

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
BILL LUMPP
JACQUELYN LEWIS
WAYNE SEARS
DENNIS EVANS
ROSS STRICKLAND
EDDIE THOMAS

REGULAR MEETING AGENDA TOWN OF NASHVILLE PLANNING BOARD TUESDAY, JANUARY 31, 2023

1. CALL TO ORDER AND ROLL CALL: 6:00pm
2. INTRODUCTION OF PLANNING BOARD MEMBERS
3. SWEARING IN OF NEW MEMBERS
4. ELECTION OF OFFICERS:
 - a. CHAIRMAN
 - b. VICE-CHAIRMAN
5. MINUTES OF THE PRECEDING MEETING: NOVEMBER 30, 2022
6. AMENDMENT APPROVAL OF THE NASHVILLE PLANNING BOARD BYLAWS
7. APPROVAL OF 2023 PLANNING BOARD MEETING SCHEDULE
8. PLANNING BOARD PROCEDURE FOR PUBLIC HEARINGS
9. NEW BUSINESS (AGENDA & STAFF REPORT ATTACHED):
 - a. **PUBLIC HEARING: RZ2023-01:** Request by Glandon Forest Equity, LLC to rezone approximately 2.51 acres out of a 23.83-acre tract from A-1 (Agricultural District) to B-1 (Highway Business District), located on the corner of Oak Level Road and E. Old Spring Hope Road, Nash County Parcel ID 032540; PIN# 3801 1176 1072, in the Town of Nashville ETJ jurisdiction, from A-1 (Agricultural District) to B-1 (Highway Business District) per Division 9 of the Nashville Zoning Ordinance.
10. ANNOUNCEMENT OF NEXT MEETING: February 28, 2023, at 6pm
11. ADJOURNMENT

TOWN OF NASHVILLE

BRENDA BROWN, MAYOR
RANDY LANSING, TOWN MANAGER

TOWN COUNCIL
LYNN HOBBS, MAYOR PRO TEM
KATE C. BURNS
LOUISE W. HINTON
LARRY D. TAYLOR



PLANNING BOARD
ANN COLLIER, CHAIRPERSON
BILL LUMPP, VICE-CHAIR
BETTY LOWE
AL EDWARDS
JADE MANTELL
JACQUELYN LEWIS
WAYNE SEARS

MINUTES OF THE NASHVILLE PLANNING BOARD WEDNESDAY, NOVEMBER 30, 2022

Members Present: Bill Lumpp, Jacquelyn Lewis, Jade Mantell, and Wayne Sears

Members Absent: Ann Collier, Al Edwards, and Betty Lowe

Staff Present: Sherry N. Moss, Planning & Development Director

Others Present:

1. CALL TO ORDER:

The Nashville Planning Board held its monthly meeting on Wednesday, November 30, 2022 in the Town Council Chambers at 114 W. Church Street at approximately 7:02PM. Vice-Chairman Bill Lumpp recognized a quorum and called the meeting to order.

2. MINUTES OF THE PRECEDING MEETING(S): October 26, 2022

The minute of the preceding meetings listed above were motioned to be approved by Board Member Wayne Sears and seconded by Board Member Jade Mantell; there was no further discussion; the motion was unanimously passed 3-0.

3. OLD BUSINESS:

A. PUBLIC HEARING/WORK SESSION: Ordinances amending Chapter 18 "Land Use Regulations": in the Code of Ordinances for the Town of Nashville:

1. Townhouses (Residential, Commercial) - Continued

The Planning Board and planning staff continued discussion of townhouses. A final draft was prepared for the Planning Board to review. The public hearing was opened. There was no public in attendance to speak in favor or against the townhouse amendments, so the public hearing was closed. Further discussion amongst staff and the board took place. Ms. Moss continued with discussion of the amendments. She requested leaving the original definition as is, proceeding with allowing townhouses within the R-4 zoning district, and ensuring that existing buildings and structures within 500 feet are shown on site plan, per Nashville Code of Ordinances. The board was in favor with the requests. Further discussion then took place on the initial perimeter of the development, along with sidewalks. The board

recommended that a five foot sidewalk along at least one side of every proposed street and a minimum three (3) foot sidewalk from the front entrance of each dwelling unit shall connect to a five (5) foot wide sidewalk that abuts the parking area or street unless an alternative pedestrian access to the public sidewalk is approved by the Town Council.

Vice-Chair Bill Lumpp called for a motion. Board Member Jade Mantell made a motion to approve with the changes discussed this evening. Board Member Jacquelyn Lewis seconded the motion. The motion passed unanimously; 3-0. There was no further discussion.

4. OTHER BUSINESS:

Planning Director Sherry Moss addressed the board of member's terms expiring and coming off the board. She stated she's seeking to add members from the Board of Adjustment to fill the vacancies of the Planning Board and add members from the Planning Board to fill the vacancies of the Board of Adjustment and move the meeting time to 6pm, with both boards meeting the same night, with the Planning Board meeting first, and the Board of Adjustment meeting immediately after. The existing ETJ member on the Board of Adjustment will serve on the Planning Board.

5. ANNOUNCEMENT OF NEXT MEETING:

The date of the next meeting is to be determined.

6. ADJOURNMENT

Board Member Jade Mantell motioned to adjourn the meeting. Board Member Wayne Sears seconded the motion. Motion unanimously passed 3-0.

Sherry N. Moss, Planning Director

Bill Lumpp, Planning Board Vice-Chair

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Nashville Planning Board Rules of Procedure

MEETINGS

Section I, Annual Meeting:

The annual meeting of the Planning Board shall be the first regular meeting in the month of January of each year. Such meeting shall be devoted to the election of officers for the ensuing year and such other business as shall be scheduled by the Planning Board.

Section II, Regular Meeting:

Regular meetings of the Planning Board shall be held in Town Council Chambers at 6:00PM on the ~~Wednesday~~ **Tuesday** before the first ~~Tuesday~~ **Town Council Meeting** of each month. At such meetings the Board shall consider all matters properly brought before the Board without the necessity of prior notice thereof given to any member. A regular meeting may be cancelled or rescheduled by the Board at a prior meeting.

Section III, Special meeting:

Special meetings of the Planning Board shall be held at a time and place designated by the officer calling the same and shall be called by the Chairman or Vice-chairman. Written notice shall be given to all members not less than twenty-four hours in advance thereof.

Section IV, Quorum:

At any meeting of the Planning Board a quorum shall consist of four members of the Board. No action shall be taken in the absence of a quorum, except to adjourn the meeting to a subsequent date.

Section V, Voting:

At all meetings of the Planning Board, each member attending shall be entitled to cast one vote. Although the Chairman has the power to vote, he/~~she~~ may only exercise it when the Board has a tie vote.

OFFICERS

Section VII, Officers:

The officers of the Planning Board shall consist of a Chairman and a Vice-Chairman elected by the Board at the annual meeting for a term of one year. The Town Manager or his authorized representative shall serve as Secretary to the Board. The Secretary to the Board is not an actual member, and therefore is not counted when determining a quorum. The Secretary does not vote either.

