

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, SEPTEMBER 26, 2023

1. **CALL TO ORDER AND ROLL CALL: 6:00pm**
2. **MINUTES OF THE PRECEDING MEETING:** August 29, 2023
3. **NEW BUSINESS (AGENDA-STAFF REPORT ATTACHED):**

PUBLIC HEARING: RZ2023-02: Arun Dutta is requesting to rezone approximately 0.36 acres located on Brake and S. First Street, Nash County Parcel ID 003296 & 005959; PIN# 3800 0768 7112 & 3800 0768 6157, in the Town of Nashville's jurisdiction, from R-10 (Medium-Density Residential District) to B-1 (Highway Business District) per Division 9 of the Nashville Zoning Ordinance.

4. **ANNOUNCEMENT OF NEXT MEETING:** October 31, 2023, at 6pm
5. **ADJOURNMENT**

Town of Nashville

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MINUTES OF THE NASHVILLE PLANNING BOARD TUESDAY, AUGUST 29, 2023

Members Present: Bill Lumpp, Wayne Sears, Dennis Evans, Ross Strickland, and Eddie Thomas

Members Absent: Ann Collier and Jacquelyn Lewis

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

Others Present:

1. CALL TO ORDER AND ROLL CALL: 6:00pm

The Nashville Planning Board held its monthly meeting on Tuesday, August 29, 2023 in the Town Council Chambers at 114 W. Church Street at approximately 6:00PM. Chairman Bill Lumpp recognized a quorum and called the meeting to order.

2. MINUTES OF THE PRECEDING MEETING: April 25, 2023

The minutes of the preceding meeting listed above were reviewed. The minutes were motioned to be approved by Board Member Ross Strickland and seconded by Board Member Dennis Evans; there was no further discussion; the motion unanimously passed 4-0.

3. NEW BUSINESS (AGENDA-STAFF REPORT ATTACHED):

Consideration of a Final Plat for the proposed Breedlove Road Subdivision located off Breedlove Road; recently annexed into Town limits. There are approximately 45 proposed lots: Nash County PIN# 3801 0098 3410 and 3801 0097 6541. This proposed subdivision contains approximately 62.23+/- acres and will be zoned R-15.

Planning Director Sherry Moss briefly went through the staff report and introduced the items of the agenda packet and the process from the construction plat approval to the final plat approval. She mentioned to the board that on May 2nd, the Town Council approved the annexation into town limits for the proposed Breedlove Road Subdivision and added there's a slight change from the lots from 58 to 45 lots. Letters were mailed out and the TRC met on August 8. All the members of the TRC committee were satisfied with the final plat.

Ms. Moss added that Mike Stocks from Stocks Engineering was present to address any questions or concerns.

Board Member Ross Strickland asked if this was a satellite annexation? Ms. Moss answered, yes.

Board Member Wayne Sears questioned the justification of not having sidewalks. The justification was due to the street width and no curb and gutter.

Discussion then took place regarding the change in the number of lots. Mr. Stocks stated that the lot change was due to the soil layout and just the availability of the septic for the design itself. He added that's why it went from 58 lots to 45 lots.

With regards to the sidewalk, Mr. Stocks stated to the board that he typically likes to have connectivity to something other than itself inside the subdivision. This one had no connectivity. And secondly, when there are shoulder-section DOT streets, very seldom do they put a sidewalk. He added there is a section of sidewalk on that type of street going out of town at Cypress Landing; so, it hasn't been done before. But that's about the only place he could see where sidewalks are on the backside of ditches.

Mr. Sears asked if Mr. Stocks could explain to him the type of shoulder and what that looks like. Mr. Stocks replied that most streets inside the town, not all, have curb and gutter. It would be either roll curb or standard NC D O T 30-inch or 24-inch curb and gutter. And then there could be a little grass strip and there could be a five-foot sidewalk or that sidewalk could be butted right up to the back of the curb. And then it's inside of the right of way and it's maintained by the town and ultimately, within the town limits. Mr. Stocks added that when he says shoulder section, there's obviously no curb and gutter and there's about a six-foot shoulder of grass and then it goes down to a ditch (i.e. South Creek phase two or part of Woodfield that has curb and gutter in part and shoulder ditches and shoulder sections in the other portion). But then there's a six-foot shoulder down three one ditch and three one ditch coming back up.

Mr. Sears questioned a soft curb. Mr. Stocks replied, no curb at all; no roll curb and no curb and gutter at all.

Chairman Lumpp questioned that the sidewalk would have to be beyond the ditch and the easement would have to be bigger. Mr. Stocks replied that you could not put in the minimum right of away width, a shoulder in such a street, and sidewalk be in the right of way. However, it can be in an easement or an expanded right of way.

Further discussion took place on what the speed limit would be and the width of the street in the proposed subdivision. There would be a 60' right of way with 24' wide street. And the speed limit will be 25.

Mr. Stocks informed the board that the subdivision is built, and they can drive around on the street.

Chairman Lumpp called for further questions. Ms. Moss added as a staff concern, to ensure that the lots within the curve meet the lot width requirement at the setback line.

