

**BRENDA BROWN, MAYOR
RANDY LANSING, TOWN
MANAGER**

**TOWN COUNCIL
LARRY D. TAYLOR
KATE C. BURNS
XAVIEN HARRISON
BILL LUMPP**



PLANNING BOARD

**WAYNE SEARS
ANN COLLIER
JACQUELINE LEWIS
DENNIS EVANS
ROSS STRICKLAND
EDDIE THOMAS**

**REGULAR MEETING AGENDA
TOWN OF NASHVILLE PLANNING BOARD
TUESDAY, DECEMBER 19, 2023**

- 1. CALL TO ORDER AND ROLL CALL: 6:00pm**
- 2. MINUTES OF THE PRECEDING MEETING: October 31, 2023**
- 3. NEW BUSINESS: APPROVAL OF 2024 PLANNING BOARD MEETING CALENDAR**
- 4. OTHER BUSINESS**
- 5. ANNOUNCEMENT OF NEXT MEETING: January 30, 2024, at 6pm**
- 6. ADJOURNMENT**

Town of Nashville

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LOUISE W. HINTON
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MINUTES OF THE NASHVILLE PLANNING BOARD TUESDAY, OCTOBER 31, 2023

Members Present: Bill Lumpp, Ann Collier, Jacquelyn Lewis, Wayne Sears, Dennis Evans, Ross Strickland, and Eddie Thomas

Members Absent: None

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

Others Present: Bob Mishler & Lauren Granger (Ashton Woods)

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

The Nashville Planning Board held its monthly meeting on Tuesday, October 31, 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: September 26, 2023

The minutes of the preceding meeting listed above were reviewed. The minutes were motioned to be approved by Board Member Jacquelyn Lewis and seconded by Board Member Ann Collier; there was no further discussion; the motion unanimously passed 6-0.

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

Chairman Bill Lumpp introduced the item.

FP: 2023-02: Consideration of a Final Plat – Cardinal Woods Subdivision – Phase 1; located off Glover Park Memorial Drive; there are approximately 116 proposed lots; 50.04+/- acres; Nash County PIN# 3800 1674 5123; zoned MF (Multi-Family) and R-10 (Medium Density Residential).

Planning Director Sherry Moss presented a summary of the item to the Planning Board.

She stated that this is a final plat and reiterated that the construction plat came before the Planning Board back in 2021. She mentioned that the construction plat approval by Town Council was located in the last two or three pages of the packet. Ms. Moss informed the board that this final is just for phase one for 116 Lots, the original plan was for 246 Lots. She also pointed out that the developers were present to answer any questions or concerns that the board may have regarding development. She also stated that the purpose of the final

plat is to review any changes, if any, from the construction plant layout to the final plat layout and added thus far everything is pretty much the same.

The public hearing was opened and the cemetery with a barrier within the subdivision was questioned.

Bob Mishler and Lauren Granger from Ashton Woods were present to speak on behalf of the development of Cardinal Woods Subdivision. With regards to the cemetery, Mr. Mishler responded that they will keep it cleaned up and added that a black aluminum fence with wire rolled arms will be around the cemetery and an easement maintained by the HOA.

The intent of extending Essex Road was then questioned.

Lauren Granger replied that Essex Road will be extended into the community. For a couple of reasons, 1) there will be extra connectivity through the neighborhood and 2) the biggest reason, is at 100 lots, a second point of access is needed. Ms. Granger stated the intention is to keep Essex Road closed until the 100-lot threshold is reached unless the town directs to open it up sooner.

A question was raised whether the residents were aware of this.

Bob Mishler replied yes and added he'd been here since the beginning of this project and met with quite a few of the neighbors and they do know about the connection. He stated the neighbors were told at that time that it would be closed off, as long as they could with the expectancy of 100 certificates of occupancy, then they would have to open it up.

The neighbor's response was that they did not like the condition of the asphalt on Essex. Mr. Mishler was concerned about that. He stated his understanding was, the town had come up with some type of plan to resurface that.

The neighbor's concerns of the through traffic was also questioned.

