

**MINUTES OF THE  
NASH COUNTY PLANNING BOARD MEETING  
HELD MONDAY,  
JULY 16, 2018 AT 7:00 P.M.  
CLAUDE MAYO, JR. ADMINISTRATION BUILDING – THIRD FLOOR  
FREDERICK B. COOPER COMMISSIONERS ROOM**

**BOARD MEMBERS PRESENT**

Leonard Breedlove, Chairman  
Jeffrey Tobias, Vice-Chairman  
Moses Brown  
Harold Colston  
DeLeon Parker, Jr.  
Barbara Pulley  
Kevin Smith  
Sandra Edwards  
Chris Sandifer

**BOARD MEMBERS ABSENT**

None

**STAFF MEMBERS PRESENT**

Nancy Nixon, Planning Director  
Adam Tyson, Senior Planner  
Windy Braswell, Planning Technician  
Jessica Flores, Permits Specialist

**OTHERS PRESENT**

John Shepherd, Jr.  
Linda J. Shepherd  
Laura Godwin  
Stephen Williams  
Glynnis Williams  
Cecil Williams  
Suzanne Page

Helen Williams  
Sandra McDaniel  
Orpha Gene Watson  
“PJK”  
Jason Cassidy  
Brenda Scott  
Martin Blacker

**1. Call to Order.**

Chairman Breedlove called the meeting to order at 7:00 p.m.

**2. Determination of a Quorum.**

Chairman Breedlove recognized a quorum.

**3 Election of Board Officers (Chairman & Vice-Chairman) for the 2017-2018 Year.**

Chairman Breedlove opened the floor for nominations for the Office of Chairman of the Nash County Planning Board.

**BOARD ACTION: Mr. Colston nominated Leonard Breedlove to the Office of Chairman of the Nash County Planning Board. The nomination was duly seconded by Mr. Brown. There being no other nominations, the motion was unanimously approved.**

Chairman Breedlove opened the floor for nominations for the Office of Vice-Chairman of the Nash County Planning Board.

**BOARD ACTION: Mr. Colston nominated Jeffrey Tobias to the Office of Vice-Chairman of the Nash County Planning Board. The nomination was duly seconded by Mr. Brown. There being no other nominations, the motion was unanimously approved.**

**4. Approval of the Minutes of the May 21, 2018 Regular Meeting.**

The minutes of the May 21, 2018 regular meeting were mailed to each member of the Board for review. Chairman Breedlove asked for any revisions or corrections. None were offered.

**BOARD ACTION: Mr. Tobias offered a motion which was duly seconded by Mr. Sandifer to approve the minutes of the May 21, 2018 meeting as submitted. The motion was unanimously carried.**

**5. Approval of the Minutes of the June 18, 2018 Regular Meeting – Delayed until August.**

**6. General Rezoning Request Z-180701 Made by Doris Jordan Worthington & Oliver Wendell Worthington, the Property Owners, and Cecil T. Williams, Jr. to Rezone an Approximately 48.79 Acre Tract Located on the North Side of Jordan Road (S.R. 1738) From R-30 (Single and Two-Family Residential) to R-15 (Medium Density Residential).**

Chairman Breedlove recognized Mr. Tyson to present the staff report.

Mr. Tyson stated that a written notice of this public meeting was sent by first class mail on July 3, 2018 to the rezoning applicants, to the owners of the subject property, and to the owners of record for tax purposes of all properties located within 600 feet of the subject property, in accordance with the requirements of the Nash County Unified Development Ordinance (UDO) Article III, Section 3-1, Subsection 3-1.3 (E);