Chairman Lumpp asked if there is still going to be a well out there for the town. Town Manager Lansing replied they're on town water and Marv Shearin hired Andrew's construction and they put in the water system and that's all been pressurized and filled. He added they still may have to pull back tea samples off of it but that's about it. And stated the

fire department was going to make plans here real soon to go out and do a flow test to make document they have adequate residual and steady water pressure and what the flows are. Now they'll have individual septics, which is part of the reason for the size the square footage of the lots. He thinks Nash County health department requires that they have one for now and if it ever fails somewhere else in the lot, they can put it in a second one.

Further discussion took place on the Town's well location. Mr. Lansing stated that the well is on a 100 x 100 foot lot (lots 10 and 11 on the final plat). He mentioned that that contract would probably go to the Town Council in October for the well company to do a look, see to make sure to see if we if the town can get a good producing well out there, then it will become well number eight.

Mr. Lansing stated to the board that the Town has seven wells right now. The first four are no longer in use and five, six, and seven are. And this will be well number eight.

Mr. Sears asked would this be a straight flow well or would have a storage tank on site? Mr. Lansing replied that the well could have elevated storage. The elevation of this lot was looked at and it's the same as the West well water tower or similar.

Mr. Stocks pointed out that behind lots four, five, and six, there is a portion of the land that has two lots that were being recombined with a list those houses in front. That deal was agreed upon by the homeowners and the developer to give them to the existing lot and shorten up the proposed lots.

Board Member Eddie Thomas questioned the fire hydrants. Mr. Lansing stated that Chief Joyner was insistent upon there being a fire hydrant, every 300 feet so that there's no greater distance in 600' between hydrants; every structure within 300 feet of the hydrant.

Board Member Dennis Evans made a motion to approve the final plat (FP2023-01). Board Member Wayne Sears seconded the motion. There was no further discussion. The motion passed unanimously with a 4-0 vote.

Ms. Moss stated this will go before the Town Council on September 12th.

ANNOUNCEMENT OF NEXT MEETING: September 26, 2023, at 6pm

Chairman Lumpp informed the board that the next meeting will be held on September 26, 2023, pending if any items come in.

4. ADJOURNMENT

Board Member Ross Strickland motioned to adjourn. Board Member Wayne Sears seconded the motion. The meeting adjourned at approximately 6:24pm.

Secretary

Bill Lumpp, Chairman



TOWN OF NASHVILLE
PLANNING DEPARTMENT
 499 S. Barnes Street / Nashville, NC 27856 / 252.459.4511
 www.townofnashvillenc.gov



STAFF REPORT

Rezoning Case:	RZ2023-02
Report By:	Sherry N. Moss, Planning Director
Hearing Dates: Planning Board – September 26, 2023/ Town Council – October 3, 2023	

ADDRESS OF THE REZONING PROPOSAL:

Brake Street & S. First Street

PROPERTY OWNER:

Arun Dutta
 1055 Evening Shade Avenue
 Rolesville, NC 27571

APPLICANT:

Same

ANALYSIS OF THE REZONING REQUEST:

RZ 2023-02: Arun Dutta is requesting to rezone approximately 0.36 acres located on Brake and S. First Street, Nash County Parcel ID 003296 & 005959; PIN# 3800 0768 7112 & 3800 0768 6157, in the Town of Nashville’s jurisdiction, from R-10 (Medium-Density Residential 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 retail operation. The subject properties contain vacant lots. The zoning district(s) in the area includes one adjacent B-1 zoning lot, with a land use consisting of a retail store, and R-10 zoning district, with land uses of single-family dwellings. Rezoning the 0.36-acre, 2-lot tract from R-10 to B-1 would allow the property to be utilized as retail but would not be in harmony with the existing surrounding land uses in the area.

ZONING & LAND USE:

North	South	East	West
Adjacent/Nearby Zoning Designation			
B-1	R-10	R-10	R-10
Adjacent/Nearby Land Uses			
Retail	Residential	Residential	Residential

Nashville Zoning Code

Existing Zoning: R-10: 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.

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.

