



At the September 1, 2020 Regular Town Council Meeting, a Called Meeting of the Nashville Town Council was set for Wednesday, September 16, 2020 at 5:00 PM. In order to accommodate our citizens, the time of this meeting has been changed to 6:00 PM.

The public is hereby notified of a Special Called Meeting of the Nashville Town Council on Wednesday, September 16, 2020 at 6:00 PM in Town Council Chambers, 114 W. Church Street, Nashville, NC.

This meeting will be held for the purpose of:

- 1) A Budget Amendment to approve the emergency purchase of a backup garbage truck; and
- 2) The discussion of residential development ideas for 608 Western Avenue.

The Public is invited to attend.

*Mayor Brenda Brown*



**Nashville Town Council  
Special Called Meeting**

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**Wednesday, September 16, 2020**

**6:00 PM**

**Nashville Town Council Chambers  
114 W. Church Street, Nashville, NC 27856**

- 1. Call to Order by Mayor Brown**
- 2. Pledge of Allegiance**
- 3. Prayer**
- 4. Called Meeting Items:**
  - a) Consideration of Budget Amendment #6 for the emergency purchase of a backup garbage truck**
  - b) Discussion of residential development ideas for 608 Western Avenue**
- 5. Adjourn**



# TOWN OF NASHVILLE

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

## Town Council AGENDA REPORT

<b>MEETING DATE:</b>	September 16, 2020
<b>PREPARED BY:</b>	Samantha Sanchez, Finance Director 
<b>ISSUE CONSIDERED:</b>	Budget Amendments 6
<b>SUMMARY OF ISSUE:</b>	Budget Amendment 6 reallocates funds for the purchase of a back-up garbage truck. No fund balance appropriation is required.
<b>STAFF RECOMMENDATION:</b>	Approve Budget Amendment 6
<b>ATTACHMENT(S):</b>	Budget Amendment 6
<b>REVIEWED BY TOWN MANAGER:</b>	

**BUDGET AMENDMENT  
FISCAL YEAR 2020-2021**

Budget Amendment #

6

Account #	Account Description	Current Budget	INCREASE	DECREASE	Amended Budget
<b>Fund</b>	<b>10-General Fund</b>				
<b>Expenditures:</b>					
10-580-7440	C.O. VEHICLES	\$ 350,000.00	\$ 22,000.00	\$ -	\$ 372,000.00
10-662-7200	VEHICLE LOAN PRINCIPAL	\$ 71,250.00		\$ 14,000.00	\$ 57,250.00
10-662-7210	VEHICLE LOAN INTEREST	\$ 11,400.00		\$ 8,000.00	\$ 3,400.00
			<b>NET CHANGE IN EXPENDITURES</b>		<b>\$ -</b>

EXPLANATION:  
REALLOCATE FUND FOR THE PURCHASE OF A USED GARBAGE TRUCK

Approved by Town Manager

\_\_\_\_\_ Date

posted:

Approved by Town Council

\_\_\_\_\_ Item #:  
Date



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## Town Council AGENDA REPORT

<b>MEETING DATE:</b>	September 16, 2020
<b>PREPARED BY:</b>	Sherry Moss, Planning and Development Director
<b>ISSUE CONSIDERED:</b>	Land Development of 9.42 acres of land at 608 Western Avenue
<b>SUMMARY OF ISSUE:</b>	Michael Hurt is the property owner of 608 Western Avenue, and has recently withdrawn his application to rezone this property from R-10 (Medium Density Residential) to MF (Multifamily Residential), and has also withdrawn his application for a special use permit to build multifamily apartment buildings. Mr. Hurt is proposing to discuss residential development ideas for the property and Town Council.
<b>ATTACHMENT(S):</b>	1) Aerial Photo of 608 Western Avenue and Surrounding Area 2) Table of Permitted Uses
<b>REVIEWED BY TOWN MANAGER:</b>	

Overview Map

Quick Search

Lat  Lon  [Clear](#)

