



Village of Nashville Master Plan

2023 Supplement

February 2024

Village of NASHVILLE
BARRY COUNTY, MICHIGAN

RESOLUTION ADOPTING THE
VILLAGE OF NASHVILLE MASTER PLAN
2023 SUPPLEMENT

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes municipal planning commissions to prepare and amend a "master plan" pertinent to the future development of the municipality; and

WHEREAS, the Planning Commission has prepared a draft 2023 Supplement for the municipality, to update the village master plan; and

WHEREAS, the Village Council authorized the distribution of the draft 2023 Supplement to the master plan to the general public and the various entities as required by the MPEA, for review and comment purposes; and

WHEREAS, the proposed 2023 Supplement to the Master Plan was made available to the various entities and the general public as required by the MPEA, and a public hearing thereon was held by the Planning Commission on January 2, 2024 pursuant to notice as required by the MPEA; and

WHEREAS, the Planning Commission finds the proposed 2023 Supplement to the Master Plan as submitted for the public hearing is desirable and proper, and furthers the land use and development goals and strategies of the Village and recommended approval to the Village Council;

NOW, THEREFORE, the Village Council of Nashville hereby resolves to adopt the 2023 Supplement to the Master Plan Master Plan as submitted for the public hearing, including all the text, charts, tables, maps, and descriptive and other matter therein intended by the Planning Commission to form the complete Master Plan, including the Future Land Classification Map.

YEAS: Bonnie White, Lori Courtney, Henry Felder, Sherry Hummel and Mike Kenyon

NAYS: None

ABSTAIN:

ABSENT: Steve Priddy and Johnny Hartwell

CERTIFICATION

As its Clerk, I certify that this is a true and complete copy of a resolution adopted by the Village Council of the Village of Nashville, Barry County, Michigan, at a regular meeting held on February 8th, 2024.

Date: 02/12/2024


Kayce Nelson, Village Clerk

Village of Nashville Master Plan 2023 Supplement

In 2023, the Village of Nashville, lead by the Planning Commission, reviewed and updated the Village Master Plan. The revisions to the Master Plan include, updating the goals and action strategies and identifying priority redevelopment sites in the Village. Both of these items are aligned with MEDC RRC Best Practices. This supplement is not intended to replace the 2014 Master Plan in full but is intended to serve as additional context and recommendations.

Demographics

CENSUS DATA

The demographic information in this supplement was sourced from the following locations, in this preferred order:

- » **US Decennial Censuses.** The decennial censuses are the most accurate source of demographic information in the United States. Mandated by the United States Constitution the aim of the decennial census is to count 100% of the US Population. Because the decennial census has been operating since 1790 it offers a valuable reference point to illustrate how populations have changed over time. While the decennial census has been administered for over 200 years the questions have shifted to better reflect modern populations. For example, your history of rebellion against the United States is no longer a question on the form. Information collected in the most recent counts includes information about age, sex, race, the relationship between household members, and household tenure.
- » **American Community Survey.** The American Community Survey (ACS) replaced the “long-form” Census questions beginning in 2000, collecting the same types of information about social, economic, and housing conditions on a continual basis. Including these questions in the decennial census would be more resource-intensive and could reduce the response rate for the more critical decennial census. The ACS is not a complete survey of the United States but a sample. A random selection of households are sent the ACS every year and the Census Bureau uses the responses to create estimates for the rest of the population. Because the ACS is a sample smaller communities require multiple years of sampling to create accurate estimates. Communities with less than 65,000 people must be sampled over 60 months to create estimates, these estimates are referred to as 5-year estimates. The Village of Nashville does not have a population over 65,000 so this ACS data is sourced with 5-year estimates.

