

Town of Nashville

BRENDA BROWN
MAYOR

RANDY LANSING
TOWN MANAGER



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

REGULAR MEETING AGENDA TOWN OF NASHVILLE PLANNING BOARD WEDNESDAY, THE 30TH OF SEPTEMBER 2020

1. CALL TO ORDER: 7:00
2. MINUTES OF THE PRECEDING MEETING(S): AUGUST 26, 2020
3. NEW BUSINESS:

A. Consideration of a Final Major Subdivision Plat for the Todd Spikes property, lots 1 through 11. These lots are located off of Aviation Avenue. This property is zoned R-4 (High Density Residential District) and contains approximately 1.797 acres.

Restatement of request: The property owner is requesting the approval of a proposed 11-lot final major subdivision plat. A final construction plat for the said proposed subdivision was approved by Town Council on 11/6/2018. The property is identified by Nash County Tax Parcel Number #380120901859.

Staff Recommendation: The Planning Director recommends approval if all TRC comments and requirements are met. Council adopted a condition of approval that sidewalk installation is required along the proposed development.

B. Consideration of Time Limits of Reconsideration (Section 18-243).

4. **ANNOUNCEMENT OF NEXT MEETING:** The date of the next regular meeting will be **Wednesday, October 28th, 2020.**
5. **ADJOURNMENT**



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

Planning Board
AGENDA REPORT

MEETING DATE:	September 30, 2020
PREPARED BY:	Sherry N. Moss, Planning & Development Director
ISSUE CONSIDERED:	FP 2020-01
SUMMARY OF ISSUE:	Consideration of a Final Major Subdivision Plat for the Todd Spikes property, lots 1 through 11. These lots are located off of Aviation Avenue. This property is zoned R-4 (High Density Residential District) and contains approximately 1.797 acres.
STAFF COMMENTS:	The property owner is requesting the approval of a proposed 11-lot final major subdivision plat. A final construction plat for the said proposed subdivision was approved by Town Council on 11/6/2018. The property is identified by Nash County Tax Parcel Number #380120901859.
STAFF RECOMMENDATION:	Staff recommends approval of FP 2020-01. The Planning Director recommends approval if all TRC comments and requirements are met. Council adopted a condition of approval that sidewalk installation is required along the proposed development.
PLANNING RECOMMENDATION:	The Planning Board voted 3-0 to recommend approval of SU 2020-02.
ATTACHMENT(S):	Final Plat