Owner

Address

608 WESTERN AVE NASHVILL  
PARID

PIN

Street Name

Advanced Search

Search Builder

Coordinate Search

Comparable Search

Excel 2000/2003

Results



Display Label

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**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
Abattoir operations												X	
Accessory building, including but not limited to fallout shelters, garages, guest houses, tool sheds and swimming pools	X	X	X	X	X	X	X	X	X	X	X	X	See note 1
Addressing services									X	X	X		
Agencies, including but not limited to travel, brokers, insurance, loan and employment									X	X	X		
Agricultural uses, nurseries, truck farms, greenhouses, etc.	X									X		X	
Alcoholic beverage packages for retail sale										X	X		
Animal medical care, including kennel operations									X	X	X	X	See note 8
Animal shelter	X												
Antiques and gift retail									X	X	X		
Any use not otherwise prohibited by law or by this article												X	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, carrousel, fairgrounds, automobile racetracks, circuses or the										X	X	X	
Apartment, accessory to a primary residence	X	S	S	S	X	X	X	X	X				
Apartment, accessory to a commercial use										X	X	X	
Appliance distributor for wholesale										X	X	X	
Art gallery									X	X	X		
Arts and crafts supply and retail sales										X	X	X	

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
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												X	
Athletic fields, recreational buildings, playgrounds, no commercial gain, no automobile or motorcycle racing	X	S	S	S	S	S	S		X	X	X	S	
Auction sales (excluding livestock auctioning)	X									X			
Auditoriums, indoor theaters, and assembly halls										X	X	X	
Automobile accessories sales										X	X	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												X	
Automobile repair shops, including body and fender work, conducted within a completely enclosed building										X	X	X	
Automobile sales, new and used										X	X	X	
Automobile laundry (car wash)										X	X	X	

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Automobile, motorcycle racetracks and demolition derbies	S											S	
Automobile parking lots serving uses permitted in district in which lot is located	X	X	X	X	X	X	X	X	X	X	X	X	
Automobile parking lots, serving nonresidential uses in another district				S		S	S	S	S	X	X	X	
Automobile parking lots, commercial, may be for monetary gain									X	X	X	X	
Automobile service station, not including outside storage of used, wrecked, inoperable or dismantled automobiles and gas sales										X	X	X	See note 9
Bakeries selling at retail products produced on premises										X	X	X	
Bakeries, production and wholesale sales										X		X	
Banks, savings and loan and similar financial institutions									X	X	X	X	
Bicycle and motorbike sales and repair										X	X	X	
Blacksmith	X												
Boat and accessories, retail sales and service										X		X	
Book and stationery stores										X	X		
Bottled gas, distribution, and bulk storage												X	
Broadcasting studios, radio, and T.V.									X	X	X	X	
Boardinghouse, roominghouse, and Bed and Breakfast	S			S		S	S		X	X	X		
Cabinetmaking												X	

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Candy or confectionery making, on the premises and retail only										X	X		
Carpet, rug, and bag cleaning establishments										X	X	X	
Catering establishments										X	X		
Cemetery or mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	
Christmas tree sales									X	X	X		
Churches, synagogues, temples and other places of worship, rectories, and Sunday schools	X	X	X	X	X	X	X	X	X	X	X	X	
Cleaners and dyers										X	X	X	See note 3
Cleaners, self-service										X	X	X	See note 3
Clinic services, medical and dental									X	X	X		
Clothing sales										X	X		
Clubs and lodges, private, non-profit	S	S	S	S	S	S	S	S	S	X	X	X	
Coal, coke, and wood lots												X	See note 5
Colleges, universities including fraternity, and sorority houses, dormitories, and incidental uses when on the same unit of property	S	S	S	S	S	S	S	S	S	X	X		
Community buildings, not for commercial gain	S	S	S	S	S	S	S	X	X	X	X	X	
Compartmentalized storage for individual storage of residential and commercial goods										X		X	
Concrete plants												X	
Condominiums (commercial)									S	S	S	S	

