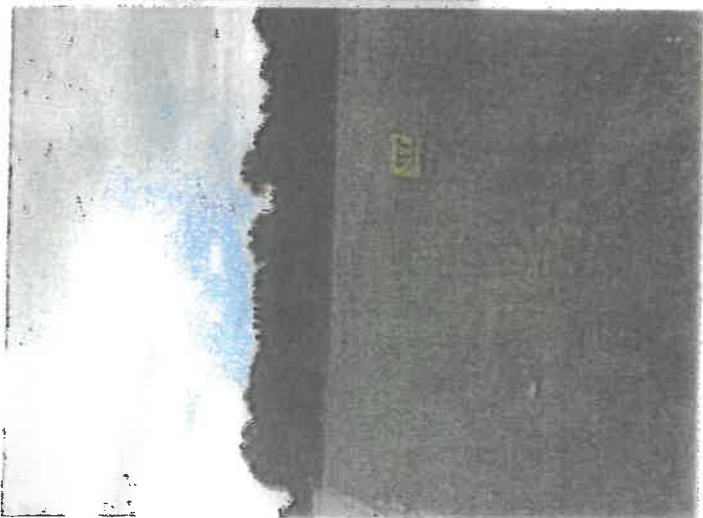
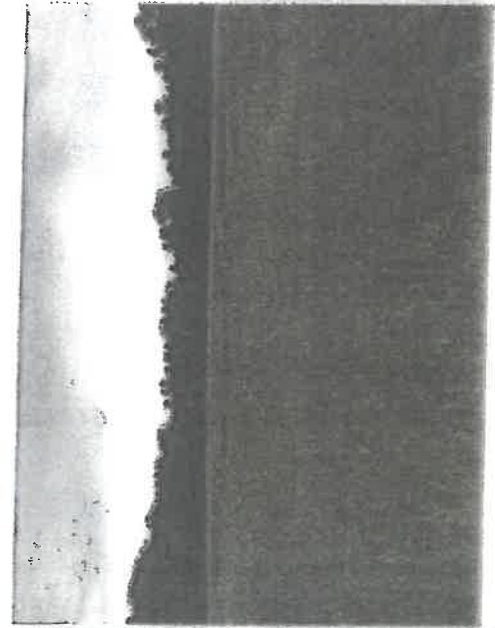
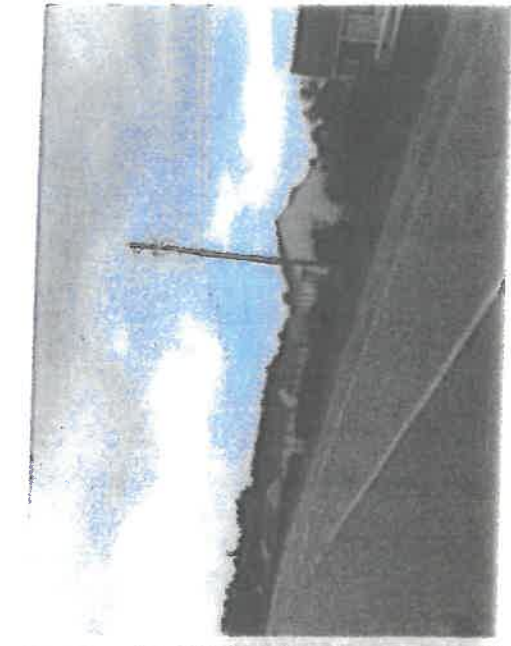
- R-10 (Medium Density Residential)
- R-6 (High Density Residential)
- MF (Multifamily Residential)
- A1 (Agricultural)

Figure 2 Future Land Use



Town of Nashville
 Planning Department
 499 Barnes St
 Nashville, TN 37203-7856

Special Use Case: SU 2020-02 (E. Old Spring Hope Rd) – Petitioned and surrounding properties



TOWN OF NASHVILLE PLANNING BOARD

Patsy McGhee, Chairman
Ann Collier, Vice-Chairman
Al Edwards
Shirley House



Dwight Jordan
Betty Tabron Lowe
Bill Lumppp

SPECIAL USE PERMIT REQUEST: SU 2020-02

Applicant:	3MR Limited Partnership
Owner:	David L. Rose
Mailing Address:	2640 Old Bailey Hwy
Tax Map and Parcel(s):	381015532563
Parcel Size:	+/- 12.62 acres
Location Address:	E. Old Spring Hope Road

REQUEST:

Request for a special use for property located off E. Old Spring Hope Road, Zoning District M-F (Multifamily Residential) for the purpose of establishing more than one multi-family building on a single lot. This parcel contains approximately 12.62 acres and identified by Nash County Tax Parcel Number 381015532563.

STATEMENT OF SPECIAL USE PERMIT RECOMMENDATION:

At their meeting on August 26, 2020, the Planning Board voted to recommend **approval** of the proposed special use permit based on the finding of facts:

- a. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved. ***True***
- b. The use meets all required conditions and specifications. ***True***
- c. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity. ***True***
- d. The location and character of the use if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in the general conformity with the plan of development of the Town of Nashville. ***True***

Motion to approve by: **Betty Lowe**

Seconded by: **Dwight Jordan**

Vote: **Unanimous to approve the special use permit request**



TOWN OF NASHVILLE
P.O. BOX 987 / 499 S. BARNES STREET
NASHVILLE, NC 27856
WWW.TOWNOFNASHVILLE.COM
(252) 459-4511

6C

**Town Council
AGENDA REPORT**

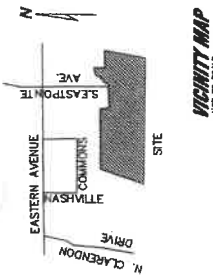
MEETING DATE:	September 1, 2020
PREPARED BY:	Sherry N. Moss, Planning & Development Director
ISSUE CONSIDERED:	Bradford Place Subdivision
SUMMARY OF ISSUE:	Request for a construction plat approval of a 41-lot major subdivision off Eastpoint Avenue, Zoning District R-4 (High-Density Residential). This parcel contains approximately 25.63 acres and identified by Nash County Tax Parcel Number 381006484519U.
STAFF RECOMMENDATION:	Staff recommends approval of CP 2020-01.
PLANNING RECOMMENDATION:	The Planning Board recommends approval of CP 2020-01, with TRC review
ATTACHMENT(S):	1. Construction Plat 2. Recommendation Statement from the Planning Board
REVIEWED BY TOWN MANAGER:	