Mr. Tyson then presented the staff report and supplemental materials related to General Rezoning Request Z-180701 as submitted to the Board in their July 16, 2018 Nash County Planning Board Meeting agenda document. He noted that the Nash County Technical Review Committee (TRC) considered General Rezoning Request Z-180701 on June 29, 2018 and recommended denial based on its determination that the request is unreasonable and not in the public interest because the proposed minimum lot size of 15,000 square foot would result in a higher density more suburban residential development pattern that would be inconsistent with the Nash County Land Development Plan and the request would be considered unreasonable spot zoning because the resulting lots would be significantly smaller than the 20,000 to 30,000 square foot minimum lot sizes required in the surrounding Zoning Districts. Mr. Tyson stated that the TRC also recommended approval of a rezoning request to R-20 Zoning District (should the applicant consider revising the request) because the Nash County Board of Commissioners already approved the R-20 district containing 30+ acres adjacent to this subject tract (General Rezoning Case Z-060401 in 2007), consistent with the recommendations of the Nash County Land Development Plan for the Rural Growth Area; and that an R-20 request would be an expansion of the already existing adjacent R-20 (Medium Density Residential) Zoning District on Jordan Road, and not considered "spot zoning".

Additional TRC notes on a potential R-20 (Medium Density Residential) Zoning District:

- (1) Rezoning the subject property to the R-20 Zoning District would potentially allow the subdivision of lots subject to the density and dimensional requirements of the R-10 Zoning District (10,000 square foot minimum lot size) utilizing the cluster development option of UDO Article IX, Section 9-4, Subsection 9-4.1 (B) provided that at least fifteen percent (15%) of the overall tract was dedicated as shared common area or public open space.
- (2) The R-20 Zoning District would also potentially allow the development of the subject property for a boarding and rooming house (as a land use permitted by right), a congregate care facility (subject to required development standards), or a manufactured home park (subject to the issuance of a special use permit by the Nash County Board of Adjustment) which are land uses not permitted in the current R-30 Zoning District.

Mr. Sandifer asked about the existing lot sizes on Wind Chime Ct. nearby and staff responded they are at 30,000 ft per lot minimum. Board members also discussed the Town of Sharpsburg's obligation in future development if sewer connections are required based on proposed lot sizes.

The Board discussed the ramifications of approving this rezoning as possibly setting precedent for future rezoning requests, the applicants willingness to have the property rezoned to R-20 instead of the requested R-15, the impact of a rezoning to the surrounding agricultural operations and the determining factors to indicate that an area is poised to transition from agricultural to a more suburban land use. They also discussed how the availability of infrastructure and planned infrastructure can determine the density at which properties can be developed.

Cecil Williams, the applicant, addressed the Board. He presented a contract between Fairfield Realty and the Town of Sharpsburg regarding the installation of sewer service to the proposed area. He discussed the 2006 Land Development Plan Rural Growth designation and expressed his thought that the area in question should be designated as Suburban Growth rather than Rural Growth because of general development in the area, the lack of watershed restrictions, and because other small jurisdictions were all adjacent to Suburban Growth area except the Town of Sharpsburg. He expressed his desire for the area to be rezoned to R-15 as the area meets suburban requirements and because he can plan for more houses on smaller lots and conserve farmland.

Chairman Breedlove invited the public to address the Board.

Linda Jordan Shepherd of 7290 Jordan Rd presented a petition in opposition of the property rezoning request to the Nash County Planning Board. She expressed her desire for the property and surrounding area to remain rural and agricultural.

John Shepherd of 7290 Jordan Rd addressed the Board to express his opposition to the rezoning request. He expressed concern that the property in question is wetlands and that the proposed sewer line would not accommodate the proposed development.

Glynnis Williams of 6699 Wind Chime Ct conveyed her opposition of the property rezoning to the Board. She expressed concerns regarding an increase in traffic and a decrease in property values as a result of smaller surrounding lot sizes.

Laura Godwin of 7746 Jordan Rd addressed the Board. She expressed her opposition to the property rezoning, citing loss of tranquility, more crime and more traffic.

Cecil Williams, the applicant, addressed the Board again to point out wetlands and buffered areas in relation to the property that he wishes to develop. He reiterated his intent to build the same size home but on smaller lots.

There was a brief discussion between the Planning Board and staff regarding mobile home parks in R-20 zoning districts which would require a special use permit and would fall under the purview of the Board of Adjustment. They also considered the option of recommending rezoning the property to R-20 versus R-15.

