

**MINUTES OF THE
NASH COUNTY PLANNING BOARD MEETING
HELD MONDAY, AUGUST 20, 2018 AT 7:00 P.M.
CLAUDE MAYO, JR. ADMINISTRATION BUILDING – THIRD FLOOR
FREDERICK B. COOPER COMMISSIONERS ROOM**

MEMBERS PRESENT

Leonard Breedlove, Chairman
Jeffrey Tobias, Vice-Chairman
Kevin Smith
Sandra Edwards
Moses Brown
Harold Colston
Barbara Pulley

MEMBERS ABSENT

Chris Sandifer
DeLeon Parker

STAFF PRESENT

Nancy Nixon, Planning Director
Windy Braswell, Planning Technician
Jessica Flores, Planning Technician

OTHERS PRESENT

David Richard Mellor
David Williams

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. Approval of the June 18, 2018 Minutes.

The minutes of the June 18, 2018 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. Brown to approve the minutes of the June 18, 2018 meeting as submitted. The motion was unanimously carried.

4. Approval of the Minutes of the July 16, 2018 Regular Meeting – Delayed until September.

5. Major Subdivision Preliminary Plat – Bentrige Subdivision (Cluster Development) Submitted by Joyner-Keeny & Associates on Behalf of Williams Builders of Rocky Mount, LLC, the Property Owner and Developer, Proposing 40 New Residential Lots to be Developed Along an Extension of Michelle Road Public Right-of-Way and to be Served by an Extension of the Nash County Public Water System on Approximately 35 Acres Located Off Bentrige Road on the Southeast Side of E NC Highway 97 in the R-30 Single and Two-Family Residential Zoning District.

Chairman Breedlove recognized Ms. Nixon to present the staff report.

Ms. Nixon presented the staff report and supplemental materials related to the Major Subdivision Preliminary Plat – Bentrige Subdivision under the Unified Development Ordinance 9-4.1(B) provisions for a Cluster Development as included in the August 20, 2018 Nash County Planning Board Meeting agenda document. She noted that the project had been developing over a period of years in small sections, that those lots previously divided were developed, and this submittal represented the remainder of the project.

Ms. Nixon stated that the Nash County Technical Review Committee (TRC) considered the Major Subdivision Preliminary Plat – Bentrige Subdivision (Cluster) on August 2, 2018, and recommended conditional approval based on its determination that the proposed design is consistent with the subdivision & density standards of the Nash County Unified Development Ordinance.

Mr. Colston commented on the uniqueness of a cluster development and asked for more information regarding the use of the common area between Mill Branch and Michelle Rd for aesthetic or pedestrian recreational purposes.

Ms. Nixon noted that the current plan did not show active a pedestrian trail as part of the subdivision, but the common area could be used for aesthetic or recreational purposes in the future at the discretion of the developer or HOA. She pointed out an area of the tract that would be reserved specifically for stormwater purposes which had access directly from Michelle Road and might eventually be used for walking trails but cautioned that no hard surfaces would be allowed there.

There was a brief discussion among the Board members regarding uses in the common areas such as playground equipment or picnic areas.

Board Action: Mr. Colston offered a motion which was duly seconded by Ms. Pulley to approve the Major Subdivision Preliminary Plat for the Bentrige Subdivision based on the following conditions:

Conditions for Preliminary Plat Approval & Construction Authorization:

- (1) The review and approval of the construction plans for the proposed E NC Highway 97 widening, the proposed extension of the Michelle Road Public right-of-way, and the proposed location of the cluster box unit mail kiosk within the southwest side of the existing Bentrige Road public right-of-way by the N.C. Department of Transportation District Engineer;
- (2) The review and approval of the construction plans for the proposed water system improvements by Nash County Public Utilities;
- (3) The review, approval and recording of a revised Tar-Pamlico Stormwater Management Permit and other related documents as required by the Nash County Planning & Inspections Department;
- (4) The submittal of an erosion and sedimentation control plan approval by the N.C. Department of Environmental Quality;
- (5) The submittal of a stream buffer determination issued by the N.C. Department of Environmental Quality, Division of Water Resources addressing the location and status of all the stream features depicted on the subject property by the Soil Survey of Nash County, North Carolina;
- (6) The submittal of a wetland jurisdictional determination issued by the U.S. Army Corp of Engineers for the subject property; and
- (7) The recording of a deed to transfer the ownership of the parcel identified as Tax Map PIN # 373700483602 / Parcel ID # 032562 (currently an inadvertently created and illegally subdivided lot remainder) from David M. Williams & Linda F. Williams to Williams Builders of Rocky Mount, LLC and to combine it with the larger surrounding tract

Conditions of Final Plat Approval

- (1) The Post-Construction inspection and approval of the E NC Highway 97 widening and the extension of Michelle Road public right-of-way by the N.C. Department of Transportation District Engineer;

(2) The post-construction inspection and approval of the public water system improvements by Nash County Public Utilities. The final plat shall include a statement of utilities dedication and acceptance; and
(3)The recording of documents to include the new lots in the existing Bentrige Homeowners Association as well as a deed to transfer the ownership of the additionally designated common area from Williams Builders of Rocky Mount, LLC to the Bentrige Homeowners Association and to combine it with the existing special purpose lot.

The motion was unanimously carried with Mr. Tobias abstaining.

5. Other Business.

Chairman Breedlove asked for other business.

- Ms. Nixon reported that Conditional Use Permit Request CU-180501, made by Nash County Public Facilities to authorize the development and operation of a Non-Hazardous Solid Waste Disposal Convenience Center Site on Preacher Joyner Road, was withdrawn.
- She reported that Text Amendment Request A-180501 regarding ground mounted solar panels and Text Amendment Request A-180701 regarding the establishment of temporary construction campgrounds/ RV parks were both approved by the Board of Commissioners.
- She stated that General Rezoning request Z-180701 requesting R-15 zoning for 48.79 acres on Jordan Road had been denied by the Board of Commissioners.

6. Adjournment.

There being no further business, the meeting was adjourned at 7:20 p.m.