



**NASH COUNTY PLANNING BOARD
REGULAR MEETING**

MONDAY, MARCH 16, 2026 AT 6:30 P.M.

**COMMISSIONERS ROOM – THIRD FLOOR
NASH COUNTY ADMINISTRATION BUILDING
120 WEST WASHINGTON STREET
NASHVILLE, NC 27856**

MEETING AGENDA

- 1. Call to Order.**
- 2. Determination of a Quorum.**
- 3. Approval of Meeting Minutes.**
July 21, 2025 Regular Meeting - Delayed
February 16, 2026 Regular Meeting
- 4. Review of Public Comment Policy.**
- 5. Conditional Rezoning Request CZ-260302: Bissett's Bay Subdivision.**
Made by the property owner, the F. Daniel Bissett II Irrevocable Trust, to rezone 193.12 acres located on both sides of W Old Spring Hope Rd, Middlesex from A1 (Agricultural) to RA-30-CZ (Single-Family Residential Conditional Zone) for the development of 151 proposed new residential lots.
- 6. Conditional Rezoning Request CZ-260301: Vision Homes at Robertson Subdivision.**
Made by the property owner, Vision Homes, LLC, to rezone 11.11 acres located on the southwest side of Robertson Rd, Spring Hope from A1 (Agricultural) to RA-30-CZ (Single-Family Residential Conditional Zone) for the development of 12 proposed new residential lots.
- 7. Conditional Rezoning Request CZ-260303: TantFarms Rental Subdivision.**
Made by the property owner, The TantFarms Rental, LLC, to rezone 1.68 acres located at 6881 & 6911 Squirrel Den Rd, Bailey from R-40 (Single-Family Residential) to RA-30-CZ (Single-Family Residential Conditional Zone) for the proposed subdivision of the subject property into two separate lots.
- 8. Sketch Plan: Leon Road Subdivision.**
For the development of 55 proposed new residential lots on 69.34 acres located on the west side of Leon Rd, Nashville and owned by Leon Road, LLC.

9. Other Business.

Update on Board of Commissioners Planning Actions Taken March 2, 2026:

General Rezoning Request Z-260201 to rezone 110.56 acres on Old Lewis School Rd, Middlesex back to R-40 was **APPROVED**.

Conditional Rezoning Request CZ-260101 to rezone two acres on NC Highway 4, Battleboro to A1-CZ for the proposed set-up of a single-wide manufactured home was **APPROVED**.

Conditional Rezoning Request CZ-260202 to rezone 10.5 acres on Southern Nash High Rd, Spring Hope to A1-CZ for the proposed development of the 6-lot Coleman Subdivision was **APPROVED**.

Conditional Rezoning Request CZ-260203 to rezone 25.58 acres on W Old Spring Hope Rd, Spring Hope to RA-30-CZ for the proposed development of the 26-lot The Hollow at Hope Creek Subdivision was **APPROVED**.

Conditional Rezoning Request CZ-260201 to rezone 71.75 acres on Strickland Rd, Bailey to RA-30-CZ for the proposed development of the 76-lot Williams Run, Section 2, Phase 2 Subdivision was **POSTPONED** at the applicant's request to the next Board of Commissioners meeting on April 6, 2026.

Upcoming UDO Update Steering Committee Meeting:

Wednesday, April 29, 2026 @ 4:00 p.m. to 7:00 p.m. (3 Hours)

10. Adjournment.

**MINUTES OF THE
NASH COUNTY PLANNING BOARD
REGULAR MEETING
HELD MONDAY, FEBRUARY 16, 2026 AT 6:30 P.M.
COMMISSIONERS ROOM – THIRD FLOOR
NASH COUNTY ADMINISTRATION BUILDING
120 WEST WASHINGTON STREET
NASHVILLE, NC 27856**

BOARD MEMBERS PRESENT

DeLeon Parker, Jr., Chairman
Jimmy Glover, Vice-Chairman
Randy Adcox
Evelyn Bulluck
Ethan Vester
Steve Williams

BOARD MEMBERS ABSENT

Robert Cordell
Kim Moore
Chris Sandifer

STAFF MEMBERS PRESENT

Adam Tyson, Planning Director
Aaron Chalker, Senior Planner
Logan Hanchett, Planner
Windy Braswell, Planning Technician

OTHERS PRESENT

Marvin C. Arrington	Billy Dickinson	Paula G. Lamm
Joseph Bailey	Heather Louise Finch	Michael Moss
Derek Bisette	Reid Harper	Jill Olson
Todd Bisette	Catherine Hill	Amy Pearson
Judy Cheney	Sam Johnson	Nancy West-Brake
Will Cheney	Elaine D. Jones	Cecil T. Williams, Jr.
Ned Coleman	Joseph M. Lamm, Jr.	Helen Williams
Robbie B. Davis		

1. Call to Order.

Chairman Parker called the meeting to order at 6:30 p.m.

2. Determination of a Quorum.

Chairman Parker confirmed the presence of a quorum.

3. Approval of Meeting Minutes.

Chairman Parker asked for any revisions or corrections to the draft minutes of the January 20, 2026 regular meeting. None were offered.

BOARD ACTION: Mr. Vester offered a motion, which was duly seconded by Vice-Chairman Glover, to approve the minutes of the January 20, 2026 regular meeting as submitted. The motion was unanimously carried.

4. Review of Public Comment Policy.

Mr. Tyson reviewed the Board's public comment policy for everyone present at the meeting.

5. General Rezoning Request Z-260201: Old Lewis School Rd made by the property owner, the Derek & Matthew Bisette Farm Partnership, to rezone 110.56 acres located on the south side of Old Lewis School Rd, Middlesex from RA-30-CZ (Single-Family Residential Conditional Zone) back to R-40 (Single-Family Residential).

Mr. Tyson presented the staff report on General Rezoning Request Z-260201 as submitted to the Board in the February 16, 2026 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the request on January 29, 2026 and recommended approval of the request.

Nancy West-Brake with The Nashville Graphic addressed the Board with questions regarding the applicant's intended future use of the subject property and whether the applicant owned other farmland nearby. No other members of the public addressed the Board with regard to this request.

Derek Bisette addressed the Board on behalf of the applicant and in support of the request.

BOARD ACTION: Vice-Chairman Glover offered a motion, which was duly seconded by Mr. Vester, to recommend approval of General Rezoning Request Z-260201 to rezone the subject property back to R-40 (Single-Family Residential) along with the statement of plan consistency and reasonableness below for the consideration of the Nash County Board of Commissioners:

Statement of Plan Consistency and Reasonableness:

General Rezoning Request Z-260201 is:

- (1) Consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
 - (A) The plan designates the subject property partially as Residential / Agricultural Area and partially as Water Protection / Natural Resources Area.
 - (B) The plan does not specifically comment on the voluntary "downzoning" – or the reduction of a property's permitted residential density – within the Residential / Agricultural Area, but the continued zoning classification of the property as "residential" is consistent with the plan.

- (C) The larger minimum lot area requirement of the proposed R-40 Zoning District – at least 40,000 square feet per lot – is consistent with the plan’s recommendations for the environmentally sensitive Water Protection / Natural Resources Area.
- (2) Reasonable, in the public interest, and not “spot zoning” because the proposed R-40 Zoning District is the same as the existing, large R-40 Zoning District that currently surrounds the subject property.

The motion was unanimously carried.

6. Conditional Rezoning Request CZ-260201: Williams Run, Section 2, Phase 2 Subdivision made by the developer, the C.T. Williams Corporation, to rezone 71.75 acres located on the north side of Strickland Rd, Bailey from R-40 (Single-Family Residential) to RA-30-CZ (Single-Family Residential Conditional Zone) for the development of 76 proposed new residential lots.

Mr. Tyson presented the staff report on Conditional Rezoning Request CZ-260201 as submitted to the Board in the February 16, 2026 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the request on January 29, 2026 and recommended approval of the request, subject to the development conditions listed in the staff report.

The following six members of the public addressed the Board in opposition to the request, stating concerns regarding the proposed increase in residential density, the loss of farmland to residential development, a failure to preserve the rural character of the area, the lack of public sewer service, the inability of the existing public water infrastructure to provide fire suppression service, the potential impacts on local traffic safety, the potential impacts on local water supply and quality, a potential increase in trespassing on the surrounding properties, a difficulty for large farm equipment to access the adjacent fields, a request to preserve the existing path providing access to the Josh Lamm property at 3766 Strickland Rd, and a request for the developer to provide additional visual screening around the development in the form of a berm.

Paula Lamm
Amy Pearson
Joseph Bailey
Billy Dickinson
Joseph M. Lamm, Jr.
Heather Louise Finch

Cecil T. Williams, Jr. addressed the Board on behalf of the applicant and in support of the request.

The Board discussed that proposed Development Condition #4 should more clearly specify that the developer is required to extend the public water system to serve each new residential lot, the maintenance that might be required for the proposed special purpose lots in the future, the vinyl fencing proposed by the developer along the Strickland Road frontage, the alternative access to the Josh Lamm property at 3766 Strickland Rd that was to be provided by the developer, the maximum width of typical farm equipment, the safety of children on the proposed new subdivision roads in relation to the farm equipment traffic, the request for a berm to provide additional visual screening, the type of fencing to be permitted by the homeowners’ association on the new residential lots, and the consistency of the rezoning request with the recommendations of the Comprehensive Land Use Plan.