Section VIII, Duties of Officers:

The duties and powers of the officers of the Planning Board shall be as follows:

- a. Chairman
 - (1) To preside at all meetings of the Board.
 - (2) To call special meetings of the Board in accordance with these By-Laws.
 - (3) To sign documents of the Board.
 - (4) To see that all actions of the Board are properly taken.
- b. Vice-Chairman

During the absence, disability or disqualification of the Chairman, the Vice-Chairman shall exercise or perform all the duties and be, subject to all responsibilities of the Chairman.
- c. Secretary
 - (1) To keep the minutes of all meetings of the Board in an appropriate Minute Book.
 - (2) To give or serve all notices required by law or by these By-Laws.
 - (3) To prepare the agenda for all meetings of the Board.
 - (4) To be custodian of all Board records.
 - (5) To inform the Board of correspondence relating to business of the Board and to attend to such correspondence.
 - (6) To handle funds allocated to the Board in accordance with its directives, the law and Town regulations.
 - (7) To sign official documents of the Board.

Section IX, Attendance:

Two consecutive unexcused absences by any Board member shall constitute just grounds for disqualification as a Board member.

Section X, Vacancies:

Should any vacancy occur among the members of this Planning Board by reason of death, resignation, disability or otherwise, immediate notice thereof shall be forwarded to the Clerk of the Board of Town Commissioners by the Secretary. Should any vacancies occur among the officers of the Planning Board, the vacant office shall be filled in accordance with Section VIII of the office in which such vacancy shall occur.

AMENDMENTS

Section XI, Amending By-Laws:

These By-Laws may be amended at any meeting of the Planning Board provided that notice of said proposed amendment is given to each member in writing at least three (3) days prior to said meeting.

Date of Adoption:	February 8, 1978		
Amended:	May 14, 1980	Amended:	October 1, 2014
Amended:	February 25, 1998	Amended:	January 31, 2023

Respectfully submitted,

_____, Chairman

Sherry N. Moss, Secretary



2023 PLANNING BOARD MEETING SCHEDULE

(Regular Meetings of the Planning Board are held on the Tuesday, prior to the first Town Council Meeting of each month at 6pm)

January 31, 2023
February 28, 2023
March 28, 2023
April 25, 2023
May 30, 2023
June 27, 2023
July 25, 2023
August 29, 2023
September 26, 2023
October 31, 2023
November 28, 2023
December - TBD

All meetings are held in the Town Council Chambers located inside the Harold D. Cooley Library, 114 W. Church Street, Nashville, NC 27856.



**TOWN OF NASHVILLE
PLANNING DEPARTMENT**

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

www.townofnashvillenc.gov

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 February 7, 2023 Town Council meeting, where an additional public hearing and final decision will be made.



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STAFF REPORT

Rezoning Case:	RZ2023-01
Report By:	Sherry N. Moss, Planning Director
Hearing Dates: Planning Board – January 31, 2023/ Town Council – February 7, 2023	

ADDRESS OF THE REZONING PROPOSAL:

Oak Level Road

PROPERTY OWNER:

Ronnie Burnette
 2246 Oak Level Road
 Rocky Mount, NC 27804

APPLICANT:

Glandon Forest Equity, LLC
 3825 Barrett Drive, Suite 100
 Raleigh, NC 27609

ANALYSIS OF THE REZONING REQUEST:

RZ 2023-01: Glandon Forest Equity, LLC is requesting to rezone approximately 2.51 acres out of a 23.83-acre tract located on the corner of Oak Level Road and E. Old Spring Hope Road, Nash County Parcel ID 032540; PIN# 3801 1176 1072, in the Town of Nashville ETJ jurisdiction, from A-1 (Agricultural District) to B-1 (Highway Business District) per Division 9 of the Nashville Zoning Ordinance. The purpose of the rezoning is to allow the opportunity for the property to be used as a small retail operation. The subject property contains an existing uninhabitable single-family dwelling and farmland. The zoning districts in the area includes A-1 and B-1, with land uses consisting of agricultural, commercial, and residential. Rezoning the 2.51-acre portion of the property from A-1 to B-1 would allow the property to be utilized to be in harmony with the existing surrounding land uses in the area.

ZONING & LAND USE:

North	South	East	West
Adjacent/Nearby Zoning Designation			
A-1	A-1 & B-1	R-30 (Nash County Zoning)	A-1
Adjacent/Nearby Land Uses			
Agricultural & Residential	Commercial (Harpers Nursery & Langley Automotives)	Residential & Commercial (Oak Level Café)	Residential

Nashville Zoning Code

Existing Zoning: A-1: The A-1 district is defined as one to provide land for future development while permitting continued agricultural use until such time that development is appropriate. It is assumed that approved wells and septic tanks will be utilized until such time as municipal water and sewer is available. This district is situated primarily in the town's extraterritorial jurisdiction.

Proposed Zoning: B-1: The B-1 district is defined as certain commercial areas which provide a wide selection of convenience and comparison-shopping outlets, furniture showrooms, and for personal services, in an orderly arrangement of retail facilities, parking and other amenities. This district is customarily located at the intersection of one or more highways or along thoroughfares. This district may also provide retailing and personal services for the benefit of residents in nearby areas and nonresidents. Included also are certain functions such as warehousing that are compatible with the primary uses.

2021 Nashville Comp Plan

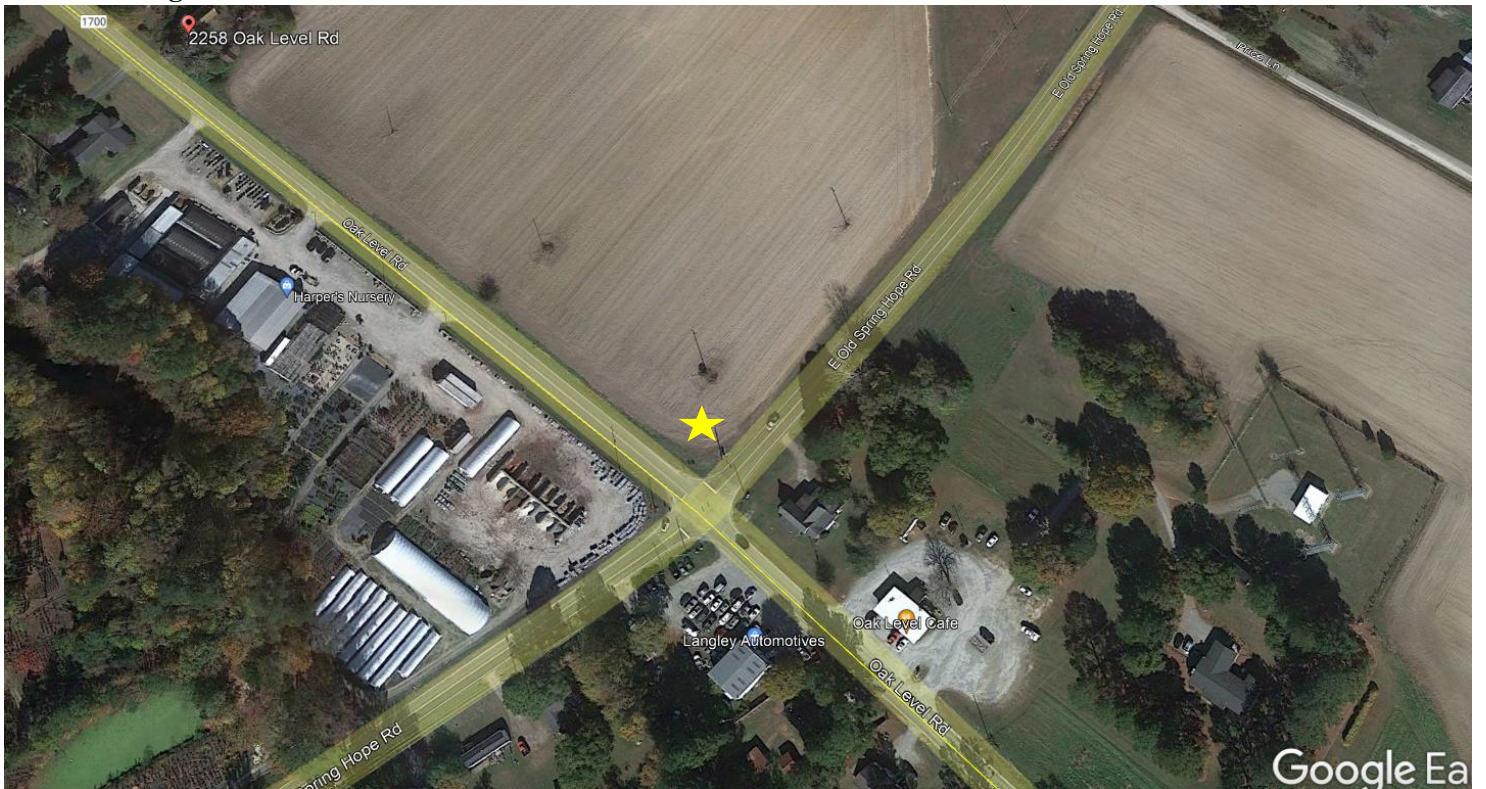
Existing Low Density Residential: Residential uses including detached single-family homes and manufactured homes. Agriculture, forestry, parks, places of worship, schools, or similar rural uses shall be allowed.