**BOARD ACTION: Mr. Colston offered a motion, duly seconded by Mr. Brown, to recommend the following consistency statement:**

**“General Rezoning Request Z-180701 is unreasonable and not in the public interest because (1) The proposed 15,000 square foot minimum lot size requirement of the requested R-15 Zoning District (or 6,000 square foot if the cluster development option is utilized) would result in a higher density, more suburban residential development pattern that would be inconsistent with the recommendations of the Nash County Land Development Plan for this low density Rural Growth Area; and (2) The request would be considered unreasonable “spot zoning” because the resulting lots would be significantly smaller than the 20,000 to 30,000 square foot minimum lot sizes required in the surrounding R-20 and R-30 Zoning Districts.”**

**The motion was not carried by a vote of 3 – 5 with Mr. Colston, Mr. Brown and Ms. Edwards voting to approve the motion and Ms. Pulley, Mr. Parker, Mr. Sandifer, Mr. Tobias and Mr. Smith voting in opposition.**

**BOARD ACTION: Mr. Tobias put forth a motion which was duly seconded by Mr. Sandifer to recommend the following consistency statement for adoption by the Nash County Board of Commissioners:**

**“General Rezoning Request Z-180701 is not reasonable and not in the public interest because (1) The proposed 15,000 square foot minimum lot size requirement of the requested R-15 Zoning District (or 6,000 square foot if the cluster development option is utilized) would result in a higher density, more suburban residential development pattern that would be inconsistent with the recommendations of the Nash County Land Development Plan for this low density Rural Growth Area; and (2) The request would be considered unreasonable “spot zoning” because the resulting lots would be significantly smaller than the 20,000 to 30,000 square foot minimum lot sizes required in the surrounding R-20 and R-30 Zoning Districts.**

**However, a rezoning of the subject property to the R-20 (Medium Density Residential) Zoning District would be reasonable and in the public interest because (1) The Nash County Board of Commissioners has already previously established with the approval and adoption of General Rezoning Case Z-060401 on January 8, 2007 (later amended and affirmed on May 4, 2009) for the approximately 30 acre tract located east of and immediately adjacent to the subject property that, with the availability of public water service along the Jordan Road right-of-way, a rezoning from R-30 (Single and Two-Family Residential) to R-20 (Medium Density Residential) is consistent with the recommendations of the Nash County Land Development Plan for the Rural Growth Area; and (2) The request would not be considered “spot zoning” because it would be an expansion of the already existing and immediately adjacent R-20 (Medium Density Residential) Zoning District previously established for Phases III & IV of the Williams Meadows Subdivision.”**

The motion was not carried by a vote of 3 - 4 with Mr. Sandifer, Mr. Tobias and Mr. Smith voting to approve the motion and Ms. Pulley, Mr. Colston, Mr. Brown and Ms Edwards voting in opposition.

**BOARD ACTION: Mr. Parker put forth a motion which was duly seconded by Mr. Smith to recommend the following consistency statement for adoption by the Nash County Board of Commissioners:**

**“General Rezoning Request Z-180701 is reasonable and in the public interest because (1)The subject property has access to an existing four inch public water line operated by Nash County Public Utilities along the Jordan Road right-of-way and potential future access to an existing pressurized force main sewer line located in the vicinity and operated by the Town of Sharpsburg, subject to the construction of additional required utility infrastructure and a formal utility contract agreement between the developer and the service provider;**

**(2) Although the proposed 15,000 square foot minimum lot size requirement of the requested R-15 Zoning District (or 6,000 square foot if the cluster development option is utilized) would be inconsistent with the current recommendations of the Nash County Land Development Plan for this low density Rural Growth Area, this rezoning marks the beginning of an intentional decision by Nash County to transition this area to a higher density, more suburban residential development pattern; and**

**(3) The request would be considered reasonable “spot zoning” due to the relatively large size of the subject tract and the determination that the land uses permitted by**

both the current R-30 Zoning District and the proposed R-15 Zoning District are substantially the same.