BOARD ACTION: Mr. Adcox offered a motion, which was duly seconded by Ms. Bulluck, to recommend denial of Conditional Rezoning Request CZ-260201 to rezone the specified property to RA-30-CZ for the development of the Williams Run, Section 2, Phase 2 Subdivision and the adoption of the statement of plan consistency and reasonableness below for the consideration of the Nash County Board of Commissioners:

Statement of Plan Consistency and Reasonableness:

Conditional Rezoning Request CZ-260201 is:

- (1) Consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
 - (a) The plan designates the subject property primarily as a Residential / Agricultural Area with the exception of the northwest corner, which is designated as a Water Protection / Natural Resource Area due to the presence of existing wetlands and a potential stream feature with a related riparian buffer.
 - (b) The plan recommends a minimum allowable residential lot size of 30,000 square feet for the Residential / Agricultural Area and the proposed RA-30-CZ Zoning District has a minimum residential lot size requirement of 30,000 square feet.
 - (c) The plan also recommends that rezonings allowing for greater residential density in the Residential / Agricultural Area should prohibit the development of manufactured homes and the proposed RA-30-CZ Zoning District does not permit the development of manufactured homes.
 - (d) The subdivision sketch plan proposes the establishment of a special purpose lot for open space and wetlands preservation on the northwest corner of the subject property in the designated Water Protection / Natural Resource Area.; but
- (2) Unreasonable and not in the public interest.

The motion was unanimously carried.

7. Conditional Rezoning Request CZ-260202: Coleman Subdivision made by the property owner, Rebecca W. Coleman, to rezone 10.5 acres located on both sides of Southern Nash High Rd, Spring Hope from RC (Rural Commercial) to A1-CZ (Agricultural Conditional Zone) for the development of six proposed new residential lots.

Mr. Tyson presented the staff report on Conditional Rezoning Request CZ-260202 as submitted to the Board in the February 16, 2026 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the request on January 29, 2026 and recommended approval of the request, subject to the development conditions listed in the staff report.

The following three members of the public addressed the Board in opposition to the request, stating concerns regarding increased traffic, traffic safety, water drainage, the lack of a berm or buffer proposed around the new lots, and the loss of farmland.

Reid Harper
Joseph Bailey
Todd Bisette

Ned Coleman addressed the Board on behalf of the applicant and in support of the request.

The Board discussed the broad range of permitted land uses allowed in the proposed A1 Zoning District and the need to restrict the development of the subject property to only those residential land uses that would also be permitted in the immediately adjacent R-30 Zoning District.

BOARD ACTION: Mr. Williams offered a motion, which was duly seconded by Vice-Chairman Glover, to recommend approval of Conditional Rezoning Request CZ-260202 to rezone the specified property to A1-CZ (Agricultural Conditional Zone) for the development of six proposed new residential lots along with the statement of plan consistency and reasonableness below and subject to the following development conditions recommended for the consideration of the Nash County Board of Commissioners:

Statement of Plan Consistency and Reasonableness:

Conditional Rezoning Request CZ-260202 is:

- (1) Consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because the plan designates the subject property as a Residential / Agricultural Area and, while the plan does not specifically comment on the voluntary “downzoning” of a property’s permitted development intensity from commercial to residential, the proposed A1-CZ Zoning District is consistent with the plan for this area.
- (2) Reasonable, in the public interest, and not “spot zoning” because the proposed A1-CZ Zoning District is very similar to the large, existing, and immediately adjacent A1 Zoning District located to the north and east of the subject property.

Development Conditions:

- (1) The subject property shall be developed in accordance with the approved sketch plan, which depicts the subdivision of the six proposed new residential lots.
- (2) The subject property shall be developed for residential use only and the approved permitted land uses shall be limited to single-family stick-built detached dwellings, modular homes, Class A double-wide manufactured homes, and customary residential accessory uses and structures.
- (3) Significant or substantial modifications or revisions to the approved design of the subdivision sketch plan may require additional review by the Nash County Technical Review Committee and the Nash County Planning Board as well as re-approval by the Nash County Board of Commissioners at the discretion of the Zoning Administrator.
- (4) This conditional zoning map amendment shall be invalid unless and until the petitioner(s) consent in writing to all the attached development conditions.

Mr. Coleman consented to the amended Development Condition #2 on behalf of the rezoning request applicant.

The motion was unanimously carried.

- 8. Conditional Rezoning Request CZ-260203: The Hollow at Hope Creek Subdivision made by the developer, Winstead Properties NC, LLC, to rezone 25.58 acres located on the east side of W Old Spring Hope Rd, Spring Hope from A1 (Agricultural) to RA-30-CZ (Single-Family Residential Conditional Zone) for the development of 24 proposed new residential lots.**

Mr. Tyson presented the staff report on Conditional Rezoning Request CZ-260203 as submitted to the Board in the February 16, 2026 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the request on January 29, 2026 and recommended approval of the request, subject to the development conditions listed in the staff report.

Todd Bisette addressed the Board with questions regarding the stub road connections.

Michael Moss with CMP Professional Land Surveyors addressed the Board on behalf of the applicant and in support of the request.

BOARD ACTION: Mr. Williams offered a motion, which was duly seconded by Vice-Chairman Glover, to recommend approval of Conditional Rezoning Request CZ-260203 to rezone the specified property to RA-30-CZ for the development of The Hollow at Hope Creek Subdivision along with the statement of plan consistency and reasonableness below and subject to the following development conditions recommended for the consideration of the Nash County Board of Commissioners:

Statement of Plan Consistency and Reasonableness:

Conditional Rezoning Request CZ-260203 is:

- (1) Consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
 - (a) The plan designates the subject property as a Residential / Agricultural Area.
 - (b) The plan recommends a minimum allowable residential lot size of 30,000 square feet for the Residential / Agricultural Area and the proposed RA-30-CZ Zoning District has a minimum residential lot size requirement of 30,000 square feet.
 - (c) The plan also recommends that rezonings allowing for greater residential density in the Residential / Agricultural Area should prohibit the development of manufactured homes and the proposed RA-30-CZ Zoning District does not permit the development of manufactured homes.
- (2) Reasonable and in the public interest because:
 - (a) The request is not unreasonable "spot zoning" because the subject property already is and will continue to be zoned for residential use, similar to the adjacent and surrounding properties.
 - (b) Approval of the request will permit smaller minimum lot areas and increased residential density, but the new zoning district is also much more restrictive in terms of permitted land uses than the current zoning district.

Development Conditions:

- (1) The subject property shall be developed in accordance with the approved sketch plan for The Hollow at Hope Creek Subdivision.
- (2) The subject property may be developed for the land uses permitted in the RA-30 (Single-Family Residential) Zoning District in accordance with the standard requirements and procedures established for that district by the Nash County Unified Development Ordinance.
- (3) Prior to construction of the proposed subdivision, the developer shall obtain the following additional permits and/or approvals as necessary:
 - (a) NCDEQ Erosion & Sedimentation Control Plan Approval
 - (b) NCDOT Road Design Approval & Driveway Permit
 - (c) Nash County Stormwater Management Permit
 - (d) New Road Name Approval by Nash County Emergency Services
- (4) Significant or substantial modifications or revisions to the approved design of the subdivision sketch plan may require additional review by the Nash County Technical Review Committee and the Nash County Planning Board as well as re-approval by the Nash County Board of Commissioners at the discretion of the Zoning Administrator.

(5) This conditional zoning map amendment shall be invalid unless and until the petitioner(s) consent in writing to all the attached development conditions.

The motion was unanimously carried.

9. Other Business.

Mr. Tyson provided the following update on the planning actions taken by the Nash County Board of Commissioners at its February 2, 2026 regular meeting:

Conditional Rezoning Request CZ-260101 to rezone two acres on NC Highway 4, Battleboro to A1-CZ for the proposed set-up of a single-wide manufactured home was postponed to the Board's March 2, 2026 regular meeting due to inclement weather.

Mr. Tyson also reminded the Board of the upcoming meeting of the Unified Development Ordinance (UDO) Update Steering Committee on Wednesday, March 4, 2026 from 4:00 p.m. to 6:00 p.m.

10. Adjournment.

There being no further business, Chairman Parker adjourned the meeting at 8:45 p.m.

Nash County Planning Board
Public Comment Policy

Adopted: March 15, 2021
Last Amended: February 21, 2022

1. The Board Chairman will recognize the Planning Director or Senior Planner to present the staff report for each agenda item.
2. For agenda items requiring public input (rezoning requests and ordinance amendments), the Board Chairman will then recognize individual members of the public, one at a time, who wish to address the Board with regard to that specific agenda item.
3. Each individual will be permitted to speak once per agenda item for a maximum of three (3) minutes. No time may be yielded or transferred from one speaker to another.
4. To avoid repetition, groups of individuals supporting the same position are encouraged to designate a spokesperson to address the Board on their behalf.
5. A staff member will notify each speaker when their three (3) minutes have expired.
6. At the conclusion of the speaker's comments, the Board Chairman will provide an opportunity for the Board members to ask the speaker any clarifying questions regarding their previous comments.
7. After all interested members of the public have spoken, the Board Chairman will recognize the applicant for the agenda item to address the Board and to answer any questions or comments raised by the previous speakers. The applicant is not subject to a specific time limit.
8. The Board Chairman reserves the right to call upon anyone present during the Board's discussion of the agenda item if he or she determines that additional information is relevant to the Board's decision.

NASH COUNTY PLANNING BOARD
STAFF REPORT: CONDITIONAL REZONING REQUEST

File Number: CZ-260302: Conditional Rezoning Request
Applicant / Property Owner: F. Daniel Bissett II Irrevocable Trust
Designer: Stocks Engineering, PA
Location: Both Sides of W Old Spring Hope Rd, Middlesex, NC 27557
Tax ID #: PIN 275700539115 / Parcel ID # 003896
Total Area to be Rezoned: Approx. 193.12 Acres
Current Zoning District: A1 (Agricultural)
Proposed Zoning District: RA-30-CZ (Single-Family Residential Conditional Zone)
Proposed Land Use: Bissett's Bay Subdivision (151 New Residential Lots)
Future Land Use Classification: Residential / Agricultural Area &
Water Protection / Natural Resource Area
Water Supply: Private Onsite Wells
Wastewater Disposal: Private Onsite Septic Systems
Notice of Public Meeting: Mailed to Property Owners within 600 Feet on Mar. 4, 2026

Subject Property:

The subject property is an approximately 193.12-acre undeveloped tract of land owned by the F. Daniel Bissett II Irrevocable Trust and located on both sides of W Old Spring Hope Rd, Middlesex just south of Frazier's Crossroads at the intersection of W Old Spring Hope Rd and Frazier Rd and southwest of the Town of Spring Hope in the A1 (Agricultural) Zoning District.