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Contractor, general (excluding storage of equipment or supplies)										X	X		
Construction storage yards, and lumberyards												X	See note 5
Convenient store										X	X		
Correctional and penal institutions, and jails	S								S		S	S	
Curio and souvenir sales										X	X		
Day care facility	S	S	S	S	S	S	S	S	S	X	S		
Delicatessen operation										X	X		
Dish antenna (or earth station)	X	X	X	X	X	X	X	X	X	X	X		See note 12
Drive-in restaurants										X	X	X	
Drive-in theaters										S		X	
Dwellings, one-family detached	X	X	X	X	X	X	X	X	X				
Dwellings, two-family	S			S	S	S		X					
Dwellings, three-family				S			X	P					
Dwellings, multifamily (other than townhouses, condominiums, and PUDs), one building per lot								X	X		S		
Dwellings, multifamily (other than townhouses, condominiums, and PUDs) more than one building per lot								S					
Dwellings, planned unit development (PUD)	S	S	S	S	S	S	S	S	S				
Dwelling, single-family semi-detached	X	X	X	X		X	X						
Dwelling, single-family semi-detached omitted	X	X	X	X		X	X						
Dwellings, condominiums				S	S	S		S	S		S		
Dwellings, townhouses				S	S	S		S	S		S		
Dwellings for caretaker or domestic employee on premises where employed	X	S	S	S	X	X	X	X	X	X			

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Electric and electronic machinery, equipment, and supplies										X	X	X	
Electrical shops										X	X	X	
Exhibition buildings, galleries or showrooms										X	X	X	
Exterminating service										X	X	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									X				
Family care home	X	X	X	X	X	X	X	X	S				
Fairgrounds, carrousel, roller coaster, Ferris wheels, super slides, and the like										S		S	See note 7
Fences and walls	X	X		X	X	X		X	X	X	X		
Flammable liquids or gases, bulk storage in quantities less than 100,000 gallons										X		X	See note 6

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
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		X	
Florist operations										X	X		
Flower and plant sales, not enclosed										X	X	X	
Food sales										X	X		
Foundry casting, light-weight, nonferrous metal not causing noxious fumes, noise or odors										X		X	
Furniture, retail sales										X	X		
Funeral homes									X	X	X	X	
Frozen food lockers										X		X	
Game farm	X												
Garbage landfills, incinerators												S	
Golf courses, except par-three or miniature courses	X	X	X	X	X	X	X	X				X	
Golf courses, par-three or miniature courses										X		X	
Golf driving range	X									X		X	
Hardware and building materials sales										X	X	X	See note 1
Hatchery operations	X												
Home occupations	X	X		X	X	X		X	X				See note 2
Home furnishings and appliance sales										X	X		
Hospital, sanatoria, homes for aged, and nursing homes	S	S	S	S	S	S	S	S	S	S	S	S	
Hotels and motels										X	X		
Ice manufacturing												X	

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Industrial operations not otherwise listed in this section (except the uses listed in note 5)												X	
Industrial sales and equipment, repair service or other industrial operations not otherwise listed in this section (except those uses listed in note 4)												X	
Internet café										S			
Janitorial service										X	X		
Junkyards or salvage operations												S	See note 10
Laboratories, experimental photo or motion picture, film or testing												X	
Laboratories, medical, research or dental									X	X	X	X	
Laundromat, dry cleaners									X	X	X	X	See note 3
Laundries, self-service									X	X	X	X	See note 3
Livestock breeding operations	X												
Locksmiths and gunsmiths									X	X	X	X	See note 3
Machine shop, excluding punch press over 20 tons' rated capacity, drop hammers and automatic screw machines												X	
Manufactured home, class A	X	X	X	X	X	X	X	X	X				
Manufactured home, class B	X				X	S	S						
Manufactured home, class C													
Manufactured home used as a second primary structure	S												

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
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 planing mills), tars and paint not employing a boiling process												X	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												X	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												X	
Manufacturing of musical instruments, toys, novelties and rubber and metal stamps												X	