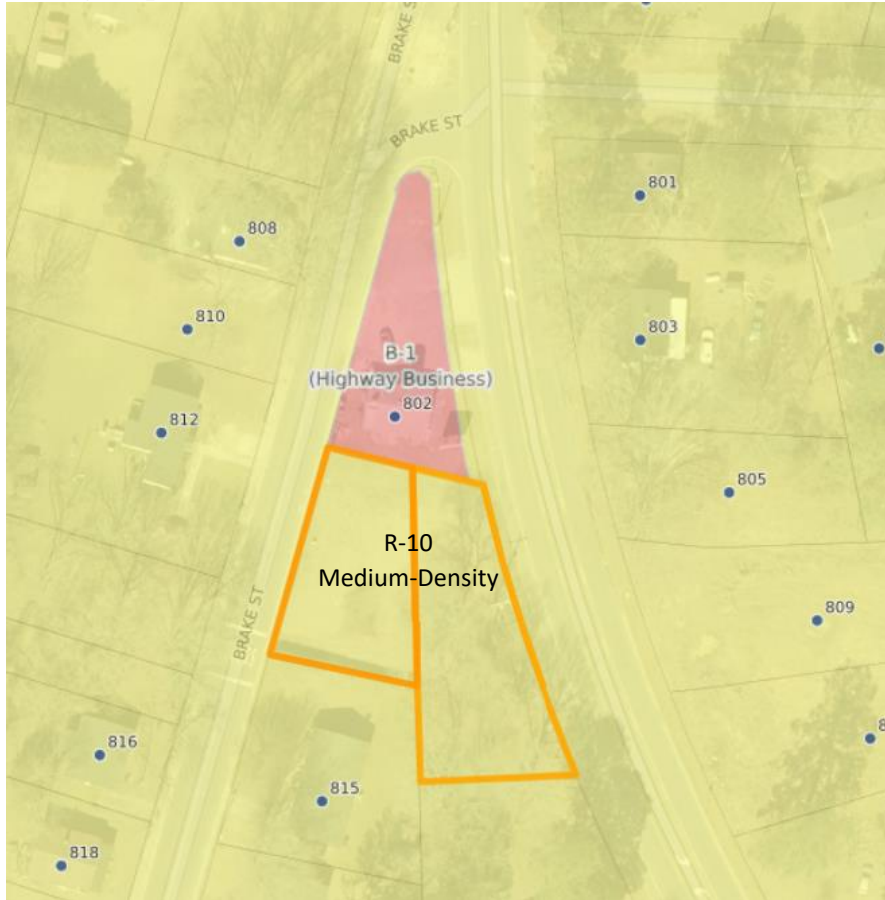
2021 Nashville Comp Plan

Existing Medium Density Residential: Residential uses including single-family/manufactured home subdivisions, duplexes, townhomes, and limited multi-family development including apartments and condominiums. Parks, places of worship, and schools or institutional uses of similar scale or context 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.

Below is a comparison of the zoning map and the future land use map of the subject properties. The existing zoning map shows the zoning district of the subject properties as residential. Whereas the existing future land use map classifies the subject properties as medium-density residential. However, if the subject property is rezoned to business, it will be contiguous with the adjacent business zoning district of the zoning map, but inconsistent with the future land use map.

Zoning Map



Future Land Use Map



- Future Land Use**
- Agriculture
 - Neighborhood Services
 - Highway Services
 - Town Center
 - Industrial
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Open Space

Section 18-109: Table of Permitted Uses

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Retail business, but not car sales, otherwise listed										X	X	X	See note 1

Photos of Subject & Nearby Properties – Rezoning signs were posted on properties on 9/14/2023.



Google Earth Pro Photo



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. Arun Dutta is the applicant requesting to rezone a total of 0.36 acres at the above said location.
2. The rezoning application was received on 9/7/2023.
3. Public Hearing Notice Letters were mailed out to approximately 77 property owners within a 500-foot radius on 9/13/2023.
4. Public hearing notice was posted on the Town's website on 9/14/2023.
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 9/14/2023 and photos were taken.
7. The legal notice was advertised in the Nashville Graphic on September 14, 2023, and September 21, 2023.
8. The subject properties are NOT located within a floodplain.
9. The subject properties are NOT 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, October 3, 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. Site Plan
4. Property Owner's Aerial Map
5. Property Owner's List (within 500' feet or within a set community of area sought to be rezoned)
6. Consistency Statement
7. Dimensional Requirements



TOWN OF NASHVILLE PLANNING DEPARTMENT

499 S. Barnes Street
Nashville, NC 27856
252.459.4511 Phone / 252.459.8926 Fax
www.townofnashville.com

REZONING APPLICATION

FOR ADMINISTRATIVE USE ONLY

Case #	Date Submitted	Fee Paid	Planning Board Date	Town Council Date
R22023-02	9/7/2023	\$200	9/26/2023	10/3/2023

PROPERTY INFORMATION

Property Address: 5 FIRST ST & BRAKE ST Acreage of Property: 0.21 + 0.15 = 0.36
ParID: 3800076871124 ³⁸⁰⁰⁰⁷⁶⁸⁶¹⁵⁷ PIN: 003296 & 005959
Existing Zoning: R-10 Existing Land Use: Vacant Land
Proposed Zoning: B-1 Proposed Land Use: Retail
Current Future Land Use Map Designation: Medium-Density Residential
Proposed Future Land Use Map Designation: Neighborhood Services

APPLICANT INFORMATION

Applicant: ARUN DUTTA
Mailing Address: 1055 EVENING SHADE AVE
City: ROLESVILLE State: NC Zip Code: 27571
Phone: 919-798-5985 Fax: _____
Email: ARUNDATTA157@ROCKETMAIL.COM

PROPERTY OWNER INFORMATION

Property Owner: ARUN DUTTA
Mailing Address: 1055 EVENING SHADE AVE
City: ROLESVILLE State: NC Zip Code: 27571
Phone: 919-798-5985 Fax: _____
Email: ARUN DATTA 157 @ ROCKETMAIL.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. There is a Commercial Store next to my Lots.
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. once approval of Rezoning is complete will meet all required formalities.
3. Explain why the rezoning request would be appropriate, beneficial, and in the general public interest of the area sought to be rezoned. AREA IS SURROUNDED BY LARGE NUMBER OF HOUSES AND THERE IS ONLY ONE COMMERCIAL ADJOINING TO MY LOT. PUBLIC NEED MORE COMMERCIAL FOR THERE DAILY NEEDS.
4. Explain whether the rezoning request would adversely affect adjoining property owners and alter the character of the area. NOT GOING TO EFFECT, ON THE ONE SIDE THERE IS ALREADY COMMERCIAL and ON OTHER TWO SIDES IS ROAD.
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. ALL Public utilities are available in the Area.