Project History:

The Planning Board previously approved a sketch plan for the development of the 127-lot Bissett's Bay Subdivision on this property back in April of 2025. However, instead of pursuing that previous design, which conformed to the dimensional requirements of the current A1 Zoning District, the owner has instead chosen to request a rezoning of the subject property in order to permit a higher residential density.

Rezoning Request:

The property owner has submitted Conditional Rezoning Request CZ-260302 to rezone the subject property to RA-30-CZ (Single-Family Residential Conditional Zone) specifically for the development of the proposed 151-lot version of the Bissett's Bay Subdivision.

Approval of the rezoning request would have three substantial impacts on the subject property:

- (1) The required minimum lot area would be reduced from 40,000 square feet to 30,000 square feet, increasing the permitted residential density.**
- (2) There are more than sixty (60) different land uses that are permitted for development under some circumstances in the current A1 Zoning District that would no longer be permitted for development under the proposed RA-30 Zoning District including, but not limited to: both single-wide and double-wide manufactured homes, manufactured home parks, duplexes, event and conference venues, private campgrounds, outdoor shooting ranges, kennels, demolition debris landfills, solar farms, solid waste collection / disposal facilities, mining, explosives manufacturing, and sawmills.**
- (3) The subject property may only be developed in accordance with the proposed subdivision sketch plan.**

The "conditional" nature of this rezoning request allows for the attachment of reasonable, site-specific development conditions with the consent of the applicant.

Sketch Plan:

The subdivision sketch plan submitted by Stocks Engineering, which serves as the required site plan for this conditional rezoning request, proposes the development of nine new public road rights-of-way to serve 151 new residential lots.

Two of the new lots – Lots 150 & 151 – would be accessed directly from W Old Spring Hope Road and the other 149 lots would be accessed from the new interior roads of the subdivision. The sketch plan includes a total of four stub road connections to the immediately adjacent properties located to the south, east, and west for potential future road interconnectivity.

Each of the new lots will either meet or exceed the 30,000 square foot minimum lot area and 100-foot minimum lot width dimensional requirements of the proposed RA-30-CZ Zoning District. Since Nash County public utility service is not currently available along this portion of W

Old Spring Hope Rd, these lots are proposed to be served by private onsite wells and septic systems.

Comprehensive Land Use Plan:

Conditional Rezoning Request CZ-260302 is consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:

- (1) The plan designates the subject property primarily as a Residential / Agricultural Area.
- (2) The plan recommends a minimum allowable residential lot size of 30,000 square feet for the Residential / Agricultural Area and the proposed RA-30-CZ Zoning District has a minimum residential lot size requirement of 30,000 square feet.
- (3) The plan also recommends that rezonings allowing for greater residential density in the Residential / Agricultural Area should prohibit the development of manufactured homes and the proposed RA-30-CZ Zoning District does not permit the development of manufactured homes.
- (4) The two portions of the subject property designated as Water Protection / Natural Resource Areas coincide with the 50-foot wide Neuse riparian stream buffers, which have been accounted for on the proposed sketch plan.

Reasonableness and "Spot Zoning":

Conditional Rezoning Request CZ-260302 may be considered reasonable and in the public interest because:

- (1) The request is not unreasonable "spot zoning" because the subject property already is and will continue to be zoned for residential use, similar to the adjacent and surrounding properties.
- (2) Approval of the request will permit smaller minimum lot areas and increased residential density, but the new zoning district is also much more restrictive in terms of permitted land uses than the current zoning district.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered Conditional Rezoning Request CZ-260302 on February 26, 2026 and recommended **APPROVAL** of the request, subject to the **DEVELOPMENT CONDITIONS** suggested below.

Suggested Motions:

MOTION TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT:

I move that the Nash County Planning Board recommends APPROVAL of Conditional Rezoning Request CZ-260302 to rezone the specified property to RA-30-CZ for the development of the Bissett's Bay Subdivision along with the statement of plan consistency and reasonableness below and subject to the following development conditions recommended for the consideration of the Nash County Board of Commissioners.

Statement of Plan Consistency and Reasonableness:

Conditional Rezoning Request CZ-260302 is:

- (1) Consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
 - (a) The plan designates the subject property primarily as a Residential / Agricultural Area.
 - (b) The plan recommends a minimum allowable residential lot size of 30,000 square feet for the Residential / Agricultural Area and the proposed RA-30-CZ Zoning District has a minimum residential lot size requirement of 30,000 square feet.
 - (c) The plan also recommends that rezonings allowing for greater residential density in the Residential / Agricultural Area should prohibit the development of manufactured homes and the proposed RA-30-CZ Zoning District does not permit the development of manufactured homes.
 - (d) The two portions of the subject property designated as Water Protection / Natural Resource Areas coincide with the 50-foot wide Neuse riparian stream buffers, which have been accounted for on the proposed sketch plan.
- (2) Reasonable and in the public interest because:
 - (a) The request is not unreasonable "spot zoning" because the subject property already is and will continue to be zoned for residential use, similar to the adjacent and surrounding properties.
 - (b) Approval of the request will permit smaller minimum lot areas and increased residential density, but the new zoning district is also much more restrictive in terms of permitted land uses than the current zoning district.

Development Conditions:

- (1) The subject property shall be developed in accordance with the approved sketch plan for the Bissett's Bay Subdivision, which shall be revised as follows:
 - (a) The north arrow depicted on Sheets CE-02, CE-03, & CE-04 shall be corrected to point north instead of west.
 - (b) The minimum building setback lines on Lot 61 shall be revised to show a 20' SIDE STREET SETBACK along STREET "E" and a 30' REAR SETBACK adjacent to Lot 60.

- (c) The sketch plan shall either be revised to depict the portion of Stream Feature “C” noted on the submitted NCDEQ Stream Buffer Determination Letter dated 10/17/2025 between the “Edge of Unmapped Pond” and extending “Offsite” that is subject to the 50-foot wide Neuse riparian buffer requirement or the developer shall clarify if that portion of the feature is located entirely off of the subject property.
- (2) The subject property may be developed for the land uses permitted in the RA-30 (Single-Family Residential) Zoning District in accordance with the standard requirements and procedures established for that district by the Nash County Unified Development Ordinance.
- (3) Prior to construction of the proposed subdivision, the developer shall obtain the following additional permits and/or approvals as necessary:
 - (a) NCDEQ Erosion & Sedimentation Control Plan Approval
 - (b) NCDEQ Stream Buffer Encroachment Approval (for STREET “C”)
 - (c) NCDOT Road Design Approval & Driveway Permit(s)
 - (d) Nash County Stormwater Management Permit
- (4) Significant or substantial modifications or revisions to the approved design of the subdivision sketch plan may require additional review by the Nash County Technical Review Committee and the Nash County Planning Board as well as re-approval by the Nash County Board of Commissioners at the discretion of the Zoning Administrator.
- (5) This conditional zoning map amendment shall be invalid unless and until the petitioner(s) consent in writing to all the attached development conditions.

--- OR ---

MOTION TO RECOMMEND DENIAL OF THE ZONING MAP AMENDMENT:

I move that the Nash County Planning Board recommends DENIAL of Conditional Rezoning Request CZ-260302 to rezone the specified property to RA-30-CZ for the development of the Bissett's Bay Subdivision and the adoption of the statement of plan consistency and reasonableness below for the consideration of the Nash County Board of Commissioners.

Statement of Plan Consistency and Reasonableness:

Conditional Rezoning Request CZ-260302 is:

- (1) Consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
 - (a) The plan designates the subject property primarily as a Residential / Agricultural Area.
 - (b) The plan recommends a minimum allowable residential lot size of 30,000 square feet for the Residential / Agricultural Area and the proposed RA-30-CZ Zoning District has a minimum residential lot size requirement of 30,000 square feet.

- (c) The plan also recommends that rezonings allowing for greater residential density in the Residential / Agricultural Area should prohibit the development of manufactured homes and the proposed RA-30-CZ Zoning District does not permit the development of manufactured homes.
 - (d) The two portions of the subject property designated as Water Protection / Natural Resource Areas coincide with the 50-foot wide Neuse riparian stream buffers, which have been accounted for on the proposed sketch plan.; **BUT**
- (2) **Unreasonable and not in the public interest because: (Specify reasons related to the proposed residential density, subdivision design, and/or the request's incompatibility with the adjacent and surrounding area.)**
-

**Conditional Rezoning Request CZ-260302
Property of F. Daniel Bissett II Irrevocable Trust
Zoning Map**

**Approx. 193.12 Acres To Be
Rezoned To RA-30-CZ For
151 New Residential Lots**

**A1
(Agricultural)**

W Old Spring Hope Rd

Frazier Rd

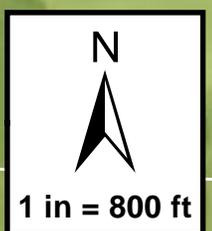
Mullen Rd

Willies Walk

Wild Red Ln

W NC 97

Mamie Ln



**Conditional Rezoning Request CZ-260302
Property of F. Daniel Bissett II Irrevocable Trust
Future Land Use Map**

**Approx. 193.12 Acres To Be
Rezoned To RA-30-CZ For
151 New Residential Lots**

**Residential /
Agricultural
Area**

**Water Protection /
Natural Resource
Area**

W Old Spring Hope Rd

Frazier Rd

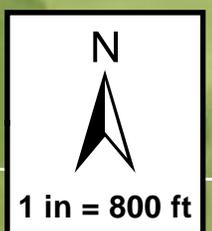
Mullen Rd

Willies Walk

Wild Red Ln

W NC 97

Mamie Ln



NASH COUNTY PLANNING BOARD
STAFF REPORT: CONDITIONAL REZONING REQUEST

File Number:	CZ-260301: Conditional Rezoning Request
Applicant / Property Owner:	Vision Homes, LLC
Designer:	Kimley-Horn
Location:	Southwest Side of Robertson Rd, Spring Hope, NC 27882
Tax ID #:	PIN 278700179568 / Parcel ID # 046223
Total Area to be Rezoned:	11.11 Acres
Current Zoning District:	A1 (Agricultural)
Proposed Zoning District:	RA-30-CZ (Single-Family Residential Conditional Zone)
Proposed Land Use:	Vision Homes at Robertson Subdivision (12 New Residential Lots)
Future Land Use Classification:	Residential / Agricultural Area
Water Supply:	Private Onsite Wells
Wastewater Disposal:	Private Onsite Septic Systems
Notice of Public Meeting:	Mailed to Property Owners within 600 Feet on Mar. 4, 2026

Subject Property:

The subject property is an 11.11-acre undeveloped tract of land owned by Vision Homes, LLC and located on the southwest side of Robertson Road, Spring Hope in the A1 (Agricultural) Zoning District.