BRADFORD PLACE SUBDIVISION

EASTPOINT AVENUE

NASHVILLE, NORTH CAROLINA

JULY 15, 2020



CONTACT INFORMATION

PLANNING/ZONING:
TOWN OF NASHVILLE
499 S. BARNES ST.
NASHVILLE, NC 27858
252-459-4511

WATER & SEWER:
NASHVILLE PUBLIC UTILITIES
499 S. BARNES ST.
NASHVILLE, NC 27858
SANDRA MORRIS
252-459-4511

INDEX OF SHEETS

- COVER SHEET
- CE-01 CONSTRUCTION FLAT
- CE-02 BRADFORD DRIVE PLAN + PROFILE
- CE-03 EASTPOINTE AVE PLAN + PROFILE
- CE-04 STREET A PLAN + PROFILE
- CE-05 EROSION CONTROL PLAN
- D-01 EROSION CONTROL DETAILS
- D-02 UTILITY NOTES AND DETAILS

SITE INFORMATION

SITE ADDRESS: EASTPOINT AVENUE
NASHVILLE, NC 27858

TRACT ACREAGE: 28.65 AC.

NUMBER OF LOTS: 41

UNGAR FOOTAGE OF STREETS: 21,276 LF

AREA OF PROPOSED STREET #/M: 2.19 AC.

DEVELOPED AREA: 13.50 AC.

ZONE: R-4

TAX ID: 381000484510 (PORTION)

REFERS TO: DB 2304/233

MINIMUM BUILDING SETBACKS:
FRONT: 15'
SIDE: 10'
REAR: 10'

MINIMUM LOT SIZE: 4,000 SF.

MINIMUM AREA:
STREET: 1.24 AC.
TOTAL: 13.50 AC.
TOTAL IMPERVIOUS AREA: 4.55 AC. (17,477)

Owner/Developer:

FOUR SEASONS CONTRACTING

700 EASTERN AVENUE
NASHVILLE, NC 27858
CONTACT: BRYAN NEWCOMBE
PHONE: (252) 462-0022

Civil Engineer:

STOCKS ENGINEERING
80 EAST WASHINGTON STREET
NASHVILLE, NC 27804
WWW.STOCKSENGINEERING.COM
PHONE: (252) 506-8946

Contact: J. Michael Block, PE
mjb@stocksengineering.com
License Number: 89643

Surveyor:

Civiltek East
-Savannah, Georgia, Subdivision Technicians.
802 EAST WASH. STREET
SPRING HAVEN, N.C. 27882
(252) 478-5006
FIRM # C-3000