The motion was not carried by a vote of 2 - 4 with Mr. Parker and Mr. Smith voting to approve the motion and Ms. Pulley, Mr. Colston, Mr. Brown and Mr. Sandifer voting in opposition.

There was a general discussion among the Planning Board members and Mr. Williams regarding interest in revising the request to R-20 instead of his original R-15 Zoning request.

**BOARD ACTION:** Mr. Sandifer put forth a motion, duly seconded by Mr. Tobias to recommend the following consistency statement:

**“General Rezoning Request Z180701 for adoption by the Nash County Board of Commissioners is not reasonable and not in the public interest because:**

**(1) The proposed 15,000 square foot minimum lot size requirement of the requested R-15 Zoning District (or 6,000 square foot if the cluster development option is utilized) would result in a higher density, more suburban residential development pattern that would be inconsistent with the recommendations of the Nash County Land Development Plan for this low density Rural Growth Area; and**

**(2) The request would be considered unreasonable “spot zoning” because the resulting lots would be significantly smaller than the 20,000 to 30,000 square foot minimum lot sizes required in the surrounding R-20 and R-30 Zoning Districts.**

**However, a rezoning of the subject property to the R-20 (Medium Density Residential) Zoning District would be reasonable and in the public interest because:**

**(1) The Nash County Board of Commissioners has already previously established with the approval and adoption of General Rezoning Case Z-060401 on January 8, 2007 (later amended and affirmed on May 4, 2009) for the approximately 30 acre tract located east of and immediately adjacent to the subject property that, with the availability of public water service along the Jordan Road right-of-way, a rezoning from R-30 (Single and Two-Family Residential) to R-20 (Medium Density Residential) is consistent with the recommendations of the Nash County Land Development Plan for the Rural Growth Area; and**

**(2) The request would not be considered “spot zoning” because it would be an expansion of the already existing and immediately adjacent R-20 (Medium Density Residential) Zoning District previously established for Phases III & IV of the Williams Meadows Subdivision.”**

Prior to voting on the motion, there was a discussion among the Planning Board members regarding allowance of manufactured homes in the R-20 zoning district. Mr. Tyson clarified that without denying the current request and the applicant reapplying for a conditional use permit, there would be the possibility of manufactured homes in the R-20 zoned district. Mr. Tyson cautioned the Planning Board members that although Mr. Williams stated he has no intention of putting manufactured homes on these lots, where this land to be sold, the property could be developed as the new owner sees fit as could Mr. Williams without a conditional use permit.

**BOARD ACTION:** Mr. Colston offered a motion to table the request until next

**month allowing the applicant the opportunity to present a conditional use permit request. There was no second. The motion died.**

Mr. Tyson explained the motion regarding denying the current general rezoning request which would send the request to the Board of Commissioners to vote on as they saw fit or to table the current request and allow the applicant to submit a conditional rezoning request application. If the motion were tabled, the Planning Board would see the general rezoning as well as the conditional use permit at the next Planning Board meeting. He added that, per state law, conditions cannot be added to a general rezoning request.

Mr. Williams asked that the Planning Board vote for R-20 or deny everything.

Mr. Tyson directed the Planning Board members back to the motion by Mr. Sandifer and seconded by Mr. Tobias for a consistency recommendation.

**BOARD ACTION: The Board voted on the motion previously made by Mr. Sandifer and seconded by Mr. Tobias to adopt the consistency statement to deny the requested rezoning to R-15 but recommend rezoning to R-20 for General Rezoning Request Z-180701. The motion carried with a 6-1 vote with Ms. Pully, Ms. Edwards, Mr. Parker, Mr. Sandifer, Mr. Tobias, Mr. Smith and Mr. Brown voting to approve. Mr. Colston voted in opposition.**