Rezoning Request:

The property owner has submitted Conditional Rezoning Request CZ-260301 to rezone the subject property to RA-30-CZ (Single-Family Residential Conditional Zone) specifically for the development of the proposed 12-lot Vision Homes at Robertson Subdivision.

Approval of the rezoning request would have three substantial impacts on the subject property:

- (1) The required minimum lot area would be reduced from 40,000 square feet to 30,000 square feet, increasing the permitted residential density.**
- (2) There are more than sixty (60) different land uses that are permitted for development under some circumstances in the current A1 Zoning District that would no longer be**

permitted for development under the proposed RA-30 Zoning District including, but not limited to: both single-wide and double-wide manufactured homes, manufactured home parks, duplexes, event and conference venues, private campgrounds, outdoor shooting ranges, kennels, demolition debris landfills, solar farms, solid waste collection / disposal facilities, mining, explosives manufacturing, and sawmills.

- (3) The subject property may only be developed in accordance with the proposed subdivision sketch plan.

The “conditional” nature of this rezoning request allows for the attachment of reasonable, site-specific development conditions with the consent of the applicant.

Sketch Plan:

The subdivision sketch plan submitted by Kimley-Horn, which serves as the required site plan for this conditional rezoning request, proposes the development of two new public road rights-of-way to serve 12 new residential lots.

All of the lots would be served by the new interior roads and none would have direct access to Robertson Road. The sketch plan includes stub road connections to the immediately adjacent properties located to the south and west for potential future road interconnectivity.

Each of the new lots will either meet or exceed the 30,000 square foot minimum lot area and 100-foot minimum lot width dimensional requirements of the proposed RA-30-CZ Zoning District. Since Nash County public utility service is not currently available along Robertson Road, these lots are proposed to be served by private onsite wells and septic systems.

The developer proposes a 15-foot wide planted vegetative screening buffer along the side and rear exterior boundaries of the subject property. The design also features a special purpose lot for open space and amenities on the east side of the cul-de-sac.

Comprehensive Land Use Plan:

Conditional Rezoning Request CZ-260301 is consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:

- (1) The plan designates the subject property as a Residential / Agricultural Area.
- (2) The plan recommends a minimum allowable residential lot size of 30,000 square feet for the Residential / Agricultural Area and the proposed RA-30-CZ Zoning District has a minimum residential lot size requirement of 30,000 square feet.

- (3) The plan also recommends that rezonings allowing for greater residential density in the Residential / Agricultural Area should prohibit the development of manufactured homes and the proposed RA-30-CZ Zoning District does not permit the development of manufactured homes.

Reasonableness and “Spot Zoning”:

Conditional Rezoning Request CZ-260301 may be considered reasonable and in the public interest because:

- (1) The request is not unreasonable “spot zoning” because the subject property already is and will continue to be zoned for residential use, similar to the adjacent and surrounding properties.
- (2) Approval of the request will permit smaller minimum lot areas and increased residential density, but the new zoning district is also much more restrictive in terms of permitted land uses than the current zoning district.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered Conditional Rezoning Request CZ-260301 on February 26, 2026 and recommended **APPROVAL** of the request, subject to the **DEVELOPMENT CONDITIONS** suggested below.

Suggested Motions:

MOTION TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT:

*I move that the Nash County Planning Board recommends **APPROVAL** of Conditional Rezoning Request CZ-260301 to rezone the specified property to RA-30-CZ for the development of the Vision Homes at Robertson Subdivision along with the statement of plan consistency and reasonableness below and subject to the following development conditions recommended for the consideration of the Nash County Board of Commissioners.*

Statement of Plan Consistency and Reasonableness:

Conditional Rezoning Request CZ-260301 is:

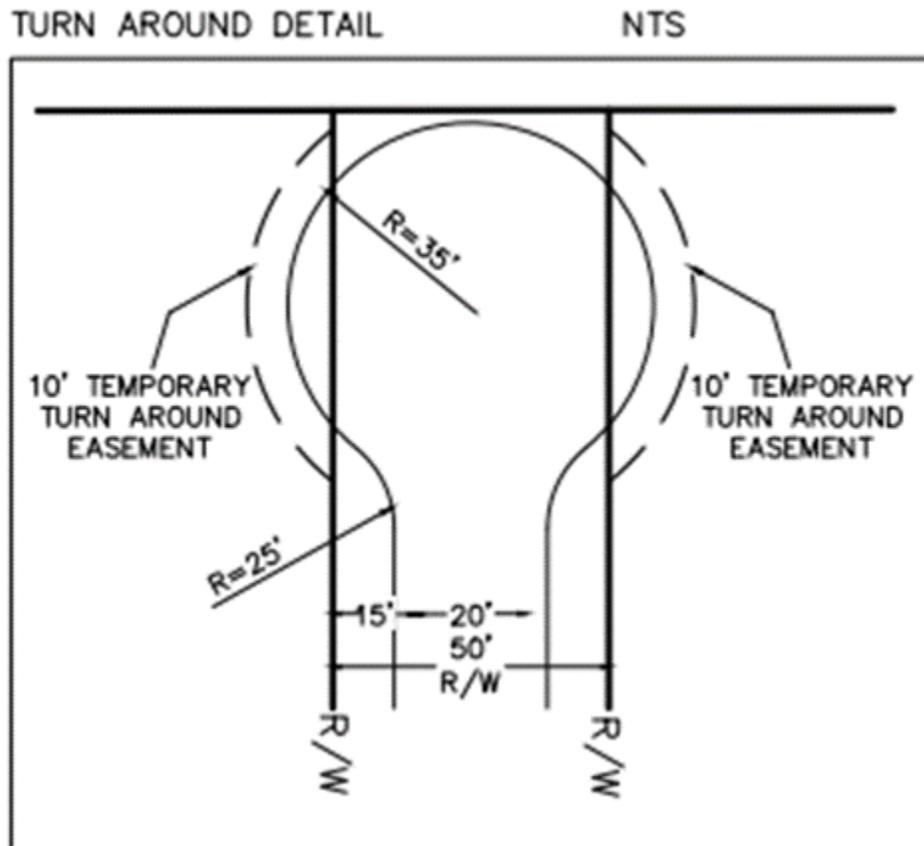
- (1) Consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
 - (a) The plan designates the subject property as a Residential / Agricultural Area.

- (b) The plan recommends a minimum allowable residential lot size of 30,000 square feet for the Residential / Agricultural Area and the proposed RA-30-CZ Zoning District has a minimum residential lot size requirement of 30,000 square feet.
 - (c) The plan also recommends that rezonings allowing for greater residential density in the Residential / Agricultural Area should prohibit the development of manufactured homes and the proposed RA-30-CZ Zoning District does not permit the development of manufactured homes.
- (2) Reasonable and in the public interest because:
- (a) The request is not unreasonable “spot zoning” because the subject property already is and will continue to be zoned for residential use, similar to the adjacent and surrounding properties.
 - (b) Approval of the request will permit smaller minimum lot areas and increased residential density, but the new zoning district is also much more restrictive in terms of permitted land uses than the current zoning district.

Development Conditions:

- (1) The subject property shall be developed in accordance with the approved sketch plan for the Vision Homes at Robertson Subdivision, which shall be revised as follows:
- (a) The 5’ NON-ACCESS EASEMENTS depicted along Robertson Road on Lots 1 & 7 shall be extended through the 15’ LANDSCAPE BUFFERS on both sides to the exterior property lines of the subject property.
 - (b) The SPECIAL PURPOSE LOT FOR 15’ LANDSCAPE BUFFER along the west side of the subject property and the SPECIAL PURPOSE LOT FOR OPEN SPACE / AMENITY AREA & 15’ LANDSCAPE BUFFER along the east side of the subject property shall be more clearly defined as separate parcels from the residential lots and labeled as such along with their total areas in square footage and acreage.
 - (c) The location designated for the CLUSTER BOX UNIT mail kiosk on Lot 4 shall either be more clearly defined and labeled as an EASEMENT with dimensional measurements or it may be relocated into the public road right-of-way with a paved turnout in accordance with the applicable NCDOT specifications.
 - (d) The total area of the proposed road right-of-way shall be listed in the SITE DATA TABLE.
 - (e) 10’ x 70’ SITE DISTANCE TRIANGLE EASEMENTS shall be depicted on Lots 1 & 7 at the intersection of Robertson Road and the new subdivision entrance road.
 - (f) The minimum required pavement width of 20’ shall either be labeled on the new public road rights-of-way or on a separate pavement detail diagram.