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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): ARUN DUTTA

Signature of Applicant: Arun Dutta Date 9/5/2023

PROPERTY OWNER (Print Name): ARUN DUTTA

Signature of Property Owner: Arun Dutta Date 9/5/2023

RZ2023-02 – METES AND BOUNDS DESCRIPTION

PARID: 003296

Known as S. First Street, Nashville, Nash County, North Carolina, and being more particularly described as follows:

Beginning at an iron stake, a corner of Lots Nos. 1 and 2 in the center line of highway No. 58; thence N. 76° 14' W. 118.1 feet along the line of Lot No. 2 to an iron stake in the eastern boundary line of Lots 1 and 2; thence N. 5° E. 163 feet to an iron stake; thence S. 68° 4' E. 67.6 feet to the center line of highway No. 58; thence along the aforesaid highway S. 12° 21' E. 112.3 feet; S. 18° 3' E. 57.3 feet to the point of beginning, the same being a part of Lot No. 2 of the J. B. Battle Home Tract. And being the identical property described in Book 1225, Page 831, Nash County Registry.

For information purposes:

S. First Street, Nashville, NC 27856

Parcel ID: 003296

PARID: 005959

Known as Brake Street, Nashville, Nash County, North Carolina, and being more particularly described as follows:

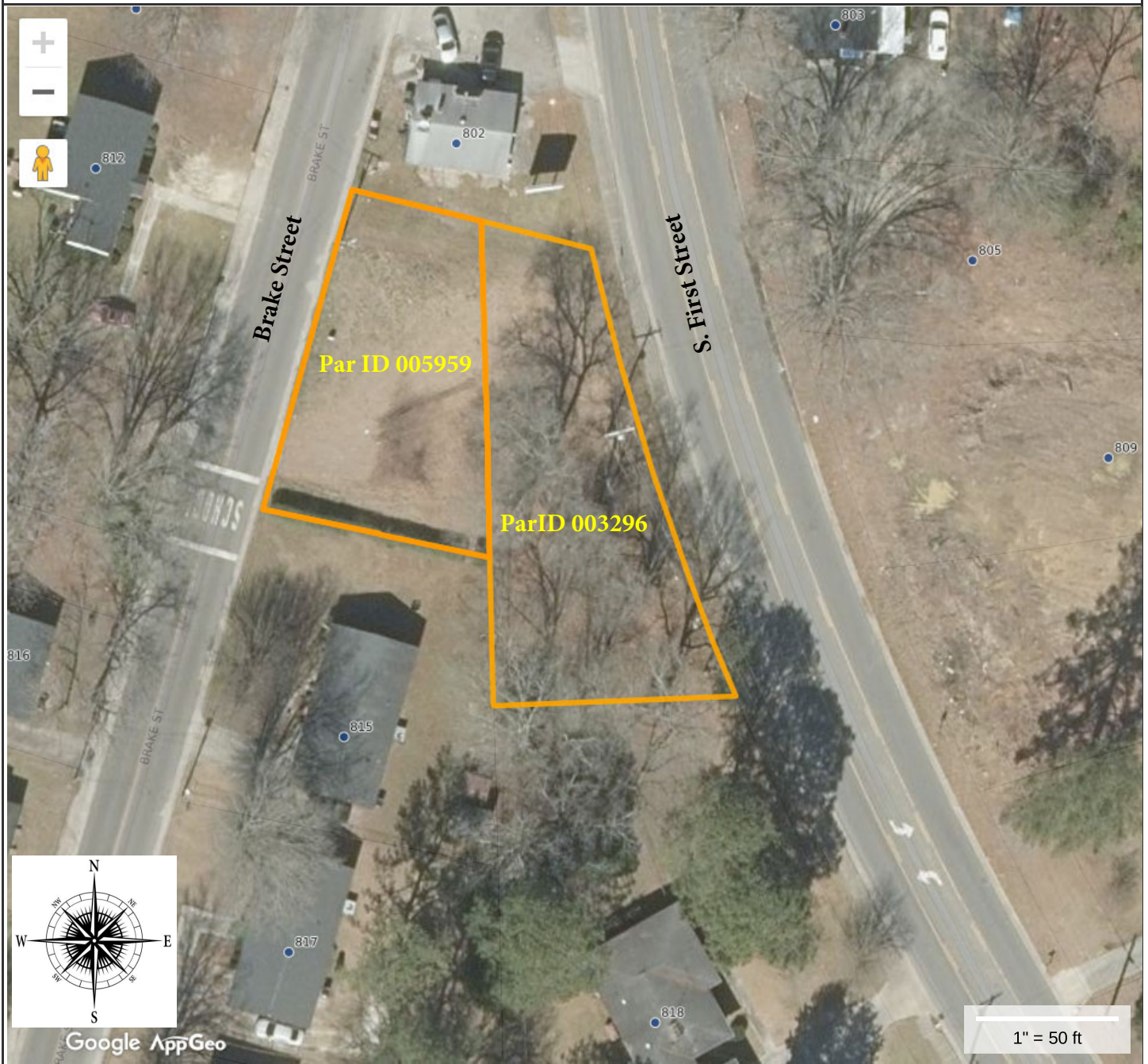
Beginning at an iron stake on the Eastern right of way of First Street, a new corner for Missouri Ward; thence along a new line for Missouri Ward S. 67° 25' E. 44.2 feet to an iron stake in the line of Mary Jane Taybron; thence along the line of Mary Jane Taybron, J. N. Battle and David Ghist S. 5° 11' W. 894.95 feet to an iron stake, a new corner for Missouri Ward; thence along a new line for Missouri Ward N. 77° 20' W. 318.7 feet to an iron stake on the Eastern right of way of First Street; thence along the Eastern right of way of First Street N. 22° 43' E. 908.9 feet to an iron stake on the Eastern right of way of First Street, the point of BEGINNING, containing 3.72 acres according to survey and plat of O. Harold Wester, R. L. S.