BRADFORD PLACE SUBDIVISION - PHASE ONE
TOWN OF NASHVILLE, NORTH CAROLINA

SEAL 1945
CIVIL ENGINEER

COVER

DATE: _____
SCALE: _____
BY: _____
CHECKED BY: _____
DATE: _____

STOCKS ENGINEERING
80 EAST WASHINGTON STREET
NASHVILLE, NC 27804
PHONE: (252) 506-8946
WWW.STOCKSENGINEERING.COM



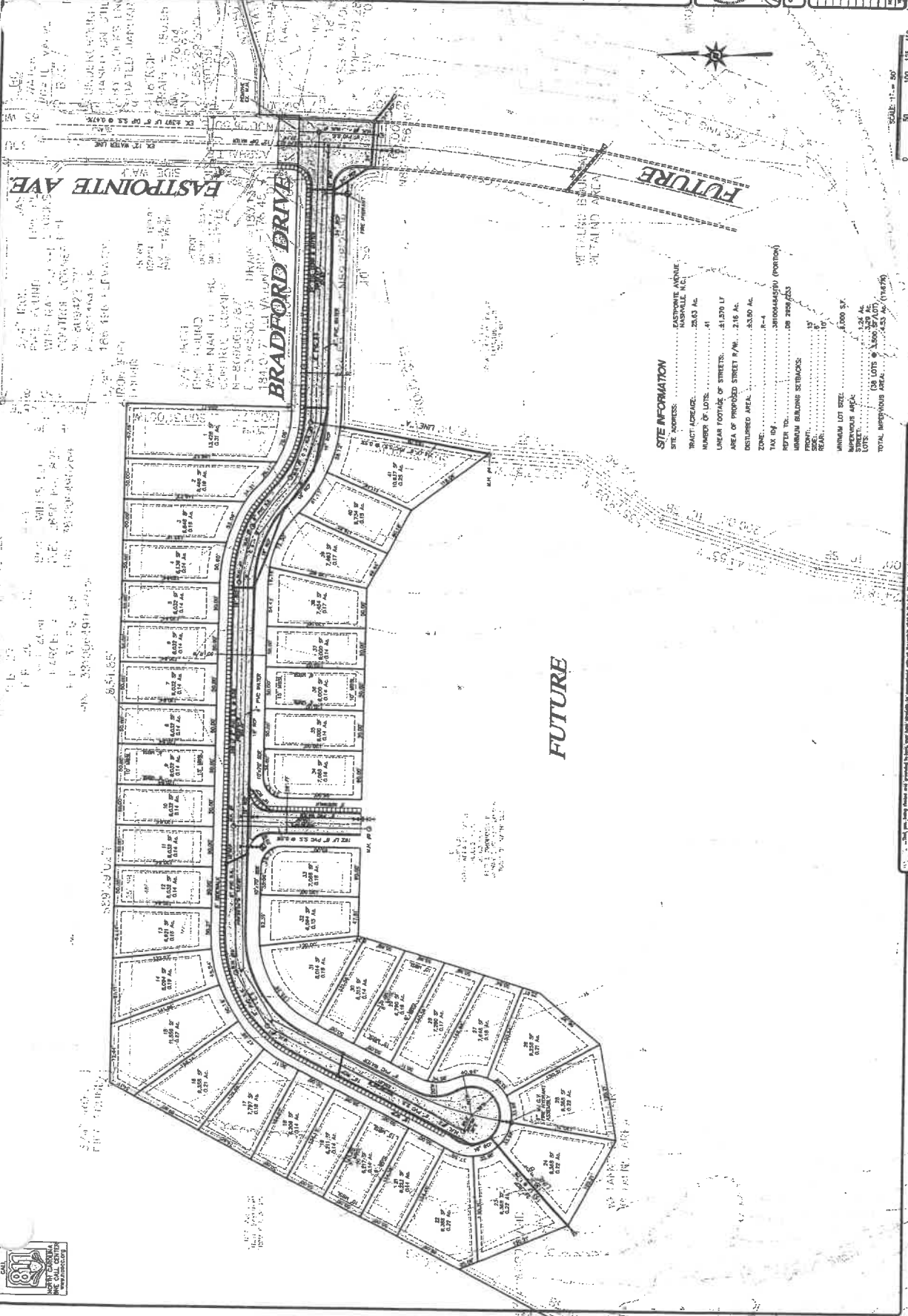
BRADFORD PLACE SUBDIVISION - PHASE ONE



CONVENTION
PLAT

DATE	10/15/2010
SCALE	1" = 50'
PROJECT	BRADFORD PLACE SUBDIVISION - PHASE ONE
OWNER	STOCKS ENGINEERING
PREPARED BY	STOCKS ENGINEERING
CHECKED BY	STOCKS ENGINEERING
DATE	10/15/2010

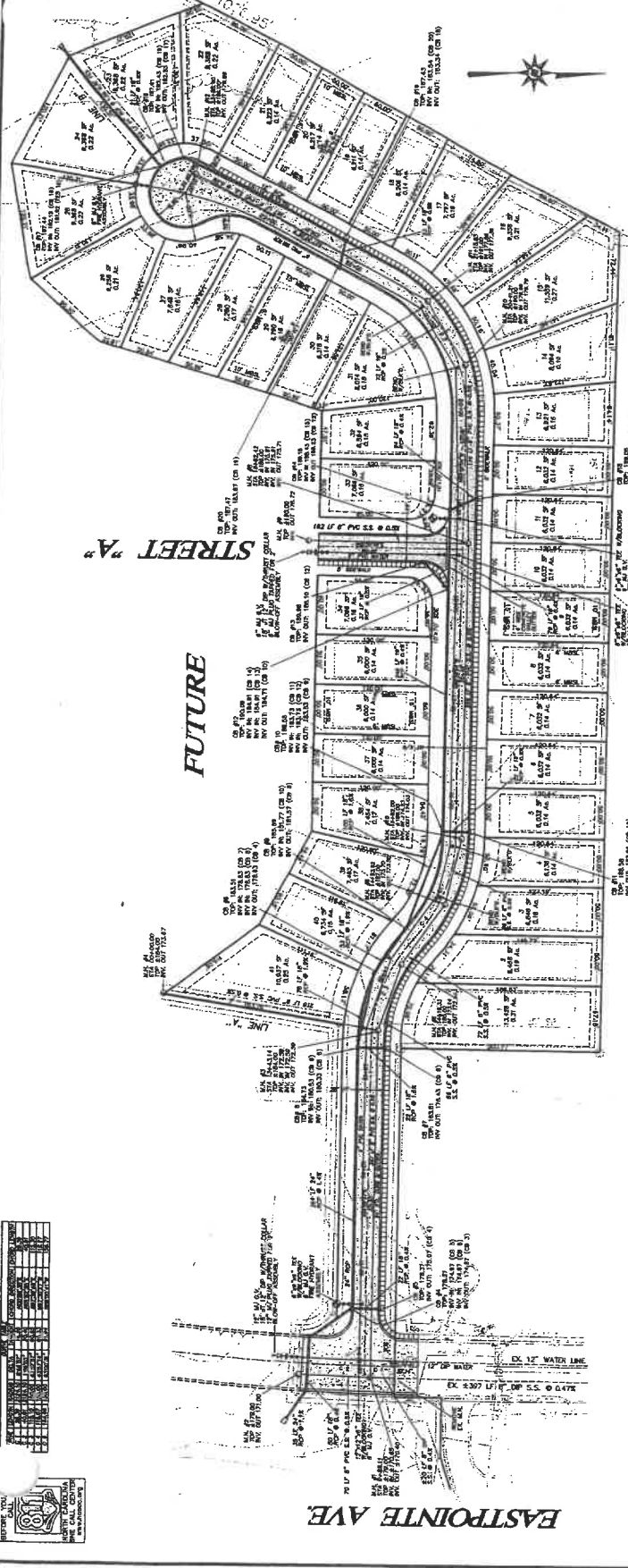
CE-01



SITE INFORMATION

SITE ADDRESS:	EASTPOINTE AVENUE, NASHVILLE, N.C.
TRACT ACRES:	22.63 AC.
NUMBER OF LOTS:	41
LINEAR FOOTAGE OF STREETS:	4,129 LF
AREA OF PROPOSED STREET P/W:	2.16 AC.
DISTURBED AREA:	43,130 AC.
ZONE:	R-4
TAX ID:	3100000000 (pending)
PROJ. TO:	ON 2007/03
MINIMUM BUILDING SETBACKS:	15' 5' 5'
MINIMUM LOT SIZE:	4,000 SF
MINIMUM LOT AREA:	4,000 SF
MINIMUM LOT WIDTH:	40.00 FT
MINIMUM LOT DEPTH:	40.00 FT
TOTAL IMPROVED AREA:	133 LOTS @ 4,000 SF/LOT