- (g) Each stub road cul-de-sac shall be shown as the example provided below, including depicting and labeling a 35' minimum pavement radius, extending the dedicated right-of-way to the property line of the adjacent tract, and labeling the portions of the cul-de-sac located outside of and on either side of the dedicated right-of-way as TEMPORARY TURN AROUND EASEMENTS.



- (2) The subject property may be developed for the land uses permitted in the RA-30 (Single-Family Residential) Zoning District in accordance with the standard requirements and procedures established for that district by the Nash County Unified Development Ordinance.
- (3) Prior to construction of the proposed subdivision, the developer shall obtain the following additional permits and/or approvals as necessary:
- (a) NCDEQ Erosion & Sedimentation Control Plan Approval
 - (b) NCDOT Road Design Approval & Driveway Permit
 - (c) Nash County Stormwater Management Permit
- (4) Vegetative screening shall either be preserved or planted and maintained on the 15-foot wide landscape buffers depicted on the approved sketch plan along the side and rear

exterior boundaries of the subject property. Planted vegetative screening shall conform to the landscape buffer detail shown on the approved sketch plan and preserved natural vegetation shall be determined by Nash County to be comparable to that landscape buffer detail or it shall be supplemented with additional plantings as necessary prior to acceptance.

- (5) The developer shall establish a property owners' association to own and maintain the special purpose lots.
- (6) Significant or substantial modifications or revisions to the approved design of the subdivision sketch plan may require additional review by the Nash County Technical Review Committee and the Nash County Planning Board as well as re-approval by the Nash County Board of Commissioners at the discretion of the Zoning Administrator.
- (7) This conditional zoning map amendment shall be invalid unless and until the petitioner(s) consent in writing to all the attached development conditions.

--- OR ---

MOTION TO RECOMMEND DENIAL OF THE ZONING MAP AMENDMENT:

I move that the Nash County Planning Board recommends DENIAL of Conditional Rezoning Request CZ-260301 to rezone the specified property to RA-30-CZ for the development of the Vision Homes at Robertson Subdivision and the adoption of the statement of plan consistency and reasonableness below for the consideration of the Nash County Board of Commissioners.

Statement of Plan Consistency and Reasonableness:

Conditional Rezoning Request CZ-260301 is:

- (1) Consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
 - (a) The plan designates the subject property as a Residential / Agricultural Area.
 - (b) The plan recommends a minimum allowable residential lot size of 30,000 square feet for the Residential / Agricultural Area and the proposed RA-30-CZ Zoning District has a minimum residential lot size requirement of 30,000 square feet.
 - (c) The plan also recommends that rezonings allowing for greater residential density in the Residential / Agricultural Area should prohibit the development of manufactured homes and the proposed RA-30-CZ Zoning District does not permit the development of manufactured homes.; **BUT**
 - (2) **Unreasonable and not in the public interest because: (Specify reasons related to the proposed residential density, the subdivision design, and/or the request's incompatibility with the adjacent and surrounding area.)**
-

**Conditional Rezoning Request CZ-260301
Property of Vision Homes, LLC
Aerial Map**

5370
5370-A
5370-B
5370-C

5341

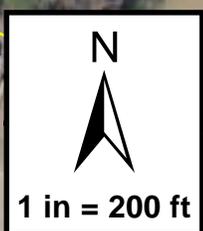
Robertson Rd

**11.11 Acres
To Be Rezoned
To RA-30-CZ
For 12 New
Residential Lots**

5612

5641

5622



**Conditional Rezoning Request CZ-260301
Property of Vision Homes, LLC
Zoning Map**

5370
5370-A
5370-B
5370-C

5341

Robertson Rd

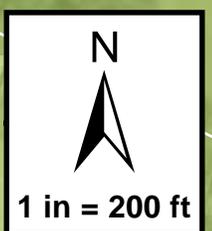
**A1
(Agricultural)**

**11.11 Acres
To Be Rezoned
To RA-30-CZ
For 12 New
Residential Lots**

5612

5641

5622



**Conditional Rezoning Request CZ-260301
Property of Vision Homes, LLC
Future Land Use Map**

5370
5370-A
5370-B
5370-C

5341

Robertson Rd

**Residential /
Agricultural
Area**

**11.11 Acres
To Be Rezoned
To RA-30-CZ
For 12 New
Residential Lots**

5612

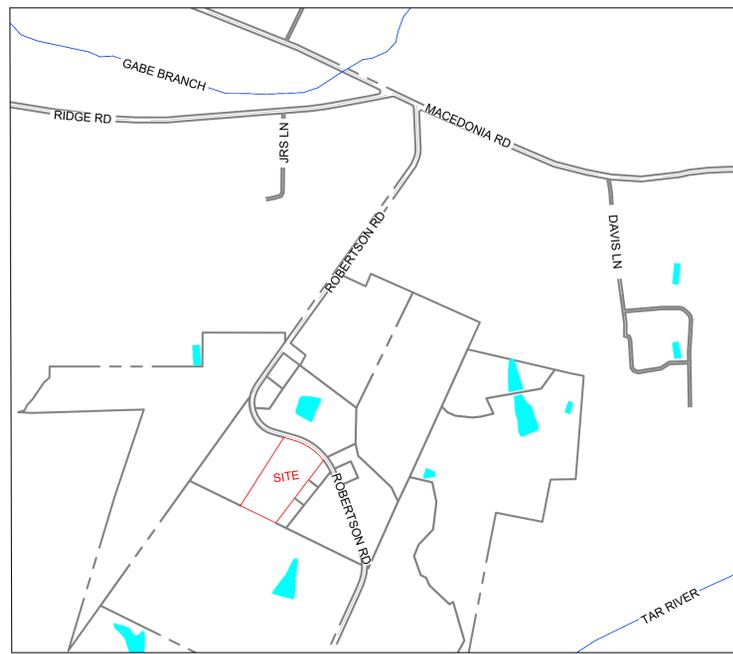
5641

5622

**Water Protection /
Natural Resource
Area**

N

1 in = 200 ft



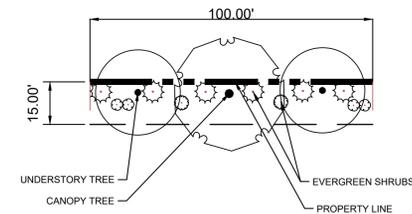
VICINITY MAP

SCALE: 1" = 1000'-0"

SITE DATA TABLE	
PROJECT NAME	VISION HOMES AT ROBERTSON SUBDIVISION
COORDINATES	35.883018, -78.047832
PARCEL IDENTIFICATION NUMBER:	278700179568U
NET SITE AREA:	483,617 SF (11.10 AC)
PROPERTY LOCATION:	COOPERS TOWNSHIP, NASH COUNTY, NC.
DEVELOPER	AMANI HOOKER - VISION HOMES 2840 PLAZA PLACE SUITE 107A, RALEIGH, NC 27612
PREPARER	KIMLEY-HORN 421 FAYETTEVILLE ST SUITE 600, RALEIGH, NC 27601 919-677-2000
CURRENT ZONING	A1
PROPOSED ZONING	RA-30 CZ
PROPOSED ROADS LINEAR FEET	± 1,133 LF
BUILDING SETBACKS:	FRONT STREET = 40' SIDE STREET = 20' SIDE YARD = 15' REAR = 30'
MINIMUM LOT SIZE:	30,000 SF
MINIMUM LOT WIDTH	100 FT

NOTES:

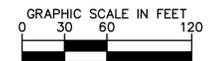
1. THIS EXHIBIT IS CONCEPTUAL ONLY AND IS PREPARED FOR PLANNING AND FEASIBILITY PURPOSES. IT IS NOT A FINAL DESIGN AND SHALL NOT BE USED FOR CONSTRUCTION. ZONING IS ASSUMED TO BE RA30 SINGLE FAMILY RESIDENTIAL. FINAL DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE COUNTY ORDINANCES IN EFFECT AT THE TIME OF SUBMITTAL.
2. LOT CONFIGURATION, ROAD ALIGNMENT, AND SITE FEATURES SHOWN ARE DIAGRAMMATIC AND SUBJECT TO CHANGE BASED ON DETAILED ENGINEERING, SURVEY, AND AGENCY REVIEW.
3. THIS EXHIBIT ASSUMES NO ENVIRONMENTAL CONSTRAINTS, INCLUDING WETLANDS, STREAMS, BUFFERS, FLOODPLAINS, OR OTHER REGULATED FEATURES.
4. THIS EXHIBIT ASSUMES EXISTING UTILITIES AND ELECTRICAL POLES CAN BE RELOCATED OR ADJUSTED AS NECESSARY TO ACCOMMODATE THE CONCEPTUAL LAYOUT.



15' LANDSCAPE BUFFER DETAIL

SCALE: 1" = 30'-0"

MAJOR SKETCH PLAN FOR VISION HOMES AT ROBERTSON SUBDIVISION



NASH COUNTY PLANNING BOARD
STAFF REPORT: CONDITIONAL REZONING REQUEST

File Number:	CZ-260303: Conditional Rezoning Request
Applicant / Property Owner:	The TantFarms Rental, LLC
Designer:	John Lowdermilk, PLS
Location:	6881 & 6911 Squirrel Den Rd, Bailey, NC 27807
Tax ID #:	PIN 276600518345 / Parcel ID # 026669
Total Area to be Rezoned:	1.68 Acres
Current Zoning District:	R-40 (Single-Family Residential)
Proposed Zoning District:	RA-30-CZ (Single-Family Residential Conditional Zone)
Proposed Land Use:	Two-Lot Residential Subdivision
Future Land Use Classification:	Residential / Agricultural Area
Water Supply:	Private Onsite Well
Wastewater Disposal:	Private Onsite Septic Systems
Notice of Public Meeting:	Mailed to Property Owners within 600 Feet on Mar. 4, 2026

Subject Property:

The subject property is a 1.68-acre residential lot owned by The TantFarms Rental, LLC and located at 6881 & 6911 Squirrel Den Rd, Bailey, NC 27807 north of the Town of Bailey in the R-40 (Single-Family Residential) Zoning District.