Total Population:

	2010	2020	Change
Michigan	9,883,640	10,077,331	193,691 (2.0%)
Barry County	59,173	62,423	3,250 (5.5%)
Charlotte	9,074	9,299	225 (2.5%)
Nashville	1,628	1,537	-91 (-5.6%)

Source: 2010 – 2020 Decennial Census

Median Age:

	2010	2020
Michigan	38.1	39.8
Barry County	39.9	42.2
Charlotte	35.7	35.8
Nashville	41.3	47.4

Source: 2010 – 2020 ACS 5-Year Estimates (DP05)

Age Distribution:

	Michigan		Barry County		Charlotte		Nashville	
	2010	2020	2010	2020	2010	2020	2010	2020
Under 5	6.2%	5.7%	6.2	5.4	7.3%	7.3%	7.0%	3.9%
5 to 9 years	6.6%	5.9%	7.3	6.5	7.2%	5.6%	8.3%	4.3%
10 to 14 years	7.0%	6.2%	7.0	6.0	9.2%	5.5%	6.2%	5.6%
15 to 19 years	7.6%	6.6%	7.2	6.5	6.7%	5.7%	9.7%	4.6%
20 to 24 years	6.7%	6.9%	4.9	5.4	5.0%	8.4%	4.1%	11.8%
25 to 34 years	11.9%	12.9%	10.8	11.1	13.4%	16.0%	9.2%	9.2%
35 to 44 years	13.6%	11.7%	13.4	11.9	13.0%	14.2%	12.3%	18.9%
45 to 54 years	15.3%	12.9%	16.5	13.2	13.2%	10.1%	16.5%	6.3%
55 to 59 years	6.6%	7.1%	7.2	7.9	5.1%	5.4%	7.2%	6.7%
60 to 64 years	5.2%	6.9%	5.8	7.8	4.1%	7.6%	3.6%	11.2%
65 to 74 years	6.9%	10.1%	7.8	11.0	7.3%	7.5%	9.0%	10.0%
75 to 84 years	4.5%	4.9%	4.6	4.8	5.7%	4.8%	2.9%	6.3%
85 years and over	1.8%	2.2%	1.4	2.6	2.8%	2.0%	3.9%	1.2%

Source: 2010 – 2020 ACS 5-Year Estimates (DP05)

Housing:

	Total Households		Average Household Size	
	2010	2020	2010	2020
Michigan	3,980,408	3,843,997	2.45	2.53
Barry County	22,843	24,342	2.65	2.52
Charlotte	3,525	3,629	2.45	2.43
Nashville	671	671	2.18	2.53

Source: 2010 – 2020 ACS 5-Year Estimates (DP04)

Housing Tenure:

	2010		2020	
	Owner-occupied	Renter-occupied	Owner-occupied	Renter-occupied
Michigan	74.2%	25.8%	71.7%	28.3%
Barry County	84.5%	15.5%	84.0%	16.0%
Charlotte	71.3%	28.7%	61.5%	38.5%
Nashville	63.3%	36.7%	61.5%	38.5%

Source: 2010 – 2020 ACS 5-Year Estimates (DP04)

Units in Structure:

	1-unit structures		2-or-more unit structures		Mobile homes and all other types of units	
	2010	2020	2010	2020	2010	2020
Michigan	77.6%	77.2%	17.2%	17.9%	5.2%	5.0%
Barry County	85.8%	85.6%	7.3%	6.2%	6.9%	8.2%
Charlotte	71.0%	68.6%	21.6%	27.3%	7.4%	4.1%
Nashville	77.9%	75.9%	20.0%	18.3%	2.1%	5.8%

Source: 2010-2020 ACS 5-Year Estimates (S1101)

2020 Education:

	Michigan	Barry County	Charlotte	Nashville
Population 25 years and over	6,971,895	42,845	6,131	1,093
Less than 9th grade	2.7%	1.5%	2.1%	0.8%
9th to 12th grade, no diploma	6.0%	5.2%	7.5%	10.2%
High school graduate (includes equivalency)	28.5%	37.3%	32.7%	40.3%
Some college, no degree	23.2%	23.6%	31.8%	26.4%
Associate's degree	9.6%	9.5%	10.5%	11.9%
Bachelor's degree	18.3%	15.9%	10.1%	7.8%
Graduate or professional degree	11.7%	7.1%	5.3%	2.5%
High school graduate or higher	91.3%	93.4%	90.4%	88.9%
Bachelor's degree or higher	30.0%	23.0%	15.5%	10.2%

Source: 2020 ACS 5-Year Estimates (DP02)

2020 Median Earnings:

	Michigan	Barry County	Charlotte	Nashville
Less than high school graduate	\$23,129	\$34,000	\$31,875	\$28,583
High school graduate	\$30,900	\$33,925	\$25,637	\$26,350
Some college or associate degree	\$36,313	\$41,874	\$36,048	\$39,038
Bachelor's degree	\$54,452	\$54,751	\$54,000	\$20,083
Graduate or professional degrees	\$72,730	\$69,797	\$57,500	–
Total	\$40,538	\$41,985	\$35,046	\$29,053