Mr. Mishler stated that the neighbors did not want any traffic whatsoever, but they understood the connectivity and safety reasons. He added the neighbors were in agreement when it was all said and done and that they (Ashton Woods) would do what they needed to do and added that he believed the town made an agreement also at the same time that they (the Town) would repair or overlay that street. And at that point the neighbors were fine with that. A public hearing was held and they had an opportunity to speak.

Mr. Mishler informed the Planning Board that they are stubbing streets to undeveloped properties. Typically, they would leave barriers there and a sign that says future road connection, so the neighbors know what's coming.

Mr. Mishler added they had some pretty good and lively discussions here and out in the parking lot as well and got some phone calls in his office. He mentioned they were very transparent about what they had planned to do. He stated he thinks the biggest thing was not just the amount of traffic. It was the fact that there was traffic on the road, and they didn't like the condition of the roads. Mr. Mishler added that was resolved by the town agreeing to take care of that.

Ms. Moss reiterated that proper measures have been put in place for the concern with the school on how they directed their traffic and with the traffic study. The right turn lane of 58 was put in and is now completed.

Ms. Moss also reported to the board that town staff have monthly meetings with Ashton Woods and Wynn Construction on a monthly basis for updates. This includes all the people that's working out in the field, our police, fire representative Town Manager, Planning Director, and NCDOT, etc.

A question was raised regarding every street having a sidewalk. Ms. Moss confirmed yes.

There was a brief discussion regarding the sidewalk going all the way around the cul-de-sac or stopping.

There were no further questions for planning staff or Ashton Woods.

The public hearing was closed, and Chairman Bill Lumpp called for a motion. Board Member Wayne Sears motioned to approve the Cardinal Woods final plat. Board Member Ann Collier seconded the motion. There was no further discussion. The motion unanimously passed 6-0.

4. ANNOUNCEMENT OF NEXT MEETING: November 28, 2023, at 6pm

Ms. Moss informed the board that the next meeting will be held on November 28, 2023, pending if any items come in.

5. ADJOURNMENT

The meeting adjourned at approximately 6:17pm.

Secretary

Bill Lumpp, Chairman

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2024 PLANNING BOARD MEETING SCHEDULE

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

January 30, 2024
February 27, 2024
March 26, 2024
April 30, 2024
May 28, 2024
June 25, 2024
July 30, 2024
August 27, 2024
September 24, 2024
October 29, 2024
November 26, 2024
December 17, 2024

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



2024 Town Council Meeting Schedule

Meeting Date	Meeting Type	Time
January 2, 2024	Regular	7:00 PM
January 16, 2024	Regular	7:00 PM
February 6, 2024	Regular	7:00 PM
February 20, 2024	Regular	7:00 PM
March 5, 2024	Regular	7:00 PM
March 19, 2024	Budget Retreat	9:00 AM
April 16, 2024	Regular	7:00 PM
May 7, 2024	Regular	7:00 PM
May 15, 2024	Budget Presentation/Work Session	9:00AM
May 22, 2024	Budget Work Session	9:00AM
June 4, 2024	Budget Public Hearing	7:00 PM
June,18 2024	Regular	7:00 PM
July 16, 2024	Regular	7:00 PM
August 6, 2024	Regular	7:00 PM
August 20, 2024	Regular	7:00PM
September 3, 2024	Regular	7:00 PM
September 17, 2024	Regular	7:00 PM
October 1, 2024	Regular	7:00 PM
October 15 2024	Regular	7:00 PM
November 5, 2024	Regular	7:00 PM
November 19, 2024	Regular	7:00 PM
December 3, 2024	Regular	7:00 PM
<p>Schedule is subject to change; see the Town website for more information. All meetings are held at the Town Council Chambers located inside Harold D. Cooley Library, 114 W. Church Street, Nashville, NC unless otherwise posted.</p> <p>Questions or looking to submit a public comment? Contact Town Clerk, Louise Bennett, at 252-459-4511, ext. 221, or Lou.Bennett@townofnashvillenc.gov.</p>		