Proposed Neighborhood Services: The neighborhood services land use classification includes commercial, office, and institutional services that are primarily located and designed to serve the Town's citizens. Where such development has an established pattern, other lands that represent a logical extension of neighborhood services use are also included. The type of classification is generally situated away from highway interchanges and functions as a buffer between highway services or industrial uses with residential uses.

Photos of the Subject & Nearby Properties – Rezoning sign was posted on property on 1/19/2023.



Google Earth Pro Photos



The Planning Board is asked to review the rezoning request and make a recommendation to the Town Council.

Upon making its recommendation, the Planning Board should consider the following factors:

1. Is the proposal in accordance with the Land Use Plan and sound planning principles.
2. Is there is convincing demonstration that all uses permitted under the proposed district classification or proposed text amendment would be in the general public interest and not merely in the interest of an individual or small group.
3. Is there is convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change.
4. Is there is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.

FINDINGS OF FACT AND ORDER

1. Glandon Forest Equity, LLC is the applicant requesting to rezone a total of 2.51 acres at the above said location.
2. The rezoning application was received on 12/7/2022.
3. Public Hearing Notice Letters were mailed out to approximately 18 property owners within a 500-foot radius on 1/17/2023.
4. Public hearing notice was posted on the Town's website on 1/19/2023.
5. Public notice was also posted at Town Hall, the Library, and Parks and Recreation.
6. The rezoning sign was posted on the property on 1/19/2023 and photos were taken.
7. The legal notice was advertised in the Nashville Graphic on January 19, 2023, and January 26, 2023.
8. The subject property is NOT located within a floodplain.
9. The subject property is located within the NCDEQ Water Supply Watershed.
10. The Planning Board's recommendation of this item will go before the Town Council's regular meeting on Tuesday, February 7, 2023. At that time, another public hearing will be conducted, and a final decision is anticipated to be made.

ATTACHMENTS

1. Application
2. Metes and bounds description
3. Zoning exhibit for the portion of property to be rezoned
4. Site Aerial with overlay
5. Property Owner's List (within 500' feet or within a set community of area sought to be rezoned)
6. Dimensional Requirements
7. Description of Districts
8. Table of Permitted Uses
9. Consistency Statement



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Nashville, NC 27856
252.459.4511 Phone / 252.459.8926 Fax
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REZONING APPLICATION

FOR ADMINISTRATIVE USE ONLY

Case #	Date Submitted	Fee Paid	Planning Board Date	Town Council Date
RZ 2023-01	12/7/2022	\$200	1/31/2023	2/7/2023

PROPERTY INFORMATION

Property Address: 2258 Oak Level Road Acreage of Property: 2.51
ParID: 032540 PIN: 381011761072
Existing Zoning: A1 Existing Land Use: Agriculture
Proposed Zoning: B1 Proposed Land Use: Retail
Current Future Land Use Map Designation: Low Density Residential
Proposed Future Land Use Map Designation: Neighborhood Services

APPLICANT INFORMATION

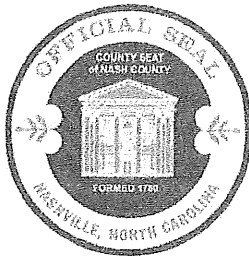
Applicant: Glandon Forest Equity, LLC
Mailing Address: 3825 Barrett Drive, Suite 100
City: Raleigh State: NC Zip Code: 27609
Phone: 919.459.2600 Fax: 919.459.2604
Email: gbarnes@vanguardpg.com

PROPERTY OWNER INFORMATION

Property Owner: Ronnie Burnette
Mailing Address: 2246 Oak Level Road
City: Rocky Mount State: NC Zip Code: 27804
Phone: 252.459.3922 Fax: _____
Email: rpb0156@aol.com

REQUIRED ATTACHMENTS

- Metes and bounds description attached
- Scaled site plan/sketch of property/area attached
- Property Owner's List (within 500' feet or within a set community of area sought to be rezoned)



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REZONING APPLICATION

STATEMENT OF JUSTIFICATION

1. Describe how the rezoning request is consistent with the Town of Nashville Comprehensive Plan, Zoning Ordinance, and any other official plan that is applicable. Although not residential in nature, the rezoning to B1 of just the 2-acre site would allow for a business that would complement future residential growth in the area. As presented, a proposed small retail operation would be sited on the parcel to help anchor future developme

2. Explain how the rezoning request will update the existing ordinance if there is any inconsistency with the Town of Nashville Comprehensive Plan, Zoning Ordinance, and any other official plan that is applicable. The proposed rezoning to B1 would be in keeping with a Neighborhood Services designation which promotes uses that serve the surrounding communities and neighborhoods. The proposed site is just south of already classified properties of the same designation on the Future Land Use Plan.

3. Explain why the rezoning request would be appropriate, beneficial, and in the general public interest of the area sought to be rezoned. Services such as small retail can be complementary to the residential neighborhoods and be make more convenient access to goods that some residents may otherwise have to travel further away to obtain.

4. Explain whether the rezoning request would adversely affect adjoining property owners and alter the character of the area. A neighborhood retail store will not adversely affect property or the safety of those around it. A small site such as this would be complementary to current and future residential growth.

5. Briefly explain the accessibility and impact of adequate public facilities, services, fire and safety, infrastructure, parks and recreation, stormwater drainage, and topography, etc., that is currently available at the subject property. The site is located on two State maintained roads with connections to other thoroughfares. The proposed use when adopting all Town and State regulations, will not be an adverse impact on the current resources and infrastructure.



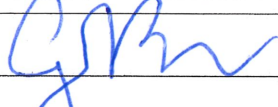
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REZONING APPLICATION

APPLICATION AFFIDAVIT

I certify that all information furnished in this application is accurate to the best of my knowledge.