The lot contains two existing residential dwellings, however, it includes insufficient total land area to permit its subdivision into two separate lots due to the 40,000 square foot minimum lot area requirement of the R-40 Zoning District.

Rezoning Request:

The property owner has submitted Conditional Rezoning Request CZ-260303 to rezone the subject property to RA-30-CZ (Single-Family Residential Conditional Zone) in order to permit its subdivision into two separate lots – one for each existing residential dwelling.

Approval of the rezoning request would have three substantial impacts on the subject property:

- (1) The required minimum lot area would be reduced from 40,000 square feet to 30,000 square feet, permitting the subject property to be subdivided into two separate lots.**

(2) **Double-wide manufactured homes, which are permitted for development in the current R-40 Zoning District, would no longer be permitted for development under the proposed RA-30-CZ Zoning District.**

(3) **The subject property may only be developed in accordance with the proposed subdivision sketch plan.**

The “conditional” nature of this rezoning request allows for the attachment of reasonable, site-specific development conditions with the consent of the applicant.

Sketch Plan:

The subdivision sketch plan submitted by land surveyor John Lowdermilk, which serves as the required site plan for this conditional rezoning request, is a minor subdivision plat proposing the separation of the subject property into two lots – each with a total area greater than 30,000 square feet and each containing one of the existing residential dwellings.

Comprehensive Land Use Plan:

Conditional Rezoning Request CZ-260303 is consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:

- (1) The plan designates the subject property as a Residential / Agricultural Area.
- (2) The plan recommends a minimum allowable residential lot size of 30,000 square feet for the Residential / Agricultural Area and the proposed RA-30-CZ Zoning District has a minimum residential lot size requirement of 30,000 square feet.
- (3) The plan also recommends that rezonings allowing for greater residential density in the Residential / Agricultural Area should prohibit the development of manufactured homes and the proposed RA-30-CZ Zoning District does not permit the development of manufactured homes.

Reasonableness and “Spot Zoning”:

Conditional Rezoning Request CZ-260303 may be considered reasonable and in the public interest because:

- (1) The request is not unreasonable “spot zoning” because the subject property already is and will continue to be zoned for residential use, similar to the adjacent and surrounding properties.

- (2) Approval of the request will permit the subdivision of the subject property, but because each resulting lot only remains eligible for one residential dwelling, it will not result in an increase in overall residential density.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered Conditional Rezoning Request CZ-260303 on February 26, 2026 and recommended **APPROVAL** of the request, subject to the **DEVELOPMENT CONDITIONS** suggested below.

Suggested Motions:

MOTION TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT:

*I move that the Nash County Planning Board recommends **APPROVAL** of Conditional Rezoning Request CZ-260303 to rezone the specified property to RA-30-CZ to permit its subdivision into two separate lots along with the statement of plan consistency and reasonableness below and subject to the following development conditions recommended for the consideration of the Nash County Board of Commissioners.*

Statement of Plan Consistency and Reasonableness:

Conditional Rezoning Request CZ-260303 is:

- (1) Consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
 - (a) The plan designates the subject property as a Residential / Agricultural Area.
 - (b) The plan recommends a minimum allowable residential lot size of 30,000 square feet for the Residential / Agricultural Area and the proposed RA-30-CZ Zoning District has a minimum residential lot size requirement of 30,000 square feet.
 - (c) The plan also recommends that rezonings allowing for greater residential density in the Residential / Agricultural Area should prohibit the development of manufactured homes and the proposed RA-30-CZ Zoning District does not permit the development of manufactured homes.
- (2) Reasonable and in the public interest because:
 - (a) The request is not unreasonable “spot zoning” because the subject property already is and will continue to be zoned for residential use, similar to the adjacent and surrounding properties.
 - (b) Approval of the request will permit the subdivision of the subject property, but because each resulting lot only remains eligible for one residential dwelling, it will not result in an increase in overall residential density.

Development Conditions:

- (1) The subject property shall be developed in accordance with the approved minor subdivision plat for The TantFarms Rental, LLC.
- (2) The subject property may be developed for the land uses permitted in the RA-30 (Single-Family Residential) Zoning District in accordance with the standard requirements and procedures established for that district by the Nash County Unified Development Ordinance.
- (3) Significant or substantial modifications or revisions to the approved design of the subdivision sketch plan may require additional review by the Nash County Technical Review Committee and the Nash County Planning Board as well as re-approval by the Nash County Board of Commissioners at the discretion of the Zoning Administrator.
- (4) This conditional zoning map amendment shall be invalid unless and until the petitioner(s) consent in writing to all the attached development conditions.

--- OR ---

MOTION TO RECOMMEND DENIAL OF THE ZONING MAP AMENDMENT:

I move that the Nash County Planning Board recommends DENIAL of Conditional Rezoning Request CZ-260303 to rezone the specified property to RA-30-CZ to permit its subdivision into two separate lots and the adoption of the statement of plan consistency and reasonableness below for the consideration of the Nash County Board of Commissioners.

Statement of Plan Consistency and Reasonableness:

Conditional Rezoning Request CZ-260303 is:

- (1) Consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
 - (a) The plan designates the subject property as a Residential / Agricultural Area.
 - (b) The plan recommends a minimum allowable residential lot size of 30,000 square feet for the Residential / Agricultural Area and the proposed RA-30-CZ Zoning District has a minimum residential lot size requirement of 30,000 square feet.
 - (c) The plan also recommends that rezonings allowing for greater residential density in the Residential / Agricultural Area should prohibit the development of manufactured homes and the proposed RA-30-CZ Zoning District does not permit the development of manufactured homes.; **BUT**
 - (2) **Unreasonable and not in the public interest because: (Specify reasons related to the proposed residential density, the subdivision design, and/or the request's incompatibility with the adjacent and surrounding area.)**
-

**Conditional Rezoning Request CZ-260303
Property of The TantFarms Rental, LLC
Aerial Map**

6898

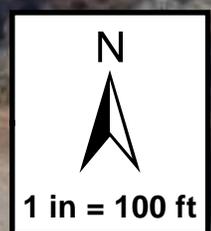
Squirrel Den Rd

6881

6881-A

6911

**1.68 Acres
To Be Rezoned
To RA-30-CZ
For Two
Residential Lots**



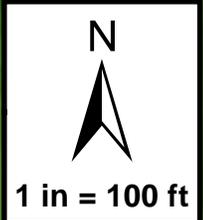
**Conditional Rezoning Request CZ-260303
Property of The TantFarms Rental, LLC
Zoning Map**



Squirrel Den Rd

**R-40
(Residential)**

**1.68 Acres
To Be Rezoned
To RA-30-CZ
For Two
Residential Lots**



**Conditional Rezoning Request CZ-260303
Property of The TantFarms Rental, LLC
Future Land Use Map**

Squirrel Den Rd

6898

6881

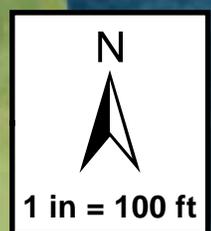
6881-A

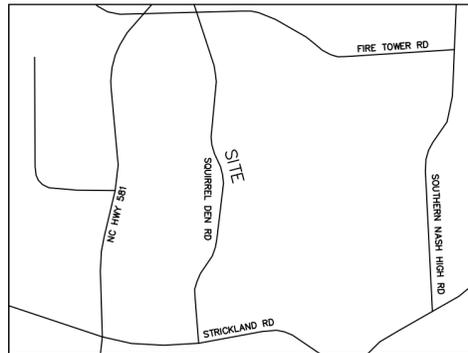
**Residential /
Agricultural
Area**

**1.68 Acres
To Be Rezoned
To RA-30-CZ
For Two
Residential Lots**

6911

**Water Protection /
Natural Resource
Area**





VICINITY MAP
N.T.S.



All or portions of the property contained in this subdivision are located within a Public Water Supply Watershed. Additional development restrictions regarding such matters as residential density, maximum impervious surface area, and stormwater control measures may apply to this property. Any engineered stormwater controls shown on this plat are to be operated and maintained by the property owners and/or a property owners' association pursuant to the Operation and Maintenance Agreement filed with the Nash County Register of Deeds.

EXISTING WASTEWATER SYSTEM
NON-EVALUATED (LOTS 1 & 2)

HEALTH DEPARTMENT _____ DATE _____
NASH COUNTY, NORTH CAROLINA

NOTES:

- 1) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS, ENCUMBRANCES, AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
- 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
- 3) AREA COMPUTED BY COORDINATE GEOMETRY METHOD
- 4) NO NC GRID MONUMENTS RECOVERED WITHIN 2000'
- 5) MINIMUM REQUIRED LOT SIZE 30,000 S.F.
- 6) CURRENT MINIMUM BUILDING SETBACKS : FRONT = 40'
SIDE = 15'
REAR = 30'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1906.91'	101.26'	101.25'	N 15°25'20" W
C2	945.62'	96.96'	96.92'	N 11°14'52" W
C3	900.96'	95.19'	95.14'	N 05°29'09" W
C4	930.96'	100.71'	100.67'	N 04°37'58" W
C5	975.62'	91.39'	91.36'	N 10°59'49" W
C6	975.62'	8.52'	8.52'	N 13°55'51" W
C7	1936.91'	102.94'	102.93'	N 15°25'33" W

LINE	BEARING	DISTANCE
L1	S 82°32'42" E	33.17'
L2	N 88°10'35" W	31.17'
L3	N 87°31'33" W	28.74'

LINE	BEARING	DISTANCE
L4	N 11°42'48" E	1.86'
L5	N 78°18'14" W	69.41'
L6	S 79°44'23" E	89.83'
L7	N 86°54'14" W	29.44'
L8	N 84°22'08" E	14.27'
L9	N 75°40'48" E	13.31'

- REFERENCES:
DB 3271 PG 464
PB 31 PG 296
PB 18 PG 38
PB 34 PG 301

Certificate of Ownership (For Use With Minor Plats Only)

I (We) hereby certify that I am (we are) the owner(s) of the property described hereon, which property is within the subdivision regulation jurisdiction of Nash County, and that I (we) freely adopt this plan of subdivision. I (We) further certify that the residual tract on this plan cannot be further subdivided within two years of the date of recordation unless a sketch plan and/or preliminary plat and final plat are submitted for the entire remainder.