BRADFORD DRIVE

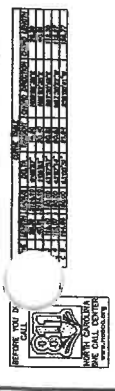
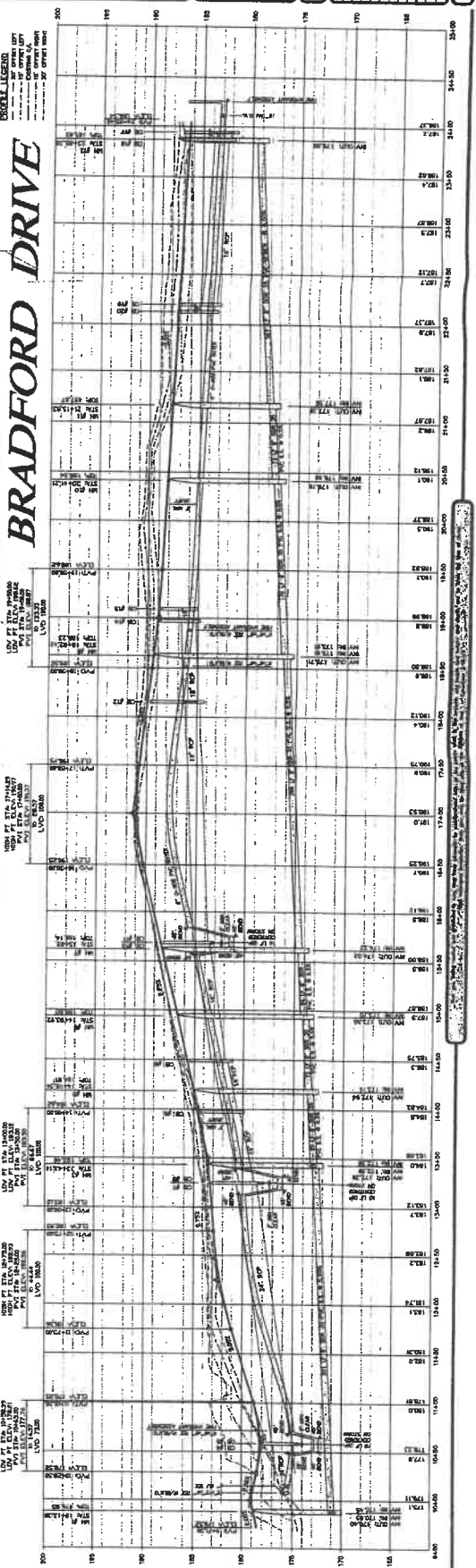
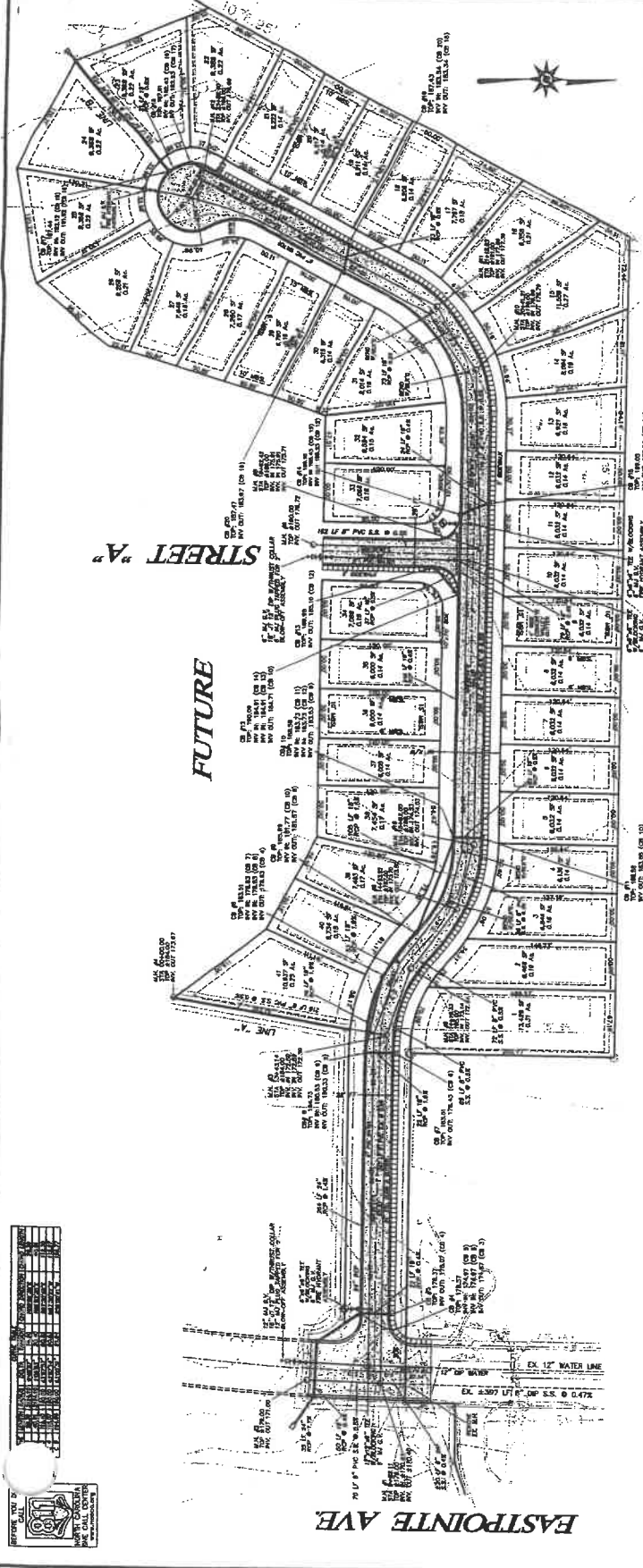
PROFILE LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED GRADE WITH 2% DRAINAGE
- PROPOSED GRADE WITH 4% DRAINAGE
- PROPOSED GRADE WITH 6% DRAINAGE
- PROPOSED GRADE WITH 8% DRAINAGE
- PROPOSED GRADE WITH 10% DRAINAGE
- PROPOSED GRADE WITH 12% DRAINAGE
- PROPOSED GRADE WITH 14% DRAINAGE
- PROPOSED GRADE WITH 16% DRAINAGE
- PROPOSED GRADE WITH 18% DRAINAGE
- PROPOSED GRADE WITH 20% DRAINAGE
- PROPOSED GRADE WITH 22% DRAINAGE
- PROPOSED GRADE WITH 24% DRAINAGE
- PROPOSED GRADE WITH 26% DRAINAGE
- PROPOSED GRADE WITH 28% DRAINAGE
- PROPOSED GRADE WITH 30% DRAINAGE
- PROPOSED GRADE WITH 32% DRAINAGE
- PROPOSED GRADE WITH 34% DRAINAGE
- PROPOSED GRADE WITH 36% DRAINAGE
- PROPOSED GRADE WITH 38% DRAINAGE
- PROPOSED GRADE WITH 40% DRAINAGE
- PROPOSED GRADE WITH 42% DRAINAGE
- PROPOSED GRADE WITH 44% DRAINAGE
- PROPOSED GRADE WITH 46% DRAINAGE
- PROPOSED GRADE WITH 48% DRAINAGE
- PROPOSED GRADE WITH 50% DRAINAGE
- PROPOSED GRADE WITH 52% DRAINAGE
- PROPOSED GRADE WITH 54% DRAINAGE
- PROPOSED GRADE WITH 56% DRAINAGE
- PROPOSED GRADE WITH 58% DRAINAGE
- PROPOSED GRADE WITH 60% DRAINAGE
- PROPOSED GRADE WITH 62% DRAINAGE
- PROPOSED GRADE WITH 64% DRAINAGE
- PROPOSED GRADE WITH 66% DRAINAGE
- PROPOSED GRADE WITH 68% DRAINAGE
- PROPOSED GRADE WITH 70% DRAINAGE
- PROPOSED GRADE WITH 72% DRAINAGE
- PROPOSED GRADE WITH 74% DRAINAGE
- PROPOSED GRADE WITH 76% DRAINAGE
- PROPOSED GRADE WITH 78% DRAINAGE
- PROPOSED GRADE WITH 80% DRAINAGE
- PROPOSED GRADE WITH 82% DRAINAGE
- PROPOSED GRADE WITH 84% DRAINAGE
- PROPOSED GRADE WITH 86% DRAINAGE
- PROPOSED GRADE WITH 88% DRAINAGE
- PROPOSED GRADE WITH 90% DRAINAGE
- PROPOSED GRADE WITH 92% DRAINAGE
- PROPOSED GRADE WITH 94% DRAINAGE
- PROPOSED GRADE WITH 96% DRAINAGE
- PROPOSED GRADE WITH 98% DRAINAGE
- PROPOSED GRADE WITH 100% DRAINAGE