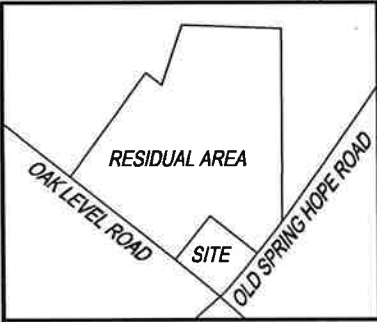
APPLICANT (Print Name): George Barnes - Glandon Forest Equity, LLC

Signature of Applicant:  Date 12/1/22

PROPERTY OWNER (Print Name): Ronnie Burnette

Signature of Property Owner:  Date 11/30/2022

BEGINNING AT CALCULATED POINT IN THE CENTERLINE OF EAST OLD SPRING HOPE ROAD – SR 1145, SAID POINT BEING FURTHER LOCATED THE FOLLOWING COURSE AND DISTANCES FROM AN EXISTING IRON PIPE AT THE SOUTHEASTERN CORNER OF THE PROPERTY NOW OR FORMERLY OF RONNIE PHIL BURNETTE, (D.B. 528, PG. 339), ALSO THE WESTERN RIGHT OF WAY OF EAST OLD SPRING HOPE ROAD – SR 1145, (NC GRID COORDINATES ARE N 805,717.37 sFT, E 2,317,762.21 Sft): S00°14'02"W 50.00' TO A CALCULATED POINT; S38°24'48"W 104.24' TO A CALCULATED POINT; S39°05'24"W 68.66' TO A CALCULATED POINT AND THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF EAST OLD SPRING HOPE ROAD S39°05'24"W 85.09' TO A CALCULATED POINT; THENCE S39°53'51"W 154.54' TO A CALCULATED POINT; THENCE S40°58'45"W 87.43' TO A CALCULATED POINT IN THE INTERSECTION OF EAST OLD SPRING HOPE ROAD AND OAK LEVEL ROAD – SR 1700; THENCE TURNING AWAY FROM EAST OLD SPRING HOPE ROAD AND ALONG THE CENTERLINE OF OAK LEVEL ROAD N50°11'58"W 201.33' TO A CALCULATED POINT; THENCE N51°02'53"W 132.16' TO A CALCULATED POINT; THENCE TURNING AWAY FROM OAK LEVEL ROAD N38°57'07"E 30.00' TO A CALCULATED POINT IN THE NORTHERN RIGHT OF WAY OF OAK LEVEL ROAD; THENCE N38°57'07"E 294.00' TO A CALCULATED POINT; THENCE S51°02'53"E 309.31' TO A CALCULATED POINT IN THE WESTERN RIGHT OF WAY OF EAST OLD SPRING HOPE ROAD; THENCE S51°02'53"E 30.00' TO A CALCULATED POINT IN THE CENTERLINE OF EAST OLD SPRING HOPE ROAD, THE POINT OF BEGINNING, CONTAINING 2.51 ACRES.



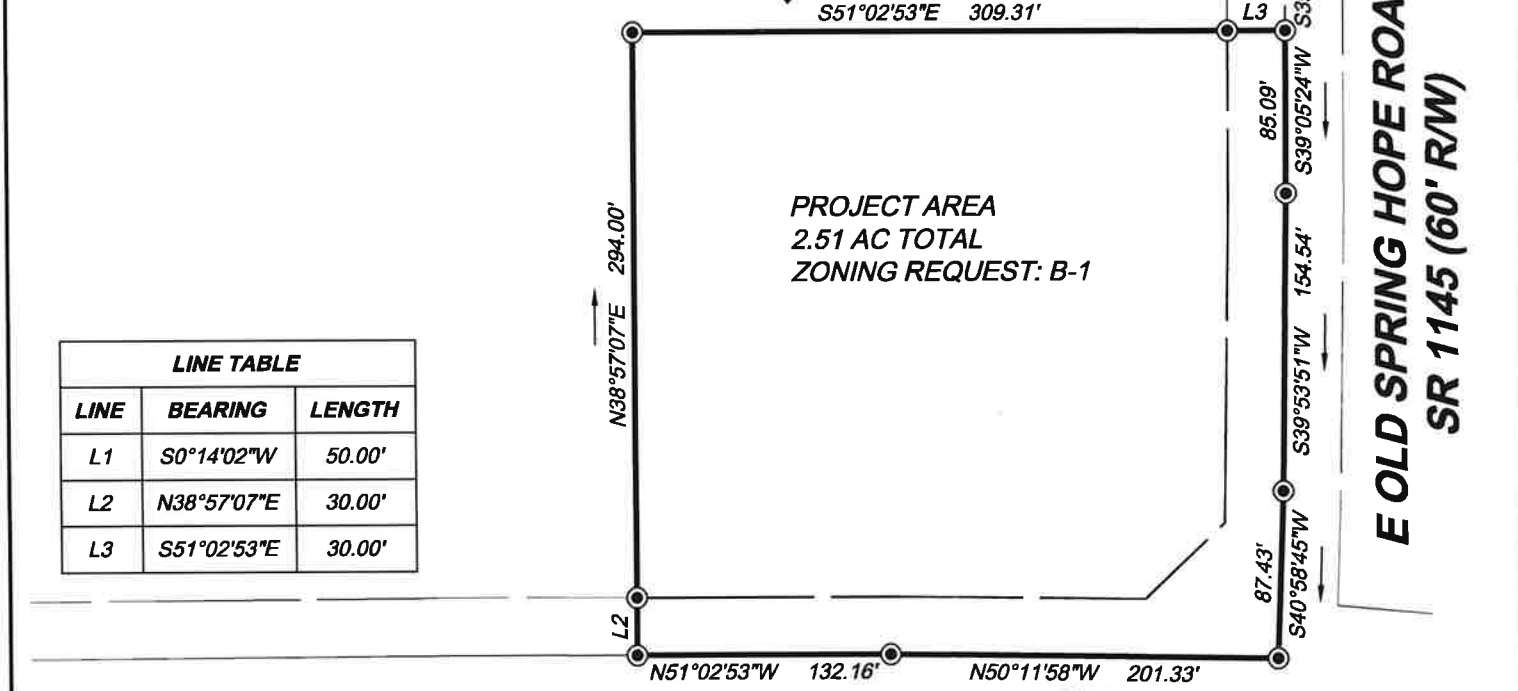
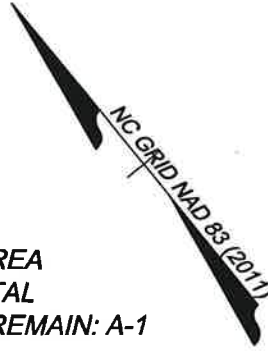
NOTE: CURRENT ZONING OF ALL ADJOINING PARCELS IS A-1

POINT A
 EXISTING IRON PIPE
 NC GRID COORDINATES
 N 805,717.37 sFT
 E 2,317,762.21 sFT

RESIDUAL AREA
 21.43 AC TOTAL
 ZONING TO REMAIN: A-1

PROJECT AREA
 2.51 AC TOTAL
 ZONING REQUEST: B-1

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°14'02"W	50.00'
L2	N38°57'07"E	30.00'
L3	S51°02'53"E	30.00'



E OLD SPRING HOPE ROAD
SR 1145 (60' R/W)

OAK LEVEL ROAD - SR 1700 (60' R/W)



THIS MAP IS FOR PRESENTATION PURPOSES ONLY AND IS NOT A FORMAL BOUNDARY SURVEY. SEE RECORDED REFERENCES.