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Manufacturing of pottery and figurines or similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas												X	
Manufactured home parks					S								
Manufactured homes, agricultural implements, heavy machinery sale, repair, rental or storage										X		X	
Manufactured unit used as an office									S	S	S	S	
Manufactured unit used as a temporary office	X		X	X	X	X	X	X	X	X	X	X	See note 13
Manufactured unit used as a classroom	X	X	X	X	X	X	X	X	X	X	X	X	See note 16
Manufactured home sales										X		X	See note 16[sic]
Manufactured home sales office										X		X	See note 11
Medical, dental, paramedical and chiropractor offices									X	X	X		
Metal shops involving fabrication of sheet metal only												X	
Monument works and stone works												X	
Motels and hotels										X	X		
Newsstand sales										X	X		
Nightclubs, bars, lounges, and the like										S	S		
Nursery operations (plants)	X									X		X	
Offices									X	X	X	X	
Office supplies and equipment sales and service									X	X	X		
Orphanages									X				

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Pet sales, excluding kennel activities or outside storage of animals										X	X		
Pharmaceutical sales										X	X		
Philanthropic, charitable institutions									X	X	X		
Photographic developing, processing and finishing										X	X	X	
Planing mills or sawmills												X	
Planned unit developments (commercial)									S	S	S	S	
Plating												X	
Pool halls and game rooms										X	X		
Post office									X	X	X		
Poultry and egg processing												X	
Poultry dressing plants												X	
Primary metal products												X	
Printing and reproduction									X	X	X	X	
Public parks and recreational facilities	X	X	X	X	X	X	X	X	X	X	X	X	
Public buildings, libraries, museums, art galleries, fire stations, ambulance services and the like	S	S	S	S	S	S	S	S	X	X	X	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	S	S	S	S	S	S	S	S	S	S	
Quarries or other extractive industries												X	

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Railroad station operations										X	X	X	
Rehabilitation homes, such as halfway houses								S	S				
Recreation or amusement enterprise conducted inside or outside a building and for profit, and not otherwise listed in this section										X	X		
Restaurants, including all eating places, except drive-ins, nightclubs, clubs and lodges										X	X	X	
Retail business, but not car sales, otherwise listed										X	X	X	See note 1
Sawmill or planing activities												X	
Schools (academic); kindergarten, elementary, secondary, public or private	S	S	S	S	S	S	S	S	S	S	S	S	
Schools (nonacademic); commercial, vocational, public or private to include music and dance studios									S	X	X	S	
Secondhand and swap shop activities										X	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	X	X	
Sheet metal and roofing shops										X		X	
Shoe repair										X	X	X	

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Signs	X	X	X	X	X	X	X	X	X	X	X	X	See division 5
Solar farm												S	
Stables (commercial)												X	
Storage, outdoor, not including junkyards or storage of petroleum products in quantities over 100,000 gallons, not otherwise listed in this section										S		S	See note 6
Storage, petroleum products in quantities greater than 100,000 gallons												X	
Stores or shops, retail, but not automobile sales or repair and not otherwise listed in this section										X	X		
Taxi operation										X	X	X	
Temporary buildings incidental to a construction project	X	X	X	X	X	X	X	X	X	X	X	X	
Tire recapping										X	X	X	
Tobacco processing and storage												X	
Tourist homes				S	S	S	S	S	X	X	X		
Townhouses (commercial)									S	S	S	S	
Training centers, associated with schools, colleges, or public agencies	X								X	X	X		
Transportation terminals, freight										X		X	
Transportation terminals, passengers										X	X	X	
Travel trailer parks												X	
Upholstery, paper hanging, and decorator shops										X	X		

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Variety, gift and hobby supply sales										X	X		
Veterinary establishments									X	X	X	X	
Wholesale establishments										X	X	X	
Warehouses, mini (units not to exceed 400 square feet each)										S		X	
Warehouses, sales or service										X		X	
Warehousing												X	
Woodworking shops												X	