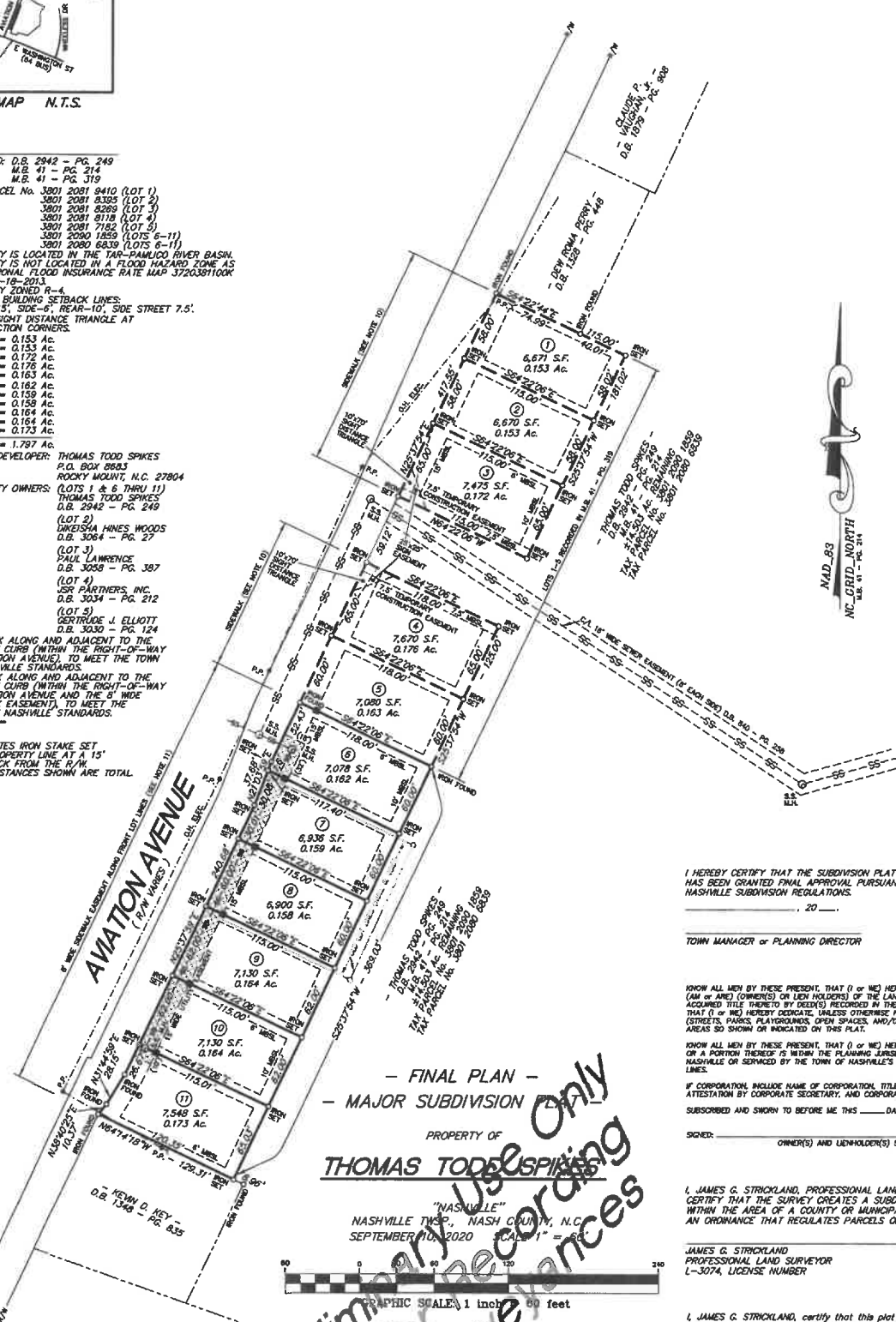
VICINITY MAP N.T.S.

NOTES:

- REFER TO: D.B. 2942 - PG. 249
M.B. 41 - PG. 214
M.B. 41 - PG. 319
- TAX PARCEL No. 3801 2081 9410 (LOT 1)
3801 2081 8395 (LOT 2)
3801 2081 8289 (LOT 3)
3801 2081 8118 (LOT 4)
3801 2081 7182 (LOT 5)
3801 2080 1859 (LOTS 6-11)
3801 2080 6839 (LOTS 6-11)
- PROPERTY IS LOCATED IN THE TAY-PANLUJO RIVER BASIN.
- PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS PER NATIONAL FLOOD INSURANCE RATE MAP 3720381100K DATED 8-19-2013.
- PROPERTY ZONED R-4.
- MINIMUM BUILDING SETBACK LINES:
FRONT-15', SIDE-6', REAR-10', SIDE STREET 7.5'.
10x70' SIGHT DISTANCE TRIANGLE AT INTERSECTION CORNERS.
- LOT 1 = 0.153 Ac.
LOT 2 = 0.153 Ac.
LOT 3 = 0.172 Ac.
LOT 4 = 0.176 Ac.
LOT 5 = 0.163 Ac.
LOT 6 = 0.162 Ac.
LOT 7 = 0.159 Ac.
LOT 8 = 0.159 Ac.
LOT 9 = 0.164 Ac.
LOT 10 = 0.164 Ac.
LOT 11 = 0.173 Ac.
TOTAL = 1.797 Ac.
- OWNER/DEVELOPER: THOMAS TODD SPIKES
P.O. BOX 8883
ROCKY MOUNT, N.C. 27804
- PROPERTY OWNERS: (LOTS 1 & 6 THRU 11)
THOMAS TODD SPIKES
D.B. 2942 - PG. 249
(LOT 1)
LAKESHIA HINES WOODS
D.B. 3064 - PG. 27
(LOT 3)
PAUL LAWRENCE
D.B. 3058 - PG. 387
(LOT 4)
JSR PARTNERS INC.
D.B. 3034 - PG. 212
(LOT 5)
GERTRUDE J. ELLIOTT
D.B. 3030 - PG. 124
(LOT 6)
AVIATION AVENUE AND THE 8' WIDE SIDEWALK EASEMENT, TO MEET THE TOWN OF NASHVILLE STANDARDS.
- SIDEWALK ALONG AND ADJACENT TO THE BACK OF CURB (WITHIN THE RIGHT-OF-WAY OF AVIATION AVENUE), TO MEET THE TOWN OF NASHVILLE STANDARDS.
- SIDEWALK ALONG AND ADJACENT TO THE BACK OF CURB (WITHIN THE RIGHT-OF-WAY OF AVIATION AVENUE AND THE 8' WIDE SIDEWALK EASEMENT), TO MEET THE TOWN OF NASHVILLE STANDARDS.
- INDICATES IRON STAKE SET ON PROPERTY LINE AT A 15' SETBACK FROM THE R/W. ALL DISTANCES SHOWN ARE TOTAL.