Source: 2020 ACS 5-Year Estimates (B20004)

Goals & Implementation

The Village Planning Commission reviewed the goals from the 2014 Village Master Plan, found on pages 34 – 37. The Planning Commission felt that these goals still were relevant to the Village but could use some revision. The goals were revised to the following:

- » **Downtown development and revitalization** – recognize the potential of downtown by rehabilitating historic buildings, encouraging new businesses, and redeveloping priority properties.
- » **Connectivity** – Encourage pedestrian and bicycle connections between the waterfront/parks/open space and downtown.
- » **Public Space and Placemaking** – Create vibrant and active public spaces and gateways that enhance the community atmosphere and welcome people to Nashville.
- » **Housing** – Encourage multiple types of housing at a variety of price points to provide housing options to all residents.

Each Goal corresponds to a set of actions for the Village to work on over the next five years. The full set of actions is detailed in the following table.

Action	Timeframe	Carryover from 2014/New
Goal: Downtown development and revitalization – recognize the potential of downtown by rehabilitating historic buildings, encouraging new businesses, and redeveloping priority properties.		
Establish a Downtown Development Authority that will include the downtown district and establish a TIF district to capture new tax revenue.	3 – 5 Years	From 2014
Utilize a Historic Overlay District to protect historic buildings and encourage appropriate renovation of existing buildings.	1 – 3 Years	From 2014
Revitalize the area behind the west side of downtown to make it a destination for residents and tourists alike.	3 – 5 Years	From 2014
Create funding opportunities for façade improvements in front and back of stores, signage and exterior building elements and architectural improvements/modifications.	1 – 3 Years	From 2014
Develop new architectural standards for downtown buildings that return building facades to their historical character to achieve a collective identity for the downtown.	1 – 3 Years	From 2014
Work with the County Brownfield Authority to leverage funding for redevelopment	Continuous	From 2014 – Revised
Goal: Connectivity – Encourage pedestrian and bicycle connections between the waterfront/parks/open space and downtown.		
Every five (5) years update your Parks and Recreation Plan that meets the Michigan Department of Environmental Quality criteria	Continuous	From 2014
Work to obtain grants from both State and Federal sources to make the area around the waterfront more accessible.	5 – 10 Years	From 2014

Action	Timeframe	Carryover from 2014/New
Connect the waterfront with the downtown through pedestrian connections.	3 – 5 Years	From 2014
Build upon the existing Village pedestrian pathway system to increase connections between local neighborhoods, downtown, and the waterfront.	5 – 10 Years	From 2014
Goal: Public Space and Placemaking – Create vibrant and active public spaces and gateways that enhance the community atmosphere and welcome people to Nashville.		
Work with the Route 66 Business District to determine the best location of an East Gateway.	1 – 3 Years	New
Develop standards for gateways that help brand the Village to achieve an identity.	1 – 3 Years	From 2014
Create funding opportunities for gateways.	1 – 3 Years	From 2014
Provide public access to the Old Mill Pond Area with public views of the area while preserving open space through preservation and new park creation.	3 – 5 Years	From 2014
Improve local parks by providing new playground equipment and facilities that meet the needs of the local community.	5 – 10 Years	From 2014
Goal: Housing – Encourage multiple types of housing at a variety of price points to provide housing options to all residents.		
Encourage Barry County to provide zoning for a mix of housing types in Nashville residential districts.	1 – 3 Years	New
Identify vacant or opportunity sites for potential housing construction.	Continuous	New