OWNER _____ DATE _____
OWNER _____ DATE _____

Certificate of Minor Plat Approval

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public roads or any change in existing public roads, that the subdivision shown is in all respects in compliance with the Nash County Unified Development Ordinance, and that therefore this plat has been approved by the Nash County Planning Director, subject to its being recorded in the Nash County Registry within sixty days of the date below.

PLANNING DIRECTOR _____ DATE _____
NASH COUNTY, NORTH CAROLINA

STATE OF NORTH CAROLINA
NASH COUNTY

I, _____, REVIEW OFFICER OF NASH COUNTY CERTIFY THAT THIS MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

SURVEYOR'S DISCLAIMER : NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

DATE _____ SURVEYOR _____

PROPERTY SHOWN HEREON IS IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. : 3720276600K

EFFECTIVE DATE : 06/18/2013

DATE _____ SURVEYOR _____

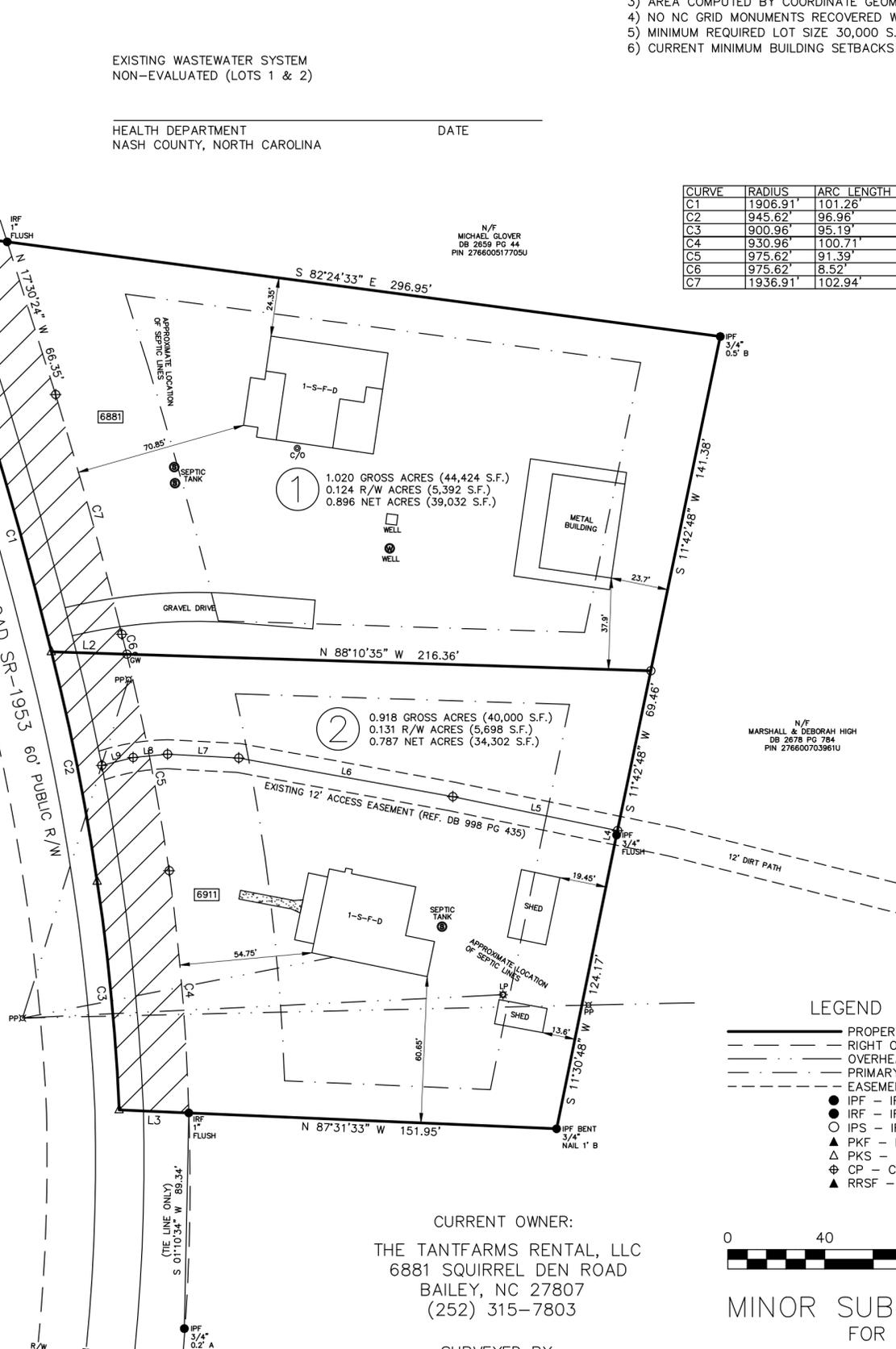
I CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR L-4829

I, JOHN B. LOWDERMILK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3271 PAGE 464); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK 31 PG 296); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER (L-4829), AND SEAL THIS DAY OF _____, A.D., 2026.

L-4829

PROFESSIONAL LAND SURVEYOR _____ LICENSE NUMBER _____



CURRENT OWNER:
THE TANTFARMS RENTAL, LLC
6881 SQUIRREL DEN ROAD
BAILEY, NC 27807
(252) 315-7803

SURVEYED BY:
JOHN LOWDERMILK, PLS
7310 COVERED BRIDGE RD
WENDELL, NC 27591
(919) 810-6406

- LEGEND
- PROPERTY LINE
 - - - RIGHT OF WAY (R/W)
 - OVERHEAD ELECTRIC
 - - - PRIMARY BUILDING SETBACK LINE
 - - - EASEMENT
 - IPF - IRON PIPE FOUND
 - IRF - IRON ROD FOUND
 - IPS - IRON PIPE SET
 - PKF - PK NAIL FOUND
 - △ PKS - PK NAIL SET
 - ⊕ CP - COMPUTED POINT
 - ▲ RRSF - RAILROAD SPIKE FOUND



MINOR SUBDIVISION
FOR
THE TANTFARMS RENTAL, LLC

JACKSONS TOWNSHIP _____ NASH COUNTY, N.C.
DATE: 02-09-26 SCALE : 1"=40'
PIN# 276600518345 ZONED : RA-30 CZ

NASH COUNTY PLANNING BOARD
STAFF REPORT: MAJOR SUBDIVISION SKETCH PLAN

Type of Plat:	Major Subdivision Sketch Plan
Name of Plat:	Leon Road Subdivision
Property Owner:	Leon Road, LLC
Designer:	Stocks Engineering
Location:	West Side of Leon Rd, Nashville, NC 27856
Tax ID #:	PIN 371800810042 / Parcel ID # 023077 PIN 371700895853 / Parcel ID # 023647 PIN 371700898886 / Parcel ID # 042493
Area of Development:	Approx. 69.34 Acres
Number of Lots:	55 New Residential Lots
Zoning District:	RA-40 (Single-Family Residential)
Water Supply:	Nash County Public Water Service (Extension)
Wastewater Disposal:	Private Onsite Septic Systems

Subject Property:

The subject property consists of three adjacent tracts of land totaling approximately 69.34 acres, owned by Leon Road, LLC, and located on the west side of Leon Rd in the RA-40 (Single-Family Residential) Zoning District south of the Town of Nashville and southwest of the City of Rocky Mount.

Two of the tracts are undeveloped, while the other tract is mostly undeveloped but includes an existing home located at 5512 Leon Rd (to be removed). The two southernmost tracts are adjacent to the Tar River Reservoir to the south and west.

Sketch Plan:

Stocks Engineering has submitted a sketch plan for the Leon Road Subdivision on behalf of the property owner and developer, which proposes fifty-five (55) new residential lots. All of the lots would be accessed from three new interior public road rights-of-way. The sketch plan includes a proposed stub road connection to the immediately adjacent property to the west.

All of the lots must satisfy the minimum dimensional requirements of this RA-40 Zoning District, meaning that they must be at least 100 feet wide and include at least 40,000 square feet of area.

The developer would be required to construct a new waterline to connect each lot to the existing Nash County public waterline installed along the Leon Rd right-of-way and each lot would have an individual private onsite septic system.

Review Procedure:

The Planning Board's review of a subdivision sketch plan is an administrative determination that must be based only upon the technical regulations and standards of the Nash County Unified Development Ordinance.

The proposed sketch plan shall remain valid for one year (12 months) from the date of its approval. The Planning Staff may review and approve a preliminary plat (authorizing the construction of the new roads) and a final plat (post-construction) unless the overall proposed design of the subdivision deviates substantially enough from the previously approved version to require reconsideration and re-approval by the Board.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered the Leon Road Subdivision sketch plan on February 26, 2026 and recommended **APPROVAL**, subject to the **SKETCH PLAN REVISIONS** and **DEVELOPMENT NOTES** listed below.