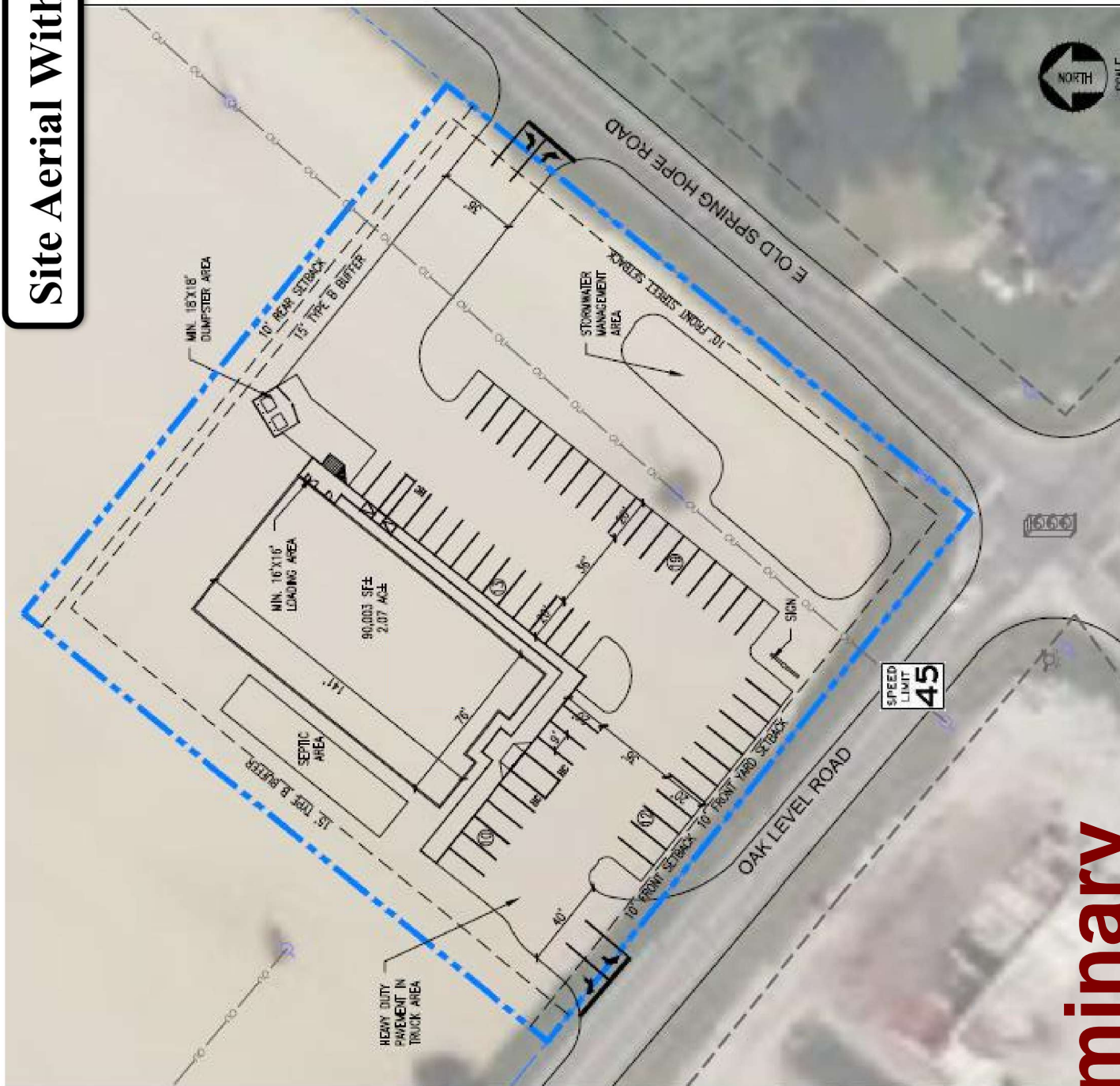


ZONING EXHIBIT FOR
A PORTION OF
PIN: 381011761072
D.B. 528, PG. 339

THIS DRAWING PREPARED AT THE ELIZABETH CITY OFFICE 1805 West City Drive, Unit E Elizabeth City, NC 27909 TEL 252.621.5030 www.timmons.com	YOUR VISION ACHIEVED THROUGH OURS.	Nashville Township	Nash County
		Date: Dec. 06, 2022	Scale: 1"=100'
		Sheet 1 of 1	J.N.: 41389.077
		Drawn by: J. Sawyer	Checked by: J. Mizelle



Site Aerial With Overlay



Preliminary

12/07/2022 11:17:58 AM

RZ2023-01 Property Owner Listing - Oak Level Rd & E. Old Spring Hope Rd					
PARID	PIN	Owner	Physical Address	Mailing Address	Mailing City/State/Zip
032540	3810 1176 1072	BURNETTE RONNIE PHIL	2258 OAK LEVEL RD	2246 OAK LEVEL RD	ROCKY MOUNT NC 27804
042310	3810 1166 2116	BURNETTE RONNIE PHIL LINDA M	2246 OAK LEVEL RD	2246 OAK LEVEL RD	ROCKY MOUNT NC 27804
002761	3810 1166 4190	HARPER ROLAND G	2220 OAK LEVEL RD	2267 OAK LEVEL RD	ROCKY MOUNT NC 27804
003045	3810 1166 3167	IRADI DIAN HARPER	OAK LEVEL RD	2104 CRISPLAND CT	FUQUAY VARINA NC 27526
002760	3810 1155 7890	HARPER ROLAND G	2154 OAK LEVEL RD	2267 OAK LEVEL RD	ROCKY MOUNT NC 27804
315015	3810 1177 1063U	HARPER DWIGHT A SR	OAK LEVEL RD	PO BOX 848	NASHVILLE NC 27856
302284	3810 1166 6970	HARPER DWIGHT A SR & ELLEN MARIE P	2170 OAK LEVEL RD	PO BOX 848	NASHVILLE NC 27856
302285	3810 1167 8090	VARNELL SHERRY H	2176 OAK LEVEL RD	PO BOX 831	NASHVILLE NC 27856
046023	3810 1276 8270	DOZIER JAMES L JR & MARY H	3406 E OLD SPRING HOPE RD	3406 E OLD SPRING HOPE RD	ROCKY MOUNT NC 27804
003803	3810 1276 9772	DOZIER JAMES L JR & MARY H	E OLD SPRING HOPE RD	3406 E OLD SPRING HOPE RD	ROCKY MOUNT NC 27804
021032	3810 1285 9876	LANDIN DAVID BRUCE & ANNE P LANDIN	3523 E OLD SPRING HOPE RD	2662 PRICE LN	ROCKY MOUNT NC 27804
043160	3810 1275 7440	MORRIS KATHY T WILLIAM L	E OLD SPRING HOPE RD	1204 BIRCHWOOD CT	NASHVILLE NC 27856
300686	3810 1694 8820U	THOMPSON BETTY J	2480 OAK LEVEL RD	2648 OAK LEVEL RD	ROCKY MOUNT NC 27803
020625	3810 1275 8121	DENTON DONALD R BETTY T	2520 OAK LEVEL RD	2520 OAK LEVEL RD	ROCKY MOUNT NC 27804
019315	3810 1285 1900	LANDIN ELIZABETH BRAKE	3365 E OLD SPRING HOPE RD	3365 E OLD SPRING HOPE RD	ROCKY MOUNT NC 27804
035283	3810 1574 4811	YOUNG LAVONDA R	1038 BENBROOK DR	1038 BENBROOK DR	NASHVILLE NC 27856
020412	3810 1574 4897	COWAN GURVIS FLOYD HEIRS	2523 OAK LEVEL RD	2523 OAK LEVEL RD	ROCKY MOUNT NC 27804
020779	3810 1574 4973	JUANA FERREIRA	2499 OAK LEVEL RD	2499 OAK LEVEL RD	ROCKY MOUNT NC 27804
019557	3810 1574 2866	NINE GRANDS I LLC	1066 BENBROOK DR	5034 DOROTHY LN	ROCKY MOUNT NC 27803
019303	3810 1175 3073	EVERGREEN INC	2469 OAK LEVEL RD	PO BOX 188	NASHVILLE NC 27856
034884	3810 1574 2976	ELLIS DAVID ROSE PAMELA R	3123 E OLD SPRING HOPE RD	1539 FIRST ST EXT	NASHVILLE NC 27856
034883	3810 1574 1981	ELLIS DAVID ROSE PAMELA R	3105 E OLD SPRING HOPE RD	1539 FIRST ST EXT	NASHVILLE NC 27856
021200	3810 1574 0894	ELLIS DAVID ROSE PAMELA R	3087 E OLD SPRING HOPE RD	1539 FIRST ST EXT	NASHVILLE NC 27856
002749	3810 1165 8041	HARPER ROLAND G	E OLD SPRING HOPE RD	2267 OAK LEVEL RD	ROCKY MOUNT NC 27804
002753	3810 1165 5291	HARPER ROLAND G	OAK LEVEL RD	2267 OAK LEVEL RD	ROCKY MOUNT NC 27804
017181	3810 1165 7531	HARPER ROLAND MICHAEL	2291 OAK LEVEL RD	2343 OAK LEVEL RD	ROCKY MOUNT NC 27804
002757	3810 1165 5618	HARPER ROLAND G	2267 OAK LEVEL RD	2267 OAK LEVEL RD	ROCKY MOUNT NC 27804
002751	3810 1165 4430	HARPER ROLAND G	OFF OAK LEVEL RD	2267 OAK LEVEL RD	ROCKY MOUNT NC 27804
002758	3810 1165 1685	HARPER ROLAND G	2237 OAK LEVEL RD	2267 OAK LEVEL RD	ROCKY MOUNT NC 27804
002760	3810 1155 7890	HARPER ROLAND G	2154 OAK LEVEL RD	2267 OAK LEVEL RD	ROCKY MOUNT NC 27804