For information purposes only:

Brake Street, Nashville, NC 27856

Parcel ID: 005959

Brake Street - 005959 & S. First Street - 003296



Parcel Search Information

ParID 005959
 Site Address
 Pin 005959

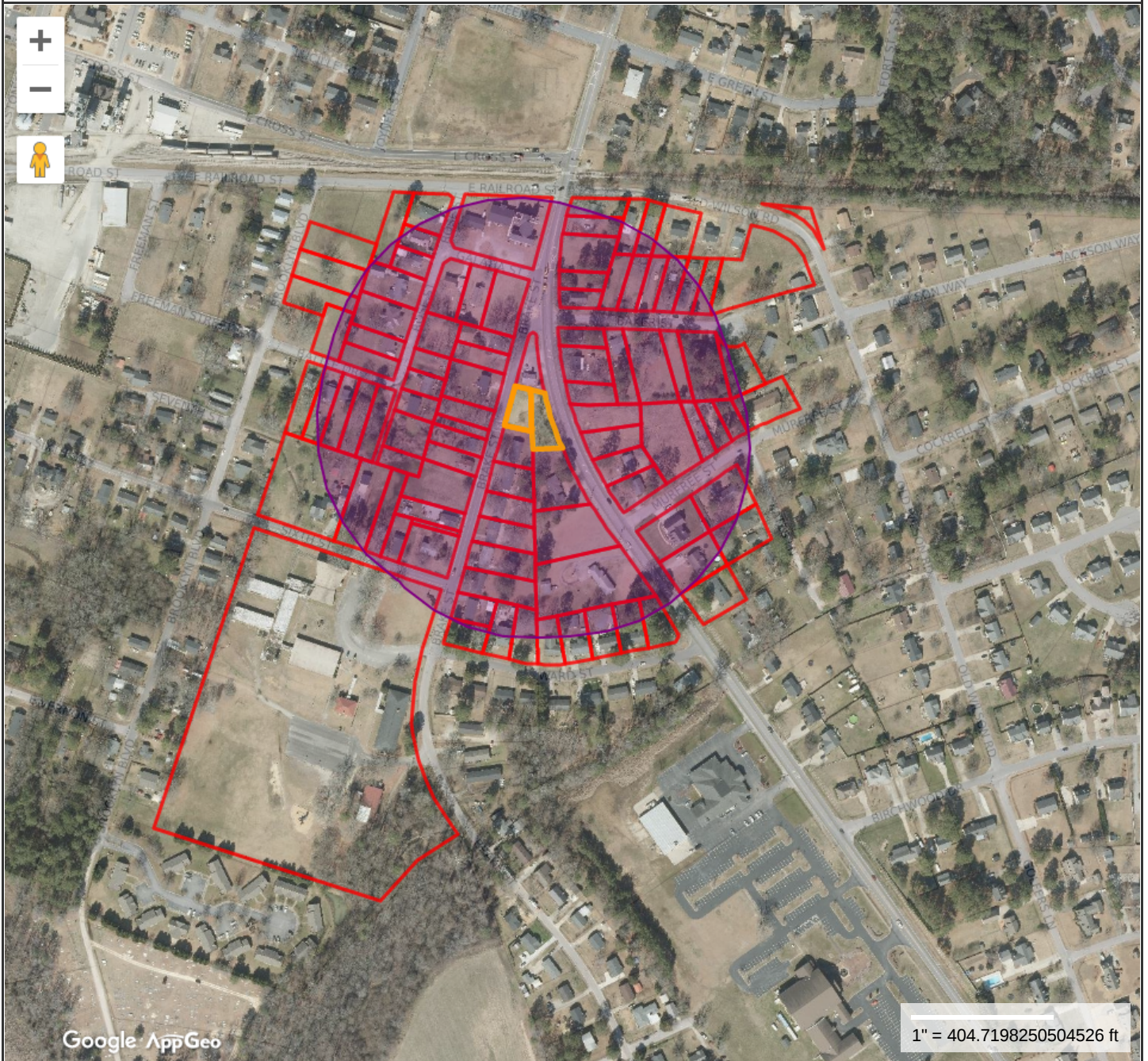


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Nash County, North Carolina makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RZ2023-02 - Brake & S. First Street - Property Owners w/in 500'