**BOARD ACTION: Mr. Parker put forth a motion which was duly seconded by Ms. Edwards to recommend, in the matter of General Rezoning Request Z-180701 concerning an approximately 48.79 acre tract of land located on the north side of Jordan Road (S.R. 1738), the Nash County Planning Board recommends denial of the request to rezone the subject property from R-30 (Single and Two-Family Residential) to R-15 (Medium Density Residential), but approval of a rezoning of the subject property to R-20 (Medium Density Residential). The motion was carried 6-1 with Mr. Colston voting in opposition.**

- 7. Text Amendment Request A-180501 (*Tabled From the May 21, 2018 Regular Meeting*). Made by Energy Conservation Solutions, Inc. to Amend the Nash County Unified Development Ordinance Article IX, Section 9-3, Table 9-3-1 and to Add Article XI, Section 11-4, Subsection 11-4.2(a) in Order to Permit Roof-Mounted, Integrated, and Ground-Mounted Accessory Solar Panel Arrays in All Zoning Districts Subject to Proposed Development Standards.**

Mr. Tyson reviewed Text Amendment Request A-180501, tabled until this meeting by the Planning Board in May 2018, then reviewed the staff report and supplemental materials submitted with the July 16, 2018 Nash County Planning Board agenda document. He stated that the TRC initially considered Text Amendment Request A-180501 to permit roof-mounted, integrated, and ground-mounted accessory solar panel arrays in all zoning districts subject to proposed development standards on May 10, 2018 and then made additional revisions on June 29, 2018. The Board had requested TRC consider the following topics in the updated review:

- Potential safety concerns related to electric voltage of panels in unfenced and accessible residential areas

- Visual impact of ground mounted solar arrays in residential settings
- Neighboring county & municipal zoning requirements for the ground arrays

The TRC recommended approval of the proposed amendment without a fencing or landscaping buffer requirement, but including a number of additional provisions related to the accessory use, adjacent structures and foliage, engineering requirements, and location on a lot, as detailed in the staff report.

During the course of the staff report, Board members had questions regarding selling generated power back to the utility companies and the use of net metering systems which was explained by Martin Blacker, a representative of Energy Conservation Solutions.

Mr. Tyson concluded the staff report by introducing the applicant, Martin Blackner of Energy Conservation Solutions whose prospective project in the county instigated the text amendment. He also introduced Jason Cassidy of Power Home Solar which also has a proposed project regarding ground mounted solar panels in the county.

There was a general discussion regarding wind loading and the need to address this in the ordinance as opposed to leaving it to be addressed only in the building code.

Mr. Blackner explained the calculations their engineers use to determine the requirements to address wind loading for both roof mounted and ground mounted panels. He also addressed the safety issues regarding the wiring, heat generated by the panels when exposed to direct sunlight and the merits of using micro invertors instead of string invertors.

Mr. Cassidy addressed the Board regarding the safety and aesthetics of their solar panels. He displayed photographs of the equipment used and of actual installations projects. He explained calculation methods to determine the number of solar panels per job and anchoring methods for ground mounted solar panels.

**BOARD ACTION: Mr. Parker put forth a motion which was duly seconded by Mr. Brown to Board recommend the following Consistency Statement related to Text Amendment Request A-180501 for adoption by the Nash County Board of Commissioners:**

**“Text Amendment Request A-180501 to amend the Nash County Unified Development Ordinance Article IX, Section 9-3, Table 9-3-1 and to add Article XI, Section 11-4, Subsection 11-4.2(a) in order to permit roof-mounted, integrated, and ground-mounted accessory solar panel arrays in all zoning districts subject to proposed development standards is reasonable, in the public interest, and consistent with the Nash County Land Development Plan and because:**

- (1) The amendment will allow smaller scale solar installations designed to supplement the energy requirements of individual homes or businesses located on the same property; and**
- (2) The amendment will mitigate the potential impact of these accessory solar panel arrays on adjacent properties by limiting the maximum allowable land area and height of the arrays, requiring minimum separation distances between the arrays and other structures or the surrounding property lines, ensuring that the**

arrays do not impair road access sight distances, and requiring visual screening for commercial or industrial arrays when appropriate.”

The motion was unanimously carried.