District	Minimum Lot Size		Minimum Yard Regulations				Maximum Height of Structure In Feet
	Area in Square Feet	Lot Width	Front Yard Set Back in Feet	Side Yard Set Back in Feet	Side Street Setback in Feet	Rear Yard Depth in Feet	
A-1 Agricultural	30,000 w/o central water & sewer	100	50	15		40	35
	20,000 w central water	100	50	15		40	35
	15,000 w central sewer	100	50	15		40	35
R-30 Residential	30,000	100	30	15		30	35
R-15 Residential	15,000	100	35	15		25	35
R-10 Residential	Single Unit	10,000	75	30	12	30	35
	Double Unit	12,000	80	30	12	30	35
R-6M	Residential	4,000	40				
	Manufactured Unit	6,000	50	Refer to Manufactured Home Parks Special Use Section			35
R-6 Residential	Single Unit	6,000	60	25	8	20	35
	Double Unit	8,000	80	25	8	20	35
R-4 Residential	Single Unit	4,000	40	15	6	7.5	10
	Double Unit	6,000	40	15	6	7.5	10
MF Multi-Family	Single Unit	6,000	60	25	8	20	35
	Double Unit	7,000	60	25	8	20	35
	Multi-Units	8,000 for the first 2 units and 2,500 for each additional unit	60	25	8	20	56
O-1 Office and Institutional	4,000	40	25	10	12.5	10	56
	Residential	4,000	40	25	10	20	56
B-1 Highway Business	4,000	40	25	10	12.5	10	35
B-2 Central Business	4,000	40	10	0 if B-2, 8 if another zone		10	56
I-1 Industrial	4,000	40	25	10	12.5	10	56

Sec. 18-108. - Description of districts.

- (a) *A-1 agricultural district.* The A-1 district is defined as one to provide land for future development while permitting continued agricultural use until such time that development is appropriate. It is assumed that approved wells and septic tanks will be utilized until such time as municipal water and sewer is available. This district is situated primarily in the town's extraterritorial jurisdiction.
- (b) *R-30 low-density residential district.* The R-30 district is defined as low-density residential areas of single-family dwellings plus open areas where similar residential development will likely occur. The uses in this district are designated to stabilize and protect the essential characteristics of the area and to prohibit all activities of commercial nature except certain home occupations controlled by specific limitations.
- (c) *R-15 medium-density residential district.* The R-15 district is defined as open areas where only single-family development will likely occur. The uses in this district are designed to stabilize and protect all activities of a residential nature except certain home occupations.
- (d) *R-10 medium-density residential district.* The R-10 district is defined as medium-density residential areas of mostly single-family dwellings and certain open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect all activities of a residential nature except certain home occupations controlled by specific limitations.
- (e) *R-6M high-density residential and manufactured home park district.* The R-6M district is defined as high-density residential areas of mostly single-family dwellings, open areas where similar residential development will likely occur, and manufactured home parks. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and to prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.
- (f) *R-6 high-density residential district.* The R-6 district is defined as medium- to high-density residential areas where single-family and multifamily dwellings are commingled and certain open 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.
- (g) *R-4 high-density residential district.* The R-4 district is defined as high-density residential areas where single-family and two-family dwellings are commingled. The district is primarily established to accommodate existing residential neighborhoods where lot sizes are too small to be appropriate for any other zoning district. 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.
- (h) *MF multifamily residential district.* The MF district is designed to provide high-density areas in which multifamily dwellings are distributed with particular regard to stabilizing and protecting the essential characteristics of the area.
- (i) *O-1 office and institutional district.* The O-1 district is defined as certain land areas with structures that provide office space for professional services and for certain institutional functions, and residential accommodations, usually medium- or high-density. The district is normally small and may include older homes undergoing conversion. The district is usually situated between business and residential districts, and the regulations are designed to permit development of the enumerated functions and still protect and be compatible with nearby residential districts.
- (j) *B-1 general business district.* The B-1 district is defined as certain commercial areas which provide a wide

selection of convenience and comparison-shopping outlets, furniture showrooms, and for personal services, in an orderly arrangement of retail facilities, parking and other amenities. This district is customarily located at the intersection of one or more highways or along thoroughfares. This district may also provide retailing and personal services for the benefit of residents in nearby areas and nonresidents. Included also are certain functions such as warehousing that are compatible with the primary uses.

(k) *B-2 central business district.*

- (1) The B-2 district is defined as certain land structures that provide personal services, retailing, some high-density dwellings, and business services of all kinds for local and regional commerce. The area is located in the central business district of the town where major streets and highways converge.
- (2) The regulations are designed to permit a concentrated development of permitted facilities and to protect the district from overintensive development and congestion.

(l) *I-1 industrial district.* The I-1 district is defined as certain lands so situated as to be suitable for industrial development, usually along railroad sidings or major thoroughfares, but where certain operations could adversely affect nearby properties. The purpose of this district is to permit the normal operations of almost all industries excepting those that would be detrimental to adjoining properties. Excluded from this district are those industries which are noxious by their emission of smoke, dust, fumes, glare, noise and vibrations and those industries which deal primarily in hazardous products such as explosives. Selected business uses are also appropriate in this district.

(m) *WS watershed overlay district.*

- (1) The watershed overlay district is established as an overlay district for all general zoning districts for the following purposes:
 - a. Protecting portions of the designated Tar River and the Tar River Reservoir public water supply watershed from activities which could degrade water quality;
 - b. Reducing the volume of nutrients and other chemicals which could enter the water supply by reducing the amount of runoff which any given development will generate;
 - c. Minimizing land disturbances to reduce the amount of sediment entering the river; and
 - d. Providing for natural and engineered methods of managing stormwater.

