

# Town of Nashville

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JACQUELYN LEWIS  
WAYNE SEARS  
DENNIS EVANS  
ROSS STRICKLAND  
EDDIE THOMAS

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

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**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 2<sup>nd</sup>, 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.

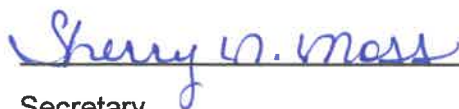
Ms. Moss stated this will go before the Town Council on September 12th.

**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