**Board Action:** Mr. Parker put forth a motion which was duly seconded by Mr. Brown recommend approval of Text Amendment Request A-180501 to amend the Nash County Unified Development Ordinance Article IX, Section 9-3, Table 9-3-1 and to add Article XI, Section 11-4, Subsection 11-4.2(a) in order to permit roof-mounted, integrated, and ground-mounted accessory solar panel arrays in all zoning districts subject to proposed development standards and with an additional provision to ensure that the solar panel arrays will comply with the applicable wind lift standards.

The motion was unanimously carried.

**8. Text Amendment Request A-180701 Made by Orpha Gene Watson to Amend the Nash County Unified Development Ordinance, Article IX, Section 9-3, Table 9-3-1 and to Add Article XI, Section 11-4, Subsection 11-4.78(d) in Order to Permit the Establishment of a Temporary Construction Campground / RV Park in RC (Rural Commercial) and GC (General Commercial) Zoning Districts Subject to Proposed Development Standards.**

Ms. Nixon presented the staff report and supplemental materials related to Text Amendment Request A-180701 as submitted to the Board in the July 16, 2018 Nash County Planning Board agenda document. She noted that the Nash County Technical Review Committee (TRC) reviewed UDO Text Amendment Request #A-180701 on June 29, 2018 and recommended denial of the proposed text amendment based on its determinations as outlined in the July 16, 2018 agenda document. The TRC recommended modifications should the Planning Board proceed with a motion in favor of the text amendment that were also included in the agenda document.

There was a general discussion among the Board members regarding the distance between camp grounds, the number of campgrounds per tract, the possibility of density limits, the time frame needed to secure necessary permits for a temporary site and how any permanent wastewater disposal systems would be handled at the expiration of the project.

Mr. Watson, the applicant, addressed the Board, and stated that he has been approached by a Price Gregory International representative associated with the Pipeline project regarding a place to temporarily house 6 supervisors. He would prefer to install septic systems instead of alternate waste disposal means such as pumping stations so that at the termination of the temporary site, he could possibly house a labor camp on the same site. Mr. Watson was agreeable to having the Board of Commissioners designate what projects would be defined as “major.”

The Board participated in a discussion regarding the density issue of campgrounds, the possibility of limiting the number of campgrounds by implementing a limit to the number of camp grounds per any particular tract or area. Their suggestion was a limit of 10 campsites per site per acre with .5 mile separation between campgrounds.

**BOARD ACTION:** Mr. Tobias put forth a motion which was duly seconded by Mr. Sandifer to recommend the following consistency statement related to Text

Amendment Request A-180701 for adoption by the Nash County Board of Commissioners:

*Text Amendment Request to amend the Nash County Unified Development Ordinance Article IX, Section 9-3, Table 9-3-1 and to add Article XI, Section 11-4, Subsection 11-4.78(d) in order to permit establishment of a “Temporary Major Construction Campground/RV Park” with a Conditional Use Permit (C) in GC General Commercial and RC Rural Commercial zoning districts subject to proposed development standards is reasonable, in the public interest, and consistent with the Nash County Land Development Plan because:*

*(1) The amendment is not inconsistent with the 2006 Nash County Land Development Plan, as the Plan does not address this type of specific land use; and*

*(2) The amendment mitigates the potential impact of these temporary housing arrangements by number of campsites, requiring minimum separation distances from surrounding property lines and residences, ensuring adequate road access, and restricting the duration that the use will be in existence.*

The motion was unanimously carried.