LOW POINT ELEVATION: 100.00
 HIGH POINT ELEVATION: 100.00
 LOW POINT ELEVATION: 100.00
 HIGH POINT ELEVATION: 100.00

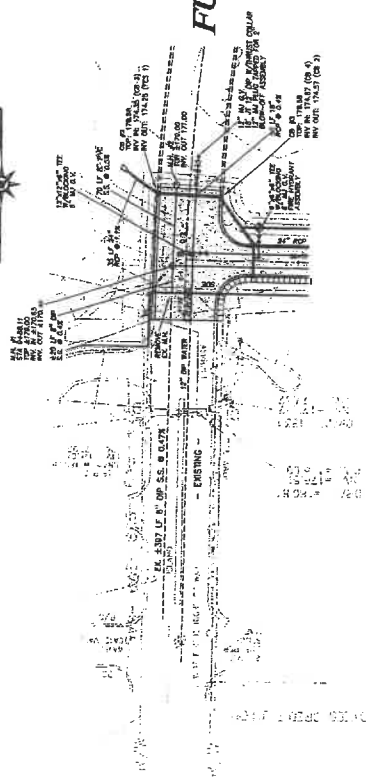
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100+00	PROPOSED GRADE WITH 4% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 6% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 8% DRAINAGE	100.00
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100+00	PROPOSED GRADE WITH 12% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 14% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 16% DRAINAGE	100.00
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100+00	PROPOSED GRADE WITH 20% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 22% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 24% DRAINAGE	100.00
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100+00	PROPOSED GRADE WITH 28% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 30% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 32% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 34% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 36% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 38% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 40% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 42% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 44% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 46% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 48% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 50% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 52% DRAINAGE	100.00
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100+00	PROPOSED GRADE WITH 90% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 92% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 94% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 96% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 98% DRAINAGE	100.00
100+00	PROPOSED GRADE WITH 100% DRAINAGE	100.00