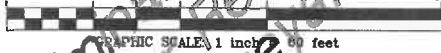
LEGEND:

---	LINE SURVEYED
---	LINE NOT SURVEYED
EP	EXISTING IRON PIPE
ES	EXISTING IRON STAKE
EA	EXISTING IRON ANGLE
NP	NEW IRON PIPE SET
IPF	IRON PIPE FOUND
CC	CONTROL CORNER
A7	NO IRON SET
QAF	P.C. NAIL FOUND
PKS	P.C. NAIL SET
RPSP	RAILROAD SPIKE FOUND
CM	CONCRETE MONUMENT
ECM	EX. CONC. MONUMENT
ELS	EX. LIGHTWOOD STAKE
DB	DEED BOOK
FB	PLAT BOOK
R/W	RIGHT OF WAY
C/L	CENTERLINE
CMF	CORRUGATED METAL PIPE
RCF	REINFORCED CONCRETE PIPE
HTS	NOT TO SCALE
HW	MONITORING WELL
LJ	LIGHT
PP	POWER POLE
CA	CONTROL ACCESS
TBR	TO BE REMOVED
1234	ADDRESS
---	AREA CALCULATED BY THE COORDINATE METHOD.



— FINAL PLAN —
— MAJOR SUBDIVISION —
PROPERTY OF
THOMAS TODD SPIKES

"NASHVILLE"
NASHVILLE TWP., NASH COUNTY, N.C.
SEPTEMBER 10, 2020 (CAL. 1" = 40')



James G. Strickland
Land Surveying, P.A.

123 West Washington Street
Nashville, North Carolina 27856
NORTH CAROLINA CERTIFICATE NUMBER: C-3721
TELEPHONE (252) 459-3838
FAX (252) 459-1885

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE TOWN OF NASHVILLE SUBDIVISION REGULATIONS.

TOWN MANAGER or PLANNING DIRECTOR

KNOW ALL MEN BY THESE PRESENT, THAT I (or WE) HEREBY CERTIFY THAT I (or WE) (AM or ARE) OWNER(S) OR LIEN HOLDER(S) OF THE LAND SHOWN ON THIS PLAT, HAVING ACQUIRED TITLE HERETO BY DEED(S) RECORDED IN THE NASH COUNTY REGISTRY AND THAT I (or WE) HEREBY DEEDGATE, UNLESS OTHERWISE NOTED HEREON, TO PUBLIC USE (STREETS, PARKS, PLAYGROUNDS, OPEN SPACES, AND/OR EASEMENTS) FOREVER ALL AREAS SO SHOWN OR INDICATED ON THIS PLAT.