Suggested Motion:

*I move that the Nash County Planning Board **APPROVE** or **DENY (choose one)** the Leon Road Subdivision sketch plan, subject to the following sketch plan revisions and development notes:*

Sketch Plan Revisions:

1. On the VICINITY MAP, the spelling of BARNES HILL CHURCH RD shall be corrected.
2. On Lot 1, the minimum building setback lines (MBSL) shall be corrected as follows:
 - (a) 50' FRONT MBSL along Leon Road
 - (b) 25' SIDE STREET MBSL along Street "A"
 - (c) 15' SIDE MBSL along side measuring 236'
 - (d) 30' REAR MBSL along side measuring 331'
3. The watershed NOTE shall be revised to read: "SITE IS LOCATED IN THE WS-IV-NSW CRITICAL WATERSHED."

4. A sight distance triangle shall be shown on Lot 1 at the intersection of Leon Road and Street "A".

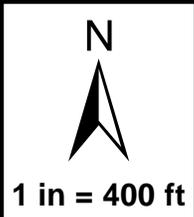
Development Notes:

Future Preliminary Construction Plat Approval Requirements:

1. Nash County Tar-Pamlico River Basin Stormwater Permit
 2. NCDOT Road Design Approval & Driveway Permit
 3. NCDEQ Erosion & Sedimentation Control Plan Approval
 4. NCDEQ & Nash County Public Utilities Water System Design Approval
-

Leon Road Subdivision Property of Leon Road, LLC Aerial Map

55 Proposed
New Residential
Lots



General Notes:

- Topographical and Boundary data obtained from Nash County GIS.
- The contractor shall notify and cooperate with all utility companies or firms having facilities on or adjacent to the site before disturbing, altering, removing, relocating, adjusting or connecting to said facilities.
- All excavation is unclassified and shall include all materials encountered.
- All structural fill material shall be free of all sticks, rocks, and dumps of mud.
- Unusable excavated materials and all waste resulting from clearing and grubbing shall be disposed of off-site by the contractor in an approved solid waste landfill.
- Location of underground utilities are approximate and must be field verified. Contact the NC One Call Center at least 48 hours prior to digging @ 1.800.632.4949. Stokes Surveying & Mapping, PLLC has only located the utilities that are above ground at the time of field survey. Underground lines shown hereon are approximate or as reported by various responsible parties. The surveyor does not guarantee that any underground structures such as utilities, tanks and pipes are located hereon.
- All pipe lengths are horizontal distances and are approximate.
- All work shall comply with all applicable codes, regulations, and/or local standards imposed by local utility.
- All construction and materials shall meet NCDOT Standards, latest edition. All work within NCDOT right-of-way shall meet the specifications and standards of NCDOT.
- All concrete pipe is to be ASTM C-76, Class IV with ram-jack.
- This property is not located in a Flood Hazard Zone per FEMA Map.
- All lot dimensions shown are approximate. Consult the boundary survey for actual site boundary information.
- The contractor shall be responsible for all work zone traffic control in or adjacent to NCDOT right-of-way. All signs, pavement markings and other traffic control devices shall conform to the Manual on Uniform Traffic Control Devices (MUTCD), 2003 edition as amended.
- Prior to placing C&G stone base, the contractor should notify the Engineer to inspect and proof roll the subgrade. Any stone placed without prior approval will be the sole responsibility of the contractor.
- DESIGN/FIELD CONDITIONS quite easily may vary from that represented in the initial soils report and/or topographic report. Isolated areas may show up weak and adverse soils or groundwater conditions may be discovered that were not revealed during the initial soils investigation. Therefore, the Contractor is to be aware that Stocks Engineering, P.A. will not and cannot be held responsible for any failures to street pavement design as a result of soil conditions.
- All utility services, (power, telephone, cable, etc.) are proposed to be underground. Do not seed or much disturbed areas until all underground utilities have been installed. Utility Contractors to bring Main Services to R/W as shown in plans.
- Regulatory signs, stop signs and street name signs shall be manufactured from high intensity reflective materials and shall be supplied by the contractor.
- All excess topsoil and undisturbed excavation is to be hauled off-site, unless otherwise directed by the owner.
- All site construction must be inspected by the Project Engineer at the following stages:
 - Completion of grading subgrade prior to placing Stone Base.
 - Completion of Stone placement prior to paving.
 - Final inspection when all work is complete.
- The surveyor did not visibly see any monuments in any open areas unless otherwise noted.
- This property does not depict encumbrances that are found during a thorough title search.
- Contractor to furnish all paint striping as shown.
- All dimensions are to edge of pavement (EOP) unless indicated otherwise.
- Contractor shall saw-cut to provide smooth transitions where existing asphalt and/or curb and gutter is to be removed, or where proposed asphalt meets existing asphalt.
- Information concerning underground utilities was obtained from available records and field conditions when possible, but the contractor must determine the exact location and elevation of all existing utilities by digging test pits by hand at all utility crossings with the exception of trenching. If the clearances are less than specified on the plans or 12 inches, which ever is less, contact the project engineer and the Owner prior to proceeding with construction.
- The contractor is responsible for the design and implementation of all required/necessary sheeting, shoring, and special excavation measures required on the project to meet OSHA, Federal, State and Local regulations pursuant to the installation of the work indicated on the drawings. The Owner and Stocks Engineering, P.A. accept no responsibility for the design to install said items.
- The contractor shall include in the contract price daily record keeping of the as-built condition of all of the underground utilities, construction stakeout associated with the project. Preparation of built plans to be submitted to the Engineer and all other information required in connection with release of bonds.
- The Land Disturbance Permit must be kept on the work site and shown upon request.
- The contractor shall include in the contract price any de-watering necessary to construct the project as shown on the plans.
- The contractor shall include in the price, any and all costs associated with providing a professional engineer on site if required, during the construction of the storm water management facilities, underground utilities, etc. as required for as-built certification.
- All grass, topsoil and building debris material dumped onsite shall be removed in the base bid prior to placement of structural fill material.
- All generated waste shall be disposed of on site as directed by the owner.
- Do not apply permanent seed and mulch until underground electric has been installed.
- All right-of-ways are to be public.
- Evaluation of 404 Jurisdictional Wetlands. No filling of grading is to be performed in areas designated as 404 Jurisdictional wetland until an approved permit has been obtained from the USCOE and NCDM DWQ.
- The site is to be served by private sewer and public water.
- Soils on the property have been taken from county soil mapping data.
- Contractor is responsible for coordinating installation of underground utilities and shall regrade and reseed any areas disturbed during installation.

SITE INFORMATION

SITE ADDRESS: LEON ROAD
NASHVILLE, N.C. 27856

TRACT ACREAGE: ±69.34 AC. TOTAL

NUMBER OF LOTS: 55 TOTAL

LINEAR FOOTAGE OF STREETS: 3,870 LF

AREA OF PROPOSED STREET R/W: 5.43 Ac.

DISTURBED AREA: ±6.52 Ac.

ZONE: RA-40

PIN: 3718 0081 0042U
3718 0089 8886U
3717 0089 5853U

REFER TO: D.B. 3460 - PG. 539-546
P.B. 20 - PG. 106
P.B. 24 - PG. 23

IMPERVIOUS AREA:
STREET AREA: 85,510 SF (1.96 Ac.)
LOT AREA: 3,900 SF / LOT
X 55 = 214,500 SF (4.92 Ac.)
TOTAL 6.88 Ac. = 9.9%

MINIMUM BUILDING SETBACKS: (RA-40)
FRONT: 50'
SIDE: 15'
REAR: 30'
SIDE STREET: 25'

MINIMUM STREET FRONTAGE: 100 FT.
MINIMUM LOT SIZE: 40,000

TOWNSHIP: COOPERS

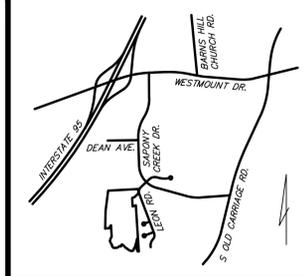
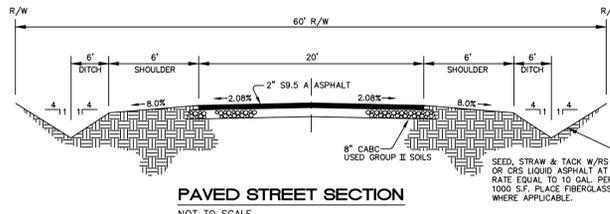
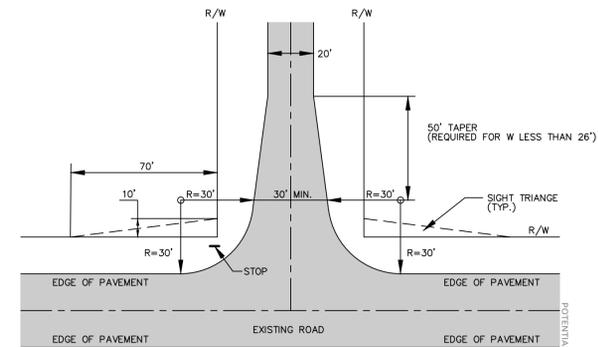
NOTE: SITE IS LOCATED IN THE WS-IV-NSW PROTECTED WATERSHED.

Denotes: Unsuitable Soils for Septic System

OWNER:
LEON ROAD, LLC
120 N. FRANKLIN ST. STE E
ROCKY MOUNT, N.C. 27804

SCALE: 1" = 100'

0 100 200 250 300



STOCKS ENGINEERING

801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856

PHONE: (252) 459-8196
WWW.STOCKSENGINEERING.COM

BLN-C-1874

**SKETCH PLAN for LEON ROAD SUBDIVISION
NASH COUNTY, NORTH CAROLINA**



Preliminary Sketch Plan

REVISIONS
3-2-26 TRC COMMENTS

FILE NO. 2025-087
HORZ. SCALE: 1"=100'
VERT. SCALE: NONE

CE-01



Leon Road - S.R. 1800

NOTE: SUBDIVISION WILL BE SERVED BY NASH COUNTY PUBLIC WATER