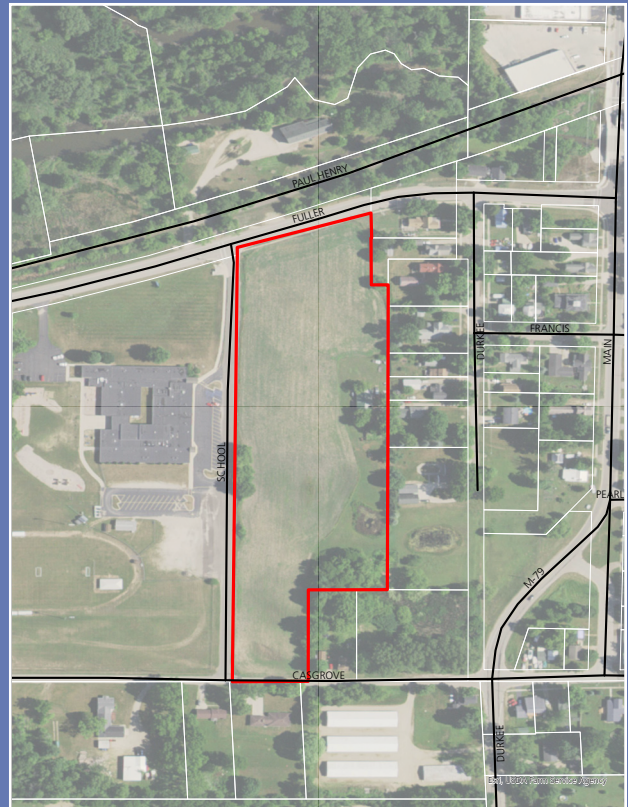
Downtown Nashville.

Redevelopment Sites

The Village of Nashville Planning Commission for over two months thoughtfully discussed several priority redevelopment sites in the Village. These sites present the best opportunity for future development in the Village and provide value to the community. While these properties are currently privately owner, this Master Plan Supplement identifies these as the preferred properties for redevelopment/development in the Village.

520 Durkee Street

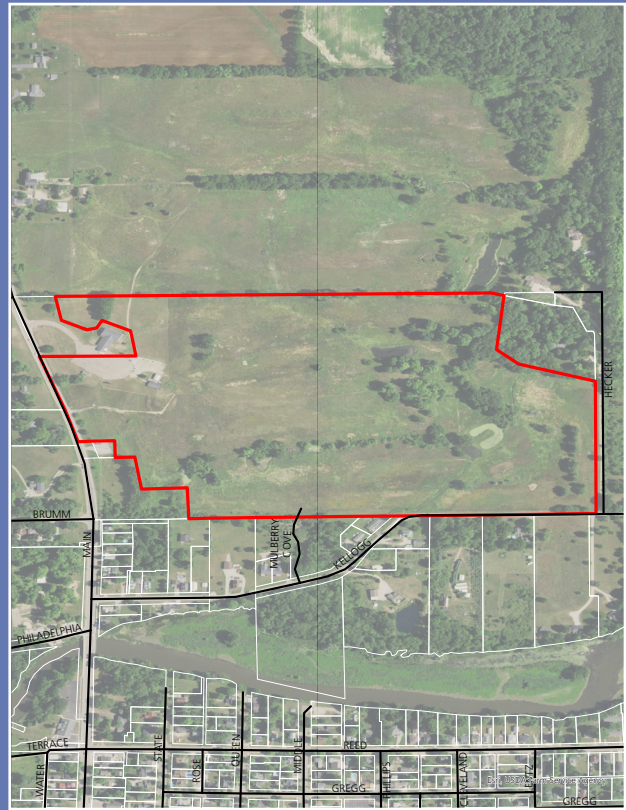
This parcel located at 520 Durkee St (52-002-155-00) presents a prime opportunity for housing development in the Village. As the property is located next to the school, children, school staff, and families would be conveniently located next to this community anchor. The property currently has several small utility buildings and some small wetlands at the eastern edge of the property. Neither the existing buildings nor presence of wetlands on the property prohibits development of the property. The property is currently privately owned and would have to be developed by the current owner or sold to a developer.



Thornapple River.

955 M-66 Highway

This parcel (52-002-280-23) is located in the northern section of the Village. The property is undeveloped and was formerly a golf course. This property is primed for redevelopment. There are three small wetlands on the property but none limit the potential to develop the property.



Durkee Street

This property (53-001-230-00) is the most challenging property to redevelopment in the village. It has been used for an extractive industrial use and some environmental remediation is needed on the site. Additionally, to transform this property into a usable parcel, the extractive pit will need to be filled and remediated. This parcel was selected as one of the three priority redevelopment sites because the use of the property for extractive purposes does not align with the long-term vision of the Master Plan. However, with remediation often comes funding mechanisms to assist developers with the cost or the remediation work.