Parcel Search Information

ParID 005959
Site Address
Pin 005959



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RZ2023-02 - BRAKE & S. FIRST STREET - PROPERTY OWNERS WITHIN 500'						
ParID	Site Address	Pin	Owner 1	Mailing Address 1	Mailing City State Zip	
001690	910 S FIRST ST	380007678732	GHOST BERNETTA LACHELLE & DAVID D II	107 QUEEN ANNE AVE	NASHVILLE NC 27856	
002046	313 BATTLE DR	380007682114	ALSTON ERNEST JR HEIRS	1713 SCARBOROUGH RD	HIGH POINT NC 27265	
002057	407 OLD WILSON RD	380007689696	ALSTON WILLIAM	PO BOX 494	NASHVILLE NC 27856	
002120	BAKER ST	380007689562	ARRINGTON HENRY PATTIE	1536 N ALDEN ST	PHILADELPHIA PA 19131	
002142	711 S FIRST ST	380007688418	ARRINGTON ONSLO K	346 A LAFAYETTE	BROOKLYN NY 11238	
002178	805 S FIRST ST	380007688242	AVENT HENRY	5511 WHIPPOORWILL ST	DURHAM NC 27704-	
002180	MURFREE ST	380007781174	EVANS RICKY	516 MURFREE ST	NASHVILLE NC 27856	
002198	812 ROSE ST	380007683556	BREWER ALPHEUS	812 ROSE ST	NASHVILLE NC 27856	
002269	416 WARD ST	380007770620	BROWN MORRIS LISSIE T	416 WARD ST	NASHVILLE NC 27856	
002289	416 BAKER ST	380007781551	BASKERVILLE EMMA D	91 BUNKER HILL	NEW CASTLE DE 19720	
002423	320 GALATIA ST	380007686606	GALATIA CHURCH		NASHVILLE NC 27856	
002467	327 GALATIA ST	380007685428	GAYLOR FELICIA D	327 GALATIA ST	NASHVILLE NC 27856	
002523	825 BRAKE ST	380007675790	WILLIAMS TONA C RICHARDSON	108 ROCKWATER CT	ROCKY MOUNT NC 27803	
002542	818 S FIRST ST	380007677948	BATTLE MURIEL N	818 S FIRST ST	NASHVILLE NC 27856	
002543	S FIRST ST	380007677885	BATTLE MURIEL N	818 S FIRST ST	NASHVILLE NC 27856	
002545	ROSE ST REAR	380007683150	BURNETTE WILLIAM H CHRISTINE	1308 1/2 DELAFIELD PL NW	WASHINGTON DC 20011	
002546	406 WARD ST	380007677546	CHAVIS ARLIN TERESA ET AL	6658 RED OAK RD	BATTLEBORO NC 27809	
002553	315 BATTLE DR	380007682162	SANDOVAL WILVER HERNANDEZ & ELIZABETH	315 BATTLE DR	NASHVILLE NC 27856	
002560	BAKER ST	380007689502	GALATIA A M E CHURCH	320 GALATIA AVE	NASHVILLE NC 27856-	
002619	820 BRAKE ST	380007684050	HARRISON FRANK ET AL	310 E SIXTH ST	NASHVILLE NC 27856	
002623	407 BAKER ST	380007689229	BODDIE-HAGGINS ROBIN & TERRI B CLARK	3076 COLEY RD	ROCKY MOUNT NC 27804	
002789	310 SIXTH ST	380007670986	HARRISON TOLIE B	310 SIXTH ST	NASHVILLE NC 27856-	
002813	915 S FIRST ST	380007771697	MOORE DENNIS E HEIRS	PO BOX 1112	SPRING HOPE NC 27882	
002824	SIXTH ST	380007672991	BRODDIE GEORGE HEIRS	314 SIXTH ST	NASHVILLE NC 27856	
002856	900 KATES LN	380007772863	BRYANT LILLIAN H	906 KATE LN	NASHVILLE NC 27856	
002864	819 S FIRST ST	380007679989	RICHARDSON MARY O	10 REGENCY SQ	NEWPORT NEWS VA 23601-2542	
002866	516 MURFREE ST	380007781133	EVANS EVELLA S	516 MURFREE ST	NASHVILLE NC 27856-	
002881	BAKER ST	380007780370	BULLUCK ROSA IRIS	1358 28TH ST	NEWPORT NEWS VA 23607	
002892	818 ROSE ST	380007683500	YARBOROUGH TURNER YVONNE	818 ROSE ST	NASHVILLE NC 27856	
002904	402 WARD ST	380007676518	STEPHENSON ERNESTINE H JOE C	402 WARD ST	NASHVILLE NC 27856	
002907	815 BRAKE ST	380007686048	BUNTING CHRISTINE T	PO BOX 614	NASHVILLE NC 27856	
002926	818 BRAKE ST	380007684065	BURNETTE WILLIAM H CHRISTINE	1308 1/2 DELAFIELD PL NW	WASHINGTON DC 20011	
002991	412 WARD ST	380007678588	JONES STEPHEN G & ERIC JONES	PO BOX 776	NASHVILLE NC 27856	
003316	810 ROSE ST	380007683672	STOKES NANCY C	810 ROSE ST	NASHVILLE NC 27856-	
003340	BRAKE ST	380007685107	COOPER ROXANNA HEIRS	917 E NASH ST	MAIL RETURNED MR 00000	
003381	913 S FIRST ST	380007771746	OSTERHOUDT MARCUS CHET RHONDA	6244 WATERS EDGE DR	ROCKY MOUNT NC 27804	
003428	803 S FIRST ST	380007688320	COTTON FREEMAN & DOROTHY A	5638 LEON RD	NASHVILLE NC 27856	
003494	784 OLD WILSON RD	380007780665	PATHWAY EAST LLC	PO BOX 813	NASHVILLE NC 27856	
003499	307 BATTLE DR	380007680270	DAVIS AUGUSTA L TABRON	307 BATTLE DR	NASHVILLE NC 27856	
003500	816 BRAKE ST	380007684180	HULTZMAN DIANE M	6701 OAK RIDGE DR	RALEIGH NC 27612	
003528	804 OLD WILSON RD	380007782574	LEDBETTER & LEDBETTER LLC ET AL	1401 BURCHCREST DR	GARNER NC 27529	
003555	821 BRAKE ST	380007676824	LEONARD HERMAN BERTHA	2204 N OLD CARRIAGE RD	ROCKY MOUNT NC 27804	