LOW POINT ELEVATION: 100.00
 HIGH POINT ELEVATION: 100.00

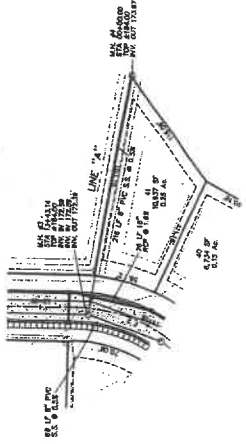




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61	62	63	64	65	66	67	68	69	70
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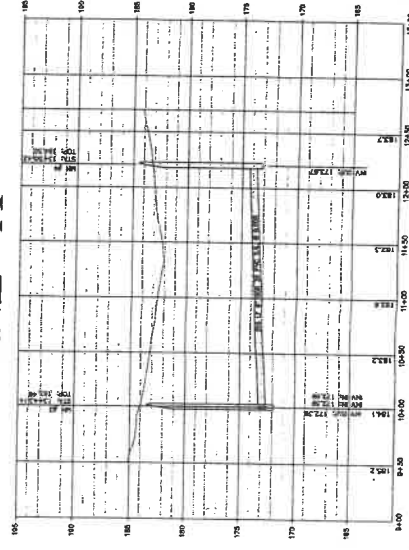
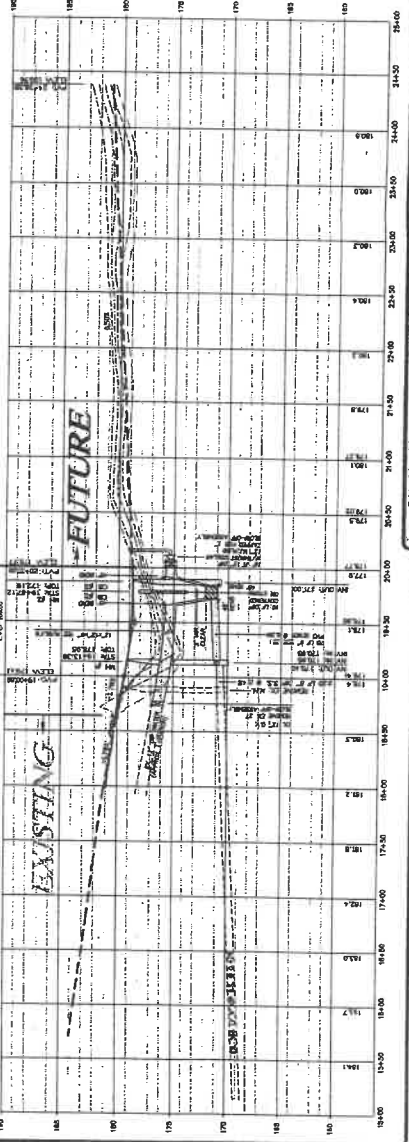


FUTURE



EASTPOINTE AVE.

LINE "A"



PROFILE LEGEND
 --- EXISTING
 --- FUTURE
 --- CENTERLINE
 --- SHOULDER
 --- EASEMENT

... (Small text at the bottom of the profile graphs)

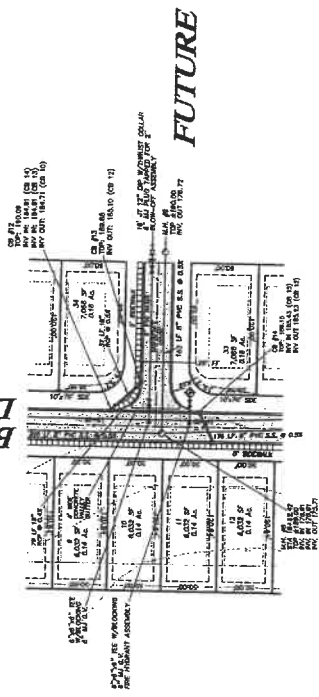
STOCKS ENGINEERING
 214 306 1018
 4410 W. STATE ST. SUITE 100
 RICHMOND, VA 23220
 (804) 281-1111
 WWW.STOCKSENGINEERING.COM

BRADFORD PLACE SUBDIVISION - PHASE ONE
 TOWN OF NASHVILLE, NORTH CAROLINA

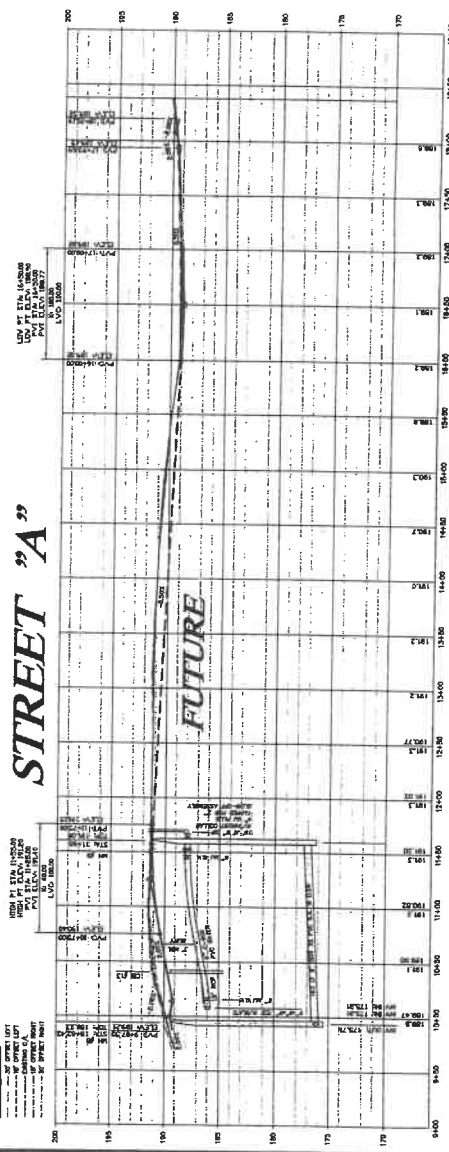
PLANNING AND ZONING DEPARTMENT
 TOWN OF NASHVILLE, NORTH CAROLINA
 100 W. STATE ST. SUITE 100
 RICHMOND, VA 23220
 (804) 281-1111
 WWW.STOCKSENGINEERING.COM



BRADFORD DRIVE



PROFILE LEGEND



Profile 'A' shows the proposed road profile and existing ground surface. The profile line is drawn across the grid, showing the existing ground surface and the proposed road profile. Annotations include '1000' M. STA. (CONCRETE DRIVE) PVI ELEV. 187.77' L.V.D. 188.00'', '100' FT. ELEV. 188.00' PVI ELEV. 187.77' L.V.D. 188.00'', and '100' FT. ELEV. 187.77' PVI ELEV. 187.77' L.V.D. 188.00''.