**BOARD ACTION:** Mr. Smith put forth a motion with was duly seconded by Mr. Brown to recommend approval of Text Amendment Request A-180701 to amend the Nash County Unified Development Ordinance Article IX, Section 9-3, Table 9-3-1 and to add Article XI, Section 11-4, Subsection 11-4.78(d) in order to permit establishment of a “Temporary Major Construction Campground/RV Park” in GC General Commercial and RC Rural Commercial zoning districts subject to proposed development standards once the Board of Commissioners has deemed the project as a “Major Construction Project”, that all campgrounds be limited to 10 campsites per acre with .5 mile separation between campgrounds and including the modifications to the language highlighted as follows:

**Article IX: Zoning, Section 9-3: Permitted Uses**

**Table 9-3-1: Table of Permitted Uses**

<b>OTHER USES</b>		
<b>Use Type</b>	<b>Ref. SIC</b>	<b>Zoning Districts</b>
<b>Temporary Major Construction Campground/RV Park</b>	<b>0000</b>	<b>C = Permitted in GC General Commercial and RC Rural Commercial Zoning Districts by Conditional Use Permit, according to Development Standards</b>

**Article XI: Development Standards, Section 11-4: Development Standards for Individual Uses 11-4.78(d) Temporary Major Construction Campground/RV Park**

- (A) Where Required  
RC and GC District**

**(B) General Requirements**

- (1) Application must include a detailed site plan and supporting documents sufficient to demonstrate that all physical requirements are met.**
- (2) Application must include documentation of a determination by the Nash County Board of Commissioners that the qualifying construction project is a Major Construction Project for purposes of initiating the Temporary Major Construction Campground/RV Park. A positive determination must be submitted with the application and does not require a public hearing.**
- (3) No campsites may be sold. No campsites may be leased for a period beyond the expiration date of the zoning, water or wastewater permits.**
- (4) No campsite shall be used as a permanent place of abode nor occupied temporarily beyond the expiration of the approved permit without written consent by Nash County. Any action toward removal of wheels of a trailer or RV except for temporary purposes of repair or to attach the trailer to the ground for stabilizing purposes shall be prohibited.**
- (5) No campsite shall be located in a regulated flood hazard area.**
- (6) Campground/RV Park must be located on a lot with direct access to a collector or higher classified road. Access shall be designed to accommodate turning movements by large vehicles with trailers, without disrupting the flow of traffic on the public roadway.**
- (7) Parking and internal drives must be passable for emergency vehicles, but paving is not required.**
- (8) Roadside and parking area screening is not required due to the temporary nature of the facility.**
- (9) Exposed ground surfaces shall be maintained in a way that prevents soil erosion and dust.**
- (10) To the greatest extent possible, campsites shall be developed to preserve their natural character. Campsites shall be level and well-drained.**
- (11) Approved water and wastewater services are required and must be approved by Nash County Health Department or appropriate state agency, depending on design.**
  - a. If permanent onsite water/wastewater service to individual campsites (e.g. public water/sewer or individual septic connection) are proposed, the approved zoning permit must include the applicant's plan for disabling and/or abandonment at the end of the permit period.**

***b. Structures required for water service/waste disposal are allowed if part of the state or county requirements for providing water/wastewater services.***

- (12) All campers/RVs must be self-contained with functioning bathroom and kitchen facilities.***
- (13) No permanent structures, additions or accessory structures shall be allowed, such as porches, decks, gazebos, sheds, carports, and the like.***

***(C) Dimensional Requirements***

- (1) Maximum number of campsites: 10 campsites, with one camper/RV per site***
- (2) Campground operations shall be located at least 500 feet from any existing residence and more than 100 feet from any property line.***
- (3) In no case shall any campsite be less than 1500 square feet. Campsites must provide parking for the camping vehicle plus one additional vehicle.***
- (4) Campers and RVs shall be separated from each other and other structures within the park by at least 10 feet.***

***(D) Extension and Closure***

- (1) Initial permit shall be valid for 12 months. Extensions may be approved by the Board of Commissioners, as long as construction on the qualifying project is ongoing.***
- (2) Campers and RVs must be removed from the property on or before the permit expiration date. Other improvements must be removed within 30 days of the permit expiration.***
- (3) Other structures/improvements must be removed within 30 days of the permit expiration. Plans to retain any infrastructure must be approved by the permitting authority in writing prior to the expiration of the approved permit.***

**The motion was unanimously carried.**

**9. Adjournment.**

There being no further business, Chairman Breedlove adjourned the meeting at 10:39 p.m.