KNOW ALL MEN BY THESE PRESENT, THAT I (or WE) HEREBY CERTIFY THAT SUBDIVISION OF A PORTION THEREOF IS WITHIN THE PLANNING JURISDICTION OF THE TOWN OF NASHVILLE OR SERVICED BY THE TOWN OF NASHVILLE'S WATER AND/OR SEWER UTILITY LINES.

IF CORPORATION, INCLUDE NAME OF CORPORATION, TITLE OF CORPORATE OFFICER ATTESTATION BY CORPORATE SECRETARY, AND CORPORATE SEAL.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____.

SIGNED: _____
OWNER(S) AND LIENHOLDER(S) SIGNATURES

I, JAMES G. STRICKLAND, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

JAMES G. STRICKLAND
PROFESSIONAL LAND SURVEYOR
L-3074, LICENSE NUMBER

I, JAMES G. STRICKLAND, certify that this plat was drawn under my supervision from an actual survey made under my supervision (dead description recorded in Book _____, Page _____; Book _____, Page _____; Book _____, Page _____; that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, Page _____; that the ratio of precision or positional accuracy as calculated is 1:10,000; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, Licence Number and seal this _____ day of _____, A.D. _____.

Professional Land Surveyor
L-3074
License Number

I, _____ REVIEW OFFICER OF NASH COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

Preliminary Use Only
Not for Recordances

Town of Nashville

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MAYOR

RANDY LANSING
TOWN MANAGER



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Sec. 18-243. - Action by the planning board.

The following actions shall be taken by the planning board:

- (1) *Planning board consideration.* The planning board shall make written recommendation addressing plan consistency to the town council at its next regular meeting concerning each proposed zoning amendment.
- (2) *Time limits of reconsideration.* No new petition for the same change in zoning of the same property or any part of such property shall be accepted within six months from the date of the filing of the last petition. However, the planning board shall reserve the right to waive the requirement, providing that the planning board determines that unusual circumstances or unnecessary hardships warrant a waiver.
- (3) *Planning board member participation.* Planning board members who stand to directly financially benefit from a decision made by the board are prohibited from voting on such matters as they pertain to zoning amendments.

(Ord. of 1-5-1993, art. X, § 2; Ord. Amend. 2006-01, § A), 8-8-2006)

M. Hurt
Z 2020-03
9/30/20
Approved by PIB
M - House
S - Collies

TOWN OF NASHVILLE PLANNING BOARD

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



Dwight Jordan
Betty Tabron Lowe
Bill Lumpp

CONSIDERATION OF TIME LIMITS OF RECONSIDERATION: SEPTEMBER 30, 2020

Requested by:	Michael Hurt
Mailing Address:	110 Timberlake Drive Youngsville, NC 27596
Application Number:	Z 2020-03
Site Address:	608 Western Avenue
Existing Zoning District	R-10 (Medium Density Residential)
Proposed Zoning District	MF (Multi-Family Residential)
Public Hearing Date:	8/26/2020: Joint Town Council & Planning Board Meeting

Recommendation from Public Hearing:

Recommendation denied by Planning Board; Applicant withdrew rezoning (Z2020-03) and special use permit (SU2020-01) applications from the 9/1/2020 Town Council Meeting; 9/16/2020: Town Council Special Called Meeting -Discussion of residential development ideas for 608 Western Avenue.

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(Ord. of 1-5-1993, art. X, § 2; Ord. Amend. 2006-01, § A), 8-8-2006)

REQUEST:

Michael Hurt requested the Planning Board waive the 6-month time limit on reconsidering the rezoning of property located at 608 Western Avenue.

The Planning Board voted to **approve** the 6-month time limit of reconsideration; Motion to approve by: Shirley House; Seconded by: Ann Collier; Motion unanimously passed.