STOCKS ENGINEERING
 801 EAST WASHINGTON STREET
 NASHVILLE, NC 27601
 PHONE: (703) 435-8196
 FAX: (703) 435-8196
 WWW.STOCKSENGINEERING.COM

BRADFORD PLACE SUBDIVISION - PHASE ONE
TOWN OF NASHVILLE, NORTH CAROLINA



DATE: 05/05/00

PROJECT NO.: 00-004

DATE:	05/05/00
SCALE:	1"=40'
BY:	JHS
CHECKED BY:	
DATE:	
BY:	

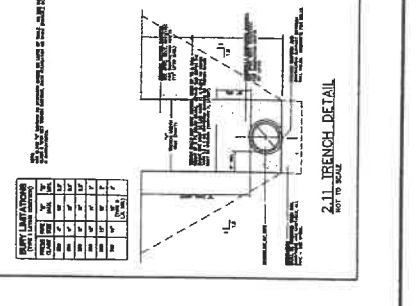
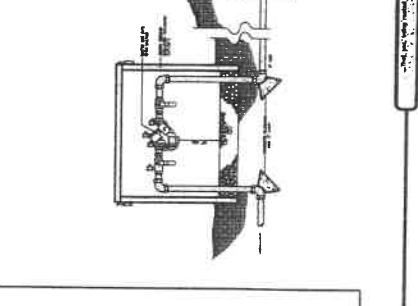
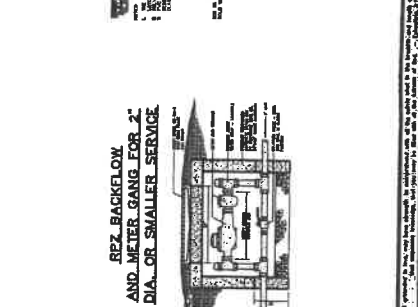
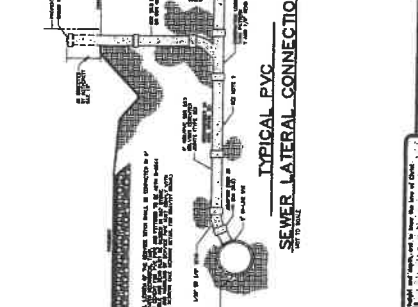
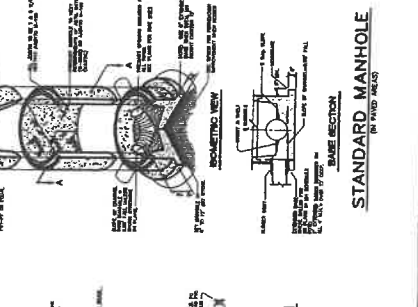
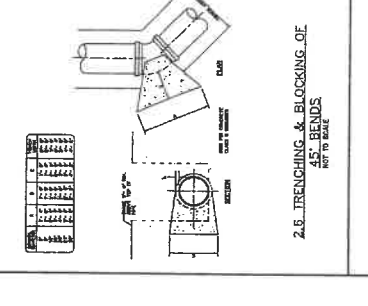
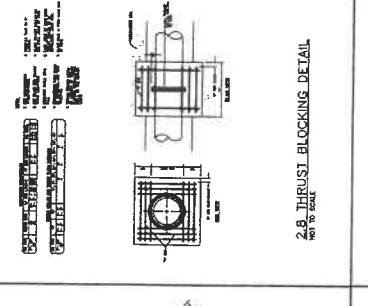
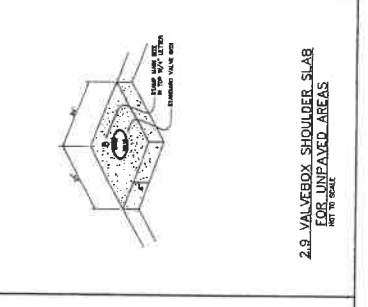
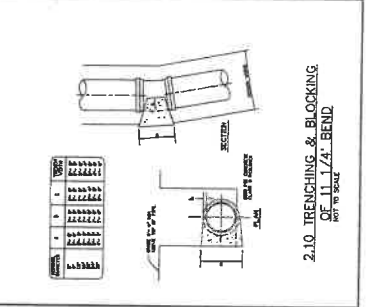
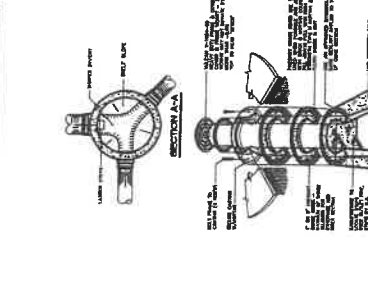
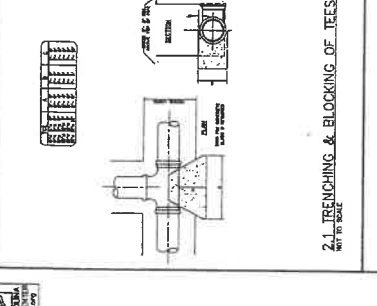
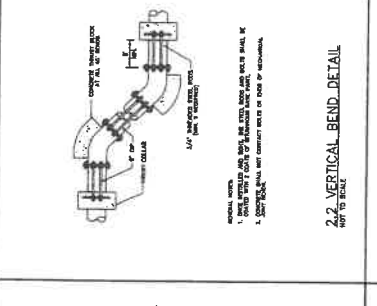
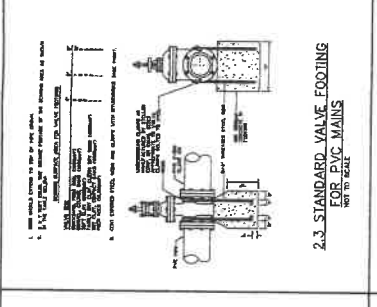
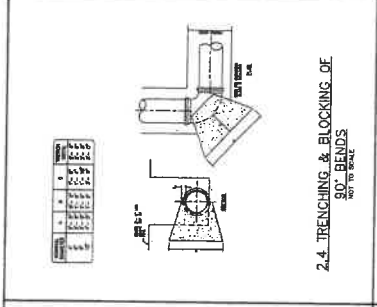
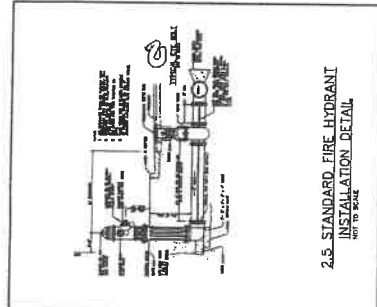
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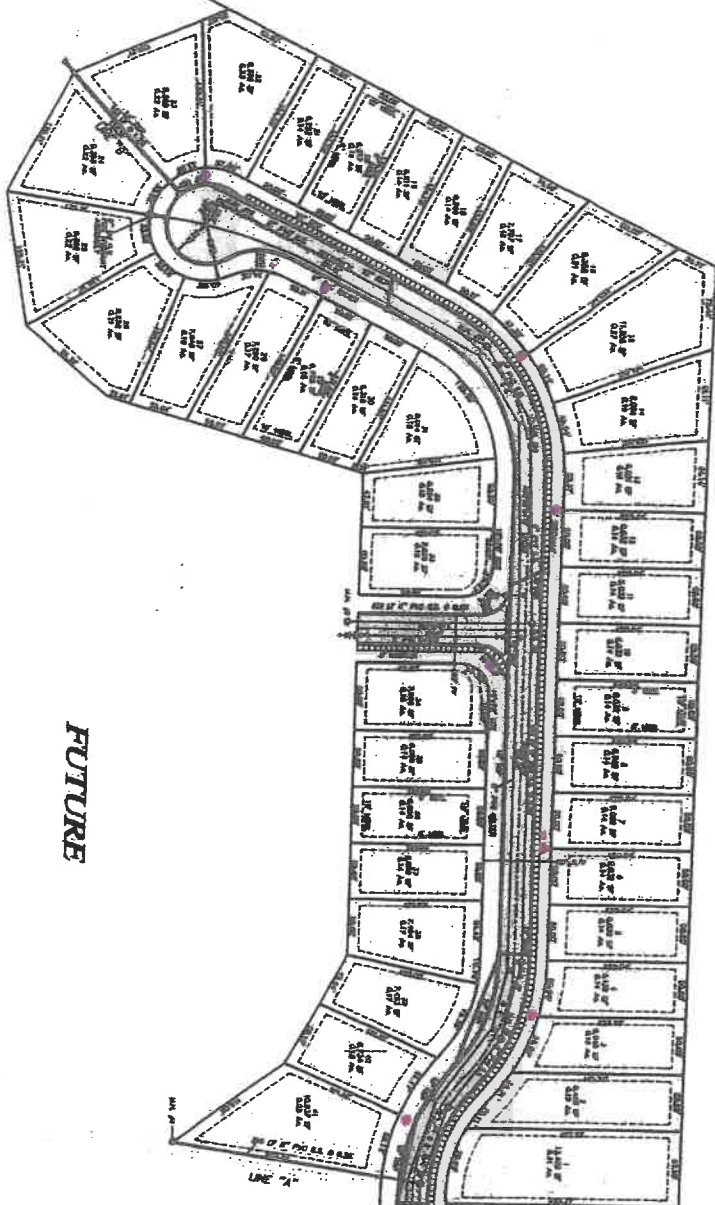
UTILITY NOTES AND DETAILS