The watershed overlay district is intended to be superimposed over the underlying general zoning district, and the land so encumbered may be used in a manner permitted in the underlying district only if and to the extent such use is also permitted in the overlay district.

- (2) The watershed overlay district consists of that part of the Tar River Reservoir public water supply watershed designated by the state environmental management commission and located within the town planning jurisdiction that is five miles upstream from and draining to the Tar River Reservoir water intake or to the ridgeline of the watershed, whichever comes first, and that part of the Tar River public water supply watershed designated by the state environmental management commission and located within the town planning jurisdiction that is ten miles upstream and draining to the Tar River water intake or to the ridgeline of the watershed, whichever comes first.
- (3) The boundaries of the area included in the watershed overlay district are delineated on the official zoning map as defined in [section 18-87](#). Land use within the watershed overlay district must comply with all of the requirements of both the underlying general zoning district and the watershed overlay district.

Supplementary watershed district standards are delineated in note 15 to the table of permitted uses, section 18-109. The supplementary standards and requirements of note 15 to the table, however, are applicable only to new development activities which require an erosion and sedimentation control plan in accordance with the rules established by the state sedimentation control commission.

(Code 2002, § 18-112; Ord. of 1-5-1993, art. V, § 1; Ord. No. 2018-04, § A), 3-6-2018)

Sec. 18-109. Table of permitted uses.

(a) *Generally.* In the following table:

- (1) Districts in which particular uses are permitted as a use by right are indicated by "X." Districts in which particular uses are permitted as a use by right with certain conditions are indicated by "X" with a reference to a footnote to this table.
- (2) Districts in which particular uses are prohibited are indicated by a blank.
- (3) Districts in which particular uses are permitted as a special use upon approval of the planning board are indicated by "S." See regulations for special uses, section 18-111, for further information.

Permitted Uses	A-1	B-1	Requirements
Abattoir operations			
Accessory building, including, but not limited to, fallout shelters, garages, guest houses, tool sheds and swimming pools	X	X	See note 1
Addressing services		X	
Agencies, including, but not limited to, travel, brokers, insurance, loan and employment		X	
Agricultural uses, nurseries, truck farms, greenhouses, etc.	X	X	
Alcoholic beverage packages for retail sale		X	
Animal medical care, including kennel operations		X	See note 8
Animal shelter	X		
Antiques and gift retail stores		X	
Any use not otherwise prohibited by law or by this article			See note 4
Amusements, commercial, including, but not limited to, bowling alleys and roller-skating rinks; not including drive-in theaters, commercial stables, roller coasters, carousels, fairgrounds, automobile racetracks, circuses or the like		X	
Apartment, accessory to a primary residence	X		
Apartment, accessory to a commercial use		X	
Appliance distributor for wholesale		X	
Art gallery		X	
Arts and crafts supply and retail sales		X	
Assembling of electrical appliances, electronic instruments and devices, radios and phonographs, including electroplating; and the manufacturing of small parts only such as coils, capacitors, transformers, crystal holders and like			
Athletic fields, recreational buildings, playgrounds, no commercial gain, no automobile or motorcycle racing	X	X	
Auction sales (excluding livestock auctioning)	X	X	
Auditoriums, indoor theaters, and assembly halls		X	
Automobile accessories sales		X	
Automobile and truck assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, parking more than one truck and trailer and similar uses			
Automobile repair shops, including body and fender work, conducted within a completely enclosed building		X	
Automobile sales, new and used		X	
Automobile laundry (car wash)		X	
Automobile, motorcycle racetracks and demolition derbies	S		
Automobile parking lots serving uses permitted in district in which lot is located	X	X	

Permitted Uses	A-1	B-1	Requirements
Automobile parking lots, serving nonresidential uses in another district		X	
Automobile parking lots, commercial, may be for monetary gain		X	
Automobile service station, not including outside storage of used, wrecked, inoperable or dismantled automobiles and gas sales		X	See note 9
Bakeries selling at retail products produced on premises		X	
Bakeries, production and wholesale sales		X	
Banks, savings and loan and similar financial institutions		X	
Bicycle and motorbike sales and repair		X	
Blacksmith	X		
Boat and accessories, retail sales and service		X	
Book and stationery stores		X	
Bottled gas, distribution, and bulk storage			
Broadcasting studios, radio, and television.		X	
Boardinghouse, roominghouse, and bed and breakfast	S	X	
Cabinetmaking			
Candy or confectionery making, on the premises and retail only		X	
Carpet, rug, and bag cleaning establishments		X	
Catering establishments		X	
Cemetery or mausoleum	S	S	
Christmas tree sales		X	
Churches, synagogues, temples and other places of worship, rectories, and Sunday schools	X	X	
Cleaners and dyers		X	See note 3
Cleaners, self-service		X	See note 3
Clinic services, medical and dental		X	
Clothing sales		X	
Clubs and lodges, private, nonprofit	S	X	
Coal, coke, and wood lots			See note 5
Colleges, universities including fraternity, and sorority houses, dormitories, and incidental uses when on the same unit of property	S	X	
Community buildings, not for commercial gain	S	X	
Compartmentalized storage for individual storage of residential and commercial goods		X	
Concrete plants			
Condominiums (commercial)		S	

Permitted Uses	A-1	B-1	Requirements
Contractor, general (excluding storage of equipment or supplies)		X	
Construction storage yards, and lumberyards			See note 5
Convenient store		X	
Correctional and penal institutions, and jails	S		
Curio and souvenir sales		X	
Day care facility	S	X	
Delicatessen operation		X	
Dish antenna (or earth station)	X	X	See note 12
Drive-in restaurants		X	
Drive-in theaters		S	
Dwellings, one-family detached	X		
Dwellings, two-family	S		
Dwellings, three-family			
Dwellings, multifamily (other than townhouses, condominiums, and PUDs), one building per lot			
Dwellings, multifamily (other than townhouses, condominiums, and PUDs) more than one building per lot			
Dwellings, planned unit development (PUD)	S		
Dwelling, single-family semi-detached	X		
Dwelling, single-family semi-detached, omitted	X		
Dwellings, condominiums			
Dwellings, townhouses			
Dwellings for caretaker or domestic employee on premises where employed	X	X	
Electric and electronic machinery, equipment, and supplies		X	
Electrical shops		X	
Exhibition buildings, galleries or showrooms		X	
Exterminating service		X	
Facilities within a physician's or dentist's office building or within a convalescent home or hospital, not to exceed 50 percent of the ground floor area of such office or building, for the dispensing and sale, on and within the premises, of prescription medicines and medical appliances customarily prescribed by licensed physicians and dentists and dispensed upon such prescription by licensed pharmacists under the laws of the state			
Family care home	X		
Fairgrounds, carrousel, roller coaster, Ferris wheels, super slides, and the like		S	See note 7
Fences and walls	X	X	