RZ2023-02 - BRAKE & S. FIRST STREET - PROPERTY OWNERS WITHIN 500' - Page 2

ParID	Site Address	Pin	Owner 1	Mailing Address 1	Mailing City State Zip
003636	314 SIXTH ST	380007672923	HARRISON FRANK G	314 SIXTH ST	NASHVILLE NC 27856
003672	410 WARD ST	380007678517	LYNCH JAMES L & ANGELA DAWN	410 WARD ST	NASHVILLE NC 27856
003675	404 WARD ST	380007676577	WIGGINS AUBREY T	1059 SPRINGFIELD RD	ROCKY MOUNT NC 27801
003796	819 BRAKE ST	380007676931	MARSH EDDIE C & GRACIE	PO BOX 1096	NASHVILLE NC 27856
003836	414 WARD ST	380007679559	ARRINGTON BESSIE	414 WARD ST	NASHVILLE NC 27856
003984	518 MURFREE ST	380007782126	WIGGINS NIKEISHA JOYNER	5211 DEAL DR	OXON HILL MD 20745
004022	802 S FIRST ST	380007686278	SALEM FAMILY LLC	4220 DEWFIELD DR N	WILSON NC 27896
004041	808 BRAKE ST	380007685356	DAUGHTRIDGE PROPERTIES LLC	919 EASTERN AVE	NASHVILLE NC 27856
004045	810 BRAKE ST	380007685342	POP HOMES - RDU LLC	117 CHRISTOPHER DR	CLAYTON NC 27520
004046	819 ROSE ST	380007684325	POP HOMES - RDU LLC	117 CHRISTOPHER DR	CLAYTON NC 27520
004300	417 BAKER ST	380007781340	COTTON FREEMAN & DOROTHY A	5638 LEON RD	NASHVILLE NC 27856
004339	405 E RAILROAD ST	380007689647	F2E HOLDINGS LLC	3661 SUNSET AVE, #218	ROCKY MOUNT NC 27804
004369	823 BRAKE ST	380007676708	KATALA INDUSTRIES LLC	108 TURTLE ROCK CT	ROCKY MOUNT NC 27803
004417	323 SIXTH ST	380011671228	NASH RY MT BOARD OF EDUCATION	930 EASTERN AVE	NASHVILLE NC 27856
004606	315 E RAILROAD ST	380007684700	PARKER LORENZA & ETHELYNE	315 E RAILROAD ST	NASHVILLE NC 27856
004892	321 GALATIA ST	380007684550	DEANS ROBERT LEE ANNA W	923 BRAKE ST	NASHVILLE NC 27856-
004893	BRAKE ST	380007684184	POWELL REATHA HEIRS	PO BOX 1025	ROXBORO NC 27573
005335	822 BRAKE ST	380007674921	RICHARDSON DEIRDRE ANN	822 BRAKE ST	NASHVILLE NC 27856
005349	328 SIXTH ST	380007673893	RICHARDSON OLIVIA	328 SIXTH ST	MAIL RETURNED MR 00000
005404	817 BRAKE ST	380007676929	NORFLEET BERNARD V	4640 MATTHEWS RD	WILSON NC 27893
005468	414 BAKER ST	380007781501	BATTLE LONEITA C	414 BAKER ST	NASHVILLE NC 27856
005472	BAKER ST	380007780562	BATTLE LONEITA C	414 BAKER ST	NASHVILLE NC 27856
005475	S FIRST ST	380007688539	GALATIA M E CHURCH IN TRUST	320 GALATIA AVE	NASHVILLE NC 27856-
005477	BAKER ST	380007780512	BATTLE LONEITA C	414 BAKER ST	NASHVILLE NC 27856
005550	829 BRAKE ST	380007675634	ROGERS JAMES R TRUSTEE	5014 NC 48	BATTLEBORO NC 27809
005727	524 E MURFREE ST	380007783242	SESSOMS JAMES EDWARD	524 E MURFREE ST	NASHVILLE NC 27856
006061	419 BAKER ST	380007782340	HALL DIANE S JEAN B STOKES	419 BAKER ST	NASHVILLE NC 27856-
006241	831 BRAKE ST	380007675517	ROGERS BRENDA G	831 BRAKE ST	NASHVILLE NC 27856-
006243	411 BAKER ST	380007689299	BODDIE-HAGGINS ROBIN & TERRIB CLARK	3076 COLEY RD	ROCKY MOUNT NC 27804
006656	825 ROSE ST	380007683178	MEDINA EVELYN M	825 S ROSE ST	NASHVILLE NC 27856
006885	311 BATTLE DR	380007681177	EDWARDS SANDRA WHITAKER	2583 US 64A	NASHVILLE NC 27856
006912	823 ROSE ST	380007683294	WHITE EVELLA A	823 ROSE ST	NASHVILLE NC 27856
007026	911 S FIRST ST	380007770895	WIGGINS OSCAR P II	911 S FIRST ST	NASHVILLE NC 27856
007029	709 S FIRST ST	380007688522	WIGGINS SIDNEY LORENZA JR & JANET	17542 TOBERMORY PL	NASHVILLE NC 27856
007043	GALATIA ST	380007686406	SCOTT DANICE K	104 WEE LOCH DR	LEESBURG VA 20175
007045	ROSE ST	380007684209	SCOTT DANICE K	104 WEE LOCH DR	CARY NC 27511-
007046	ROSE ST REAR	380007683033	SCOTT DANICE K	104 WEE LOCH DR	CARY NC 27511-
007052	812 BRAKE ST	380007685225	CLINTON WILLIAM R JANET S	812 S BRAKE ST	NASHVILLE NC 27856-1406
007095	513 MURFREE ST	380007772923	WILLIAMS FOHLIETTE ET AL	1005 DEVONHURST CT	APEX NC 27502
007140	309 BATTLE DR	380007681128	PLUMMER CRYSTAL	665 E 181ST ST APT 4G	BRONX NY 10457
007159	324 SIXTH ST	380007673811	GRIMES JOHN E	6987 N NC 58	NASHVILLE NC 27856
007170	801 S FIRST ST	380007688327	WILLIAMS JOHN K JR TRUSTEE	524 N HALIFAX RD	ROCKY MOUNT NC 27804