DATE	
PROJECT	
SCALE	
BY	
CHECKED	
DATE	

D-02



SEE PLAN FOR TRENCHING AND BLOCKING OF ALL OTHER SIZES AND ANGLES OF BENDS. ALL TRENCHING AND BLOCKING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MNCES AND THE MNCES SHALL BE USED TO DETERMINE THE EXACT TRENCHING AND BLOCKING DETAILS TO BE USED FOR ALL OTHER SIZES AND ANGLES OF BENDS.



Street Light Locations
Indicated in Red

FUTURE

BRADFORD DRIVE

EASTPOINTE AVE.

FUTURE

SITE INFORMATION

BY THE APPLICANT: **STOCKS ENGINEERING**
 1000 W. BROAD ST., SUITE 100
 NASHVILLE, TN 37203

PROJECT ADDRESS: **BRADFORD DRIVE**
 1000 W. BROAD ST., SUITE 100
 NASHVILLE, TN 37203

NUMBER OF LOTS: 31

UNION FRONTAGE OF STREETS: 4,137.07 LF

AREA OF PROPOSED STREET (VAL. 3.18 AC): 4,137.07 SF

DEVELOPED AREA: 4,330.00 SF

ZONE: D-1

TAKING: 200/250

PERCENT TO: 20

MINIMUM SIDEWALK WIDTHS: 5 FT

MINIMUM LOT SIZE: 4,000 SF

DEVELOPER'S AREA: 1.18 AC

AREA OF PROPOSED STREET: 1.18 AC

TOTAL UNDEVELOPED AREA: 3,150.00 SF (0.72 AC)



SCALE: 1" = 60'

BRADFORD PLACE SUBDIVISION - PHASE ONE
TOWN OF NASHVILLE, NORTH CAROLINA

STOCKS ENGINEERING

1000 W. BROAD ST., SUITE 100
 NASHVILLE, TN 37203
 TEL: 615-259-1111
 FAX: 615-259-1112
 WWW.STOCKSENGINEERING.COM

TOWN OF NASHVILLE PLANNING BOARD

Patsy McGhee, Chairman
Ann Collier, Vice-Chairman
Al Edwards
Shirley House



Dwight Jordan
Betty Tabron Lowe
Bill Lump

CONSTRUCTION PLAT:

Applicant / Representative:	<u>CP-2020-01</u> Michael Stocks, PE
Mailing Address:	801 East Washington Street
Tax Map and Parcel(s):	381006484519U
Parcel Size:	+/- 25.63 acres
Location Address:	Eastpointe Avenue

REQUEST:

Request for a construction plat approval of a 41-lot major subdivision off Eastpoint Avenue, Zoning District R-4 (High-Density Residential). This parcel contains approximately 25.63 acres and identified by Nash County Tax Parcel Number 381006484519U.

STATEMENT OF CONSTRUCTION PLAT RECOMMENDATION:

At their meeting on August 26, 2020, the Planning Board voted to recommend **approval** of the Bradford Subdivision construction plat, with TRC review.

Motion to approve by: Bill Lump
Seconded by: Dwight Jordan

Vote: Unanimous to approve construction plat.