Permitted Uses	A-1	B-1	Requirements
Flammable liquids or gases, bulk storage in quantities less than 100,000 gallons		X	See note 6
Flea markets, open-air sales not incidental to the operation of an otherwise permitted use, farmers' markets, antique fairs and crafts fairs, used or new merchandise promotion		X	
Florist operations		X	
Flower and plant sales, not enclosed		X	
Food sales		X	
Foundry casting, lightweight, nonferrous metal not causing noxious fumes, noise or odors		X	
Furniture, retail sales		X	
Funeral homes		X	
Frozen food lockers		X	
Game farm	X		
Garbage landfills, incinerators			
Golf courses, except par-three or miniature courses	X		
Golf courses, par-three or miniature courses		X	
Golf driving range	X	X	
Hardware and building materials sales		X	See note 1
Hatchery operations	X		
Home occupations	X		See note 2
Home furnishings and appliance sales		X	
Hospital, sanatoria, homes for aged, and nursing homes	S	S	
Hotels and motels		X	
Ice manufacturing			
Industrial operations not otherwise listed in this section (except the uses listed in note 5)			
Industrial sales and equipment, repair service or other industrial operations not otherwise listed in this section (except those uses listed in note 4)			
Internet café		S	
Janitorial service		X	
Junkyards or salvage operations			See note 10
Laboratories, experimental photo or motion picture, film or testing			
Laboratories, medical, research or dental		X	
Laundromat, dry cleaners		X	See note 3
Laundries, self-service		X	See note 3
Livestock breeding operations	X		
Locksmiths and gunsmiths		X	See note 3
Machine shop, excluding punch press over 20 tons rated capacity, drop hammers and automatic screw machines			

Permitted Uses	A-1	B-1	Requirements
Manufactured home, class A	X		
Manufactured home, class B	X		
Manufactured home, class C			
Manufactured home used as a second primary structure	S		
Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stone, shell, textiles, wood (excluding planning mills), tars and paint not employing a boiling process			See note 5
Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, food products, perfumes, pharmaceuticals, toilet soap, and toiletries			See note 5
Manufacturing and maintenance of electric and neon signs, billboard and commercial advertising structures and light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like			
Manufacturing of musical instruments, toys, novelties and rubber and metal stamps			
Manufacturing of pottery and figurines or similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas			
Manufactured home parks			
Manufactured homes, agricultural implements, heavy machinery sale, repair, rental or storage		X	
Manufactured unit used as an office		S	
Manufactured unit used as a temporary office	X	X	See note 13
Manufactured unit used as a classroom	X	X	See note 16
Manufactured home sales		X	See note 16
Manufactured home sales office		X	See note 11
Medical, dental, paramedical and chiropractor offices		X	
Metal shops involving fabrication of sheet metal only			
Mobile food vending			See note 17
Monument works and stone works			
Motels and hotels		X	
Newsstand sales		X	
Nightclubs, bars, lounges, and the like		S	
Nursery operations (plants)	X	X	
Offices		X	
Office supplies and equipment sales and service		X	
Orphanages			

Permitted Uses	A-1	B-1	Requirements
Pet sales, excluding kennel activities or outside storage of animals		X	
Pharmaceutical sales		X	
Philanthropic, charitable institutions		X	
Photographic developing, processing and finishing		X	
Planing mills or sawmills			
Planned unit developments (commercial)		S	
Plating			
Pool halls and game rooms		X	
Post office		X	
Poultry and egg processing			
Poultry dressing plants			
Primary metal products			
Printing and reproduction		X	
Public parks and recreational facilities	X	X	
Public buildings, libraries, museums, art galleries, fire stations, ambulance services and the like	S	X	
Public utilities, static transformer stations, transmission lines and towers and telephone exchanges, radio and television towers and transmitting or relay stations, not including service and storage yards	S	S	
Quarries or other extractive industries			
Railroad station operations		X	
Rehabilitation homes, such as halfway houses			
Recreation or amusement enterprise conducted inside or outside a building and for profit, and not otherwise listed in this section		X	
Restaurants, including all eating places, except drive-ins, nightclubs, clubs and lodges		X	
Retail business, but not car sales, otherwise listed		X	See note 1
Sawmill or planing activities			
Schools (academic); kindergarten, elementary, secondary, public or private	S	S	
Schools (nonacademic); commercial, vocational, public or private to include music and dance studios		X	
Secondhand and swap shop activities		X	
Service establishments, including, but not limited to, barbershops, small item repair shops, rental shops, custom fabrication, tailor shops, beauty parlors, and tanning beds		X	
Sheet metal and roofing shops		X	
Shoe repair		X	

Permitted Uses	A-1	B-1	Requirements
Signs	X	X	See division 5 of this article
Solar farm			
Stables (commercial)			
Storage, outdoor, not including junkyards or storage of petroleum products in quantities over 100,000 gallons, not otherwise listed in this section		S	See note 6
Storage, petroleum products in quantities greater than 100,000 gallons			
Stores or shops, retail, but not automobile sales or repair and not otherwise listed in this section		X	
Taxi operation		X	
Temporary buildings incidental to a construction project	X	X	
Tire recapping		X	
Tobacco processing and storage			
Tourist homes		X	
Townhouses (commercial)		S	
Training centers, associated with schools, colleges, or public agencies	X	X	
Transportation terminals, freight		X	
Transportation terminals, passengers		X	
Travel trailer parks			
Upholstery, paper hanging, and decorator shops		X	
Variety, gift and hobby supply sales		X	
Veterinary establishments		X	
Wholesale establishments		X	
Warehouses, mini (units not to exceed 400 square feet each)		S	
Warehouses, sales or service		X	
Warehousing			
Woodworking shops			

RZ2023-01 CONSISTENCY STATEMENT

<p>Option 1 (No Changes to Ordinances or Plans): A statement approving the zoning amendment and describing its consistency with the Town of Nashville Comprehensive Plan, Zoning Ordinance, and any other official plan that is applicable, explaining why the action taken is reasonable and in the public interest.</p>
<p style="text-align: center;">MOTION & EXPLANATION BY PLANNING BOARD</p>
<p>I move we recommend approval of RZ2023-01 based upon review of, and consistency with, the Town of Nashville Comprehensive Plan, Zoning Ordinance, and any other official plan that is applicable. The request is consistent with the Comprehensive Plan, Code of Ordinances and adopted policies because:</p> <p>A.</p>
<p>B. The request is reasonable and in the public interest because:</p>
<p>Option 2 (No Changes to Ordinances or Plans): A statement rejecting the zoning amendment and describing its inconsistency with the Town of Nashville Comprehensive Plan, Zoning Ordinance, and any other official plan that is applicable, explaining why the action taken is reasonable and in the public interest.</p>
<p style="text-align: center;">MOTION & EXPLANATION BY PLANNING BOARD</p>
<p>I move we recommend disapproval of RZ2023-01 based upon review of, and inconsistency with, the Town of Nashville Comprehensive Plan, Zoning Ordinance, and any other official plan that is applicable. The request is inconsistent with the Nashville Comprehensive Plan, Code of Ordinances and adopted policies because:</p> <p>A.</p>
<p>B. The request is reasonable and in the public interest because:</p>
<p>Option 3 (With Changes to Ordinances or Plans): A statement approving the zoning amendment and containing <u>at least all</u> of the following: a) A declaration that the approval is also deemed an amendment to Town of Nashville Comprehensive Plan, Zoning Ordinance, and any other official plan that is applicable. The Board shall not require any additional request or application; b) An explanation of the change in conditions the Board took into account in amending the zoning ordinance to meet the development needs of the community; and c) Why the action was reasonable and in the public interest.</p>
<p style="text-align: center;">MOTION & EXPLANATION BY PLANNING BOARD</p>
<p>I move we recommend approval of RZ2023-01 as an amendment, due to the inconsistency of the Town of Nashville Comprehensive Plan, Zoning Ordinance, and any other official plan that is applicable because:</p> <p>A.</p>
<p>B. The amendment will update the existing ordinance by:</p>
<p>C. The request is reasonable and in the public interest because:</p>