RZ2023-02 - BRAKE & S. FIRST STREET - PROPERTY OWNERS WITHIN 500' - Page 3

ParID	Site Address	Pin	Owner 1	Mailing Address 1	Mailing City State Zip
007184	805 BROOKLYN BLVD	380007681429	STRICKLAND PROPERTIES LLC	5645 MACEDONIA RD	SPRING HOPE NC 27882
007186	828 ROSE ST	380007682340	YOUNG GODFREY DESHON & TENESIA LADAWN	822 S ROSE ST	NASHVILLE NC 27856
007187	820 ROSE ST	380007682471	POCOROBA VINCENT	6026 RIVER LAKE CIR	RALEIGH NC 27604
007192	287 E RAILROAD ST	380007683605	STRICKLAND PROPERTIES LLC	5645 MACEDONIA RD	SPRING HOPE NC 27882
007207	701 S FIRST ST	380007688761	CLMM INC	PO BOX 307	NASHVILLE NC 27856
007209	S FIRST ST	380007688657	CLMM INC	PO BOX 307	NASHVILLE NC 27856
007357	822 ROSE ST	380007682354	YOUNG GODFREY DESHON & TENESIA LADAWN	822 S ROSE ST	NASHVILLE NC 27856
034119	BRAKE ST	380007674837	RICHARDSON DEIRDRE ANN	822 BRAKE ST	NASHVILLE NC 27856
038816	809 BROOKLYN BLVD	380007681438	STRICKLAND PROPERTIES LLC	5645 MACEDONIA RD	SPRING HOPE NC 27882
043531	817 S FIRST ST	380007689035	CHAVIS ARLIN TERESA	6658 RED OAK RD	BATTLEBORO NC 27809
102926	809 S FIRST ST	380007689265	CLMM INC	PO BOX 307	NASHVILLE NC 27856
102927	813 S FIRST ST	380007689189	CLMM INC	PO BOX 307	NASHVILLE NC 27856
102930	512 MURFREE ST	380007781139	CLMM INC	PO BOX 307	NASHVILLE NC 27856
321250	813 BROOKLYN BLVD	380007680389	STRICKLAND PROPERTIES LLC	5645 MACEDONIA RD	SPRING HOPE NC 27882
321252	308 BATTLE DR	380007682437	STRICKLAND PROPERTIES LLC	5645 MACEDONIA RD	SPRING HOPE NC 27882

RZ2023-02 CONSISTENCY STATEMENT: BRAKE STREET & S. FIRST STREET

<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 RZ2023-02 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 action taken 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 RZ2023-02 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 action taken 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 RZ2023-02 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 action taken is reasonable and in the public interest because:</p>

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
	Residential	4,000	40	25	10	20	56
B-1 Highway Business							
		4,000	40	25	10	12.5	10
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