



**NASH COUNTY PLANNING BOARD
REGULAR MEETING**

MONDAY, JULY 19, 2021 AT 6:30 P.M.

**FREDERICK B. COOPER COMMISSIONERS ROOM
CLAUDE MAYO, JR. ADMINISTRATION BUILDING - THIRD FLOOR
120 WEST WASHINGTON STREET
NASHVILLE, NC 27856**

MEETING AGENDA

- 1. Call to Order.**
- 2. Determination of a Quorum.**
- 3. Introduction of Newly Appointed Board Member – Ethan Vester.**
- 4. Election of Board Officers (Chairman & Vice-Chairman) for 2021-2022 Year.**
- 5. Approval of the Minutes of the Previous Board Meetings - DELAYED.**
 - a. February 15, 2021 Regular Meeting.**
 - b. March 15, 2021 Regular Meeting.**
 - c. April 19, 2021 Regular Meeting.**
 - d. May 17, 2021 Regular Meeting.**
 - e. June 21, 2021 Regular Meeting.**
- 6. Review of Public Comment Policy.**
- 7. Major Subdivision Sketch Plan for the River Dew Subdivision, Phase Two.**

Submitted on behalf of the River Dew Corporation for the development of twenty-two (22) residential lots on approximately 26 acres located at the east end of Sportsman Road, Spring Hope, NC 27882 in the A1 (Agricultural) & R-30 (Single & Two-Family Residential) Zoning Districts.
- 8. Other Business.**
 - a. Update on the Board of Commissioners Planning Actions from July 12, 2021:**

Conditional Use Rezoning Request CU-210601 for the general merchandise retail store at Matthews Crossroads was **APPROVED**.

Conditional Use Rezoning Request CU-210602 for the re-opening and operation of the existing restaurant at 11792 E NC Highway 97 was **APPROVED**.

Conditional Use Rezoning Request CU-210603 for the 164.5-acre 209-lot Strickland Road Subdivision was **TABLED** until August 2, 2021 at the request of the applicant in order to address the issues related to access across the subject property for the adjacent property owners.

Text Amendment Request A-210601 to revise the Planning Board's voting procedures was **APPROVED**.

Text Amendment Request A-210602 to conform the Nash County Unified Development Ordinance to the revised regulations of N.C.G.S. Chapter 160D was **APPROVED**.

Text Amendment Request LDP-210601 to revise the Land Development Plan to support rezoning to RA-30 or RA-20 Zoning Districts in Suburban Growth Areas where publicly regulated private community water systems are utilized was **TABLED** due to the applicant's inability to attend the public hearing.

b. Update on the Land Use Plan Consultant Selection Process.

9. Adjournment.

Nash County Planning Board **Public Comment Policy**

Adopted March 15, 2021

1. The Board Chairman will recognize the Planning Director or Senior Planner to present the staff report for each agenda item.
2. 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 three-minute timer will be displayed on the screen in **GREEN**.
6. The timer will turn **YELLOW** when there is one (1) minute of the speaker's time remaining.
7. The timer will **BEEP TWICE** and turn **RED** when there are thirty (30) seconds of the speaker's time remaining.
8. The timer will **BEEP THREE TIMES** when the speaker's time has expired.
9. 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.
10. 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.
11. 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 necessary for the Board's decision.

**NASH COUNTY PLANNING BOARD
MAJOR SUBDIVISION SKETCH PLAN
STAFF REPORT**

<i>Type of Plat:</i>	Major Subdivision Sketch Plan
<i>Name of Plat:</i>	River Dew Subdivision, Phase Two
<i>Property Owner / Developer:</i>	River Dew Corporation
<i>Land Surveyor / Engineer:</i>	Sungate Design Group (Randal Howard / Joshua G. Dalton)
<i>Location:</i>	East End of Sportsman Rd, Spring Hope, NC 27882
<i>Tax ID #:</i>	PIN # 277700542470 / Parcel ID # 006764
<i>Total Area of Development:</i>	Approximately 26 Acres
<i>Number of Lots:</i>	22 New Residential Lots
<i>Water Supply:</i>	Private Individual Onsite Wells
<i>Wastewater Disposal:</i>	Private Individual Onsite Septic Systems
<i>Zoning District:</i>	A1 (Agricultural) & R-30 (Single & Two-Family Residential)
<i>LDP Classification:</i>	Suburban Growth Area

Description of the Subject Property:

The subject property is an approximately 26-acre tract of undeveloped land owned by the River Dew Corporation and located at the east end of Sportsman Road, Spring Hope, NC 27882 off Baines Loop Road in the Stanhope Community. The northern portion of the property is zoned A1 (Agricultural) and the southern portion is zoned R-30 (Single & Two-Family Residential.)

The property is immediately adjacent to the River Dew Subdivision, Phase One developed in 2006, which includes seventeen (17) existing residential lots along Sportsman Road and Liberty Road.

The site is located in the Tar-Pamlico River Basin and it is not located in a regulated floodplain or a designated watershed protection overlay district. There are some streams located on the east and west sides of the subject property that may be subject to riparian stream buffers to protect them from disturbance.

Description of the Proposed Subdivision Sketch Plan:

Sungate Design Group has submitted a proposed major subdivision sketch plan for the River Dew Subdivision, Phase Two on behalf of the property owner for the development of the subject

property into twenty-two (22) new residential lots along the proposed new River Buck Road public right-of-way.

All the proposed lots satisfy the 100-foot minimum lot width requirement and either the 40,000 square foot minimum lot area requirement of the A1 Zoning District or the 30,000 square foot minimum lot area requirement of the R-30 Zoning District, depending upon their location.

No public water or sewer service is currently available in this area, so the proposed lots will utilize private individual onsite wells and septic systems.

The proposed subdivision is immediately adjacent to the currently undeveloped 84.12-acre Lot 43, which is also owned by the same property owners and which will be included in the required stormwater management calculations.

Subdivision Review Procedure:

The proposed sketch plan shall remain valid for one year (12 months) from the date of its approval by the Planning Board.

The Planning Staff may review and approve a preliminary plat (authorizing the construction of the new road rights-of-way) 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 major subdivision sketch plan for the River Dew Subdivision, Phase Two on July 7, 2021 and recommended **APPROVAL**, subject to the **REVISIONS** and **CONDITIONS** listed below.

Suggested Motion:

*I move that the Nash County Planning Board **APPROVE** or **DENY** (choose one) the major subdivision sketch plan for the River Dew Subdivision, Phase Two subject to the following **REVISIONS** and **CONDITIONS**.*

REVISIONS TO THE SKETCH PLAN:

- (1) The proposed extension of Sportsman Road to the adjacent, otherwise landlocked property to the east (labeled as PROP. 50' PUBLIC RW FUTURE ROAD EXT.) shall be depicted as to be constructed and paved as part of the development of Phase Two.

NOTE: UDO Article X, Section 10-7.3 (C) grants authority to the Planning Board to substitute the establishment of an access easement for the proposed road extension in cases where the extension is considered “impractical” due to natural or manmade obstacles. The TRC does not recommend that substitution in this particular case.

- (2) The northern end of River Buck Road shall be depicted as to be constructed and paved all the way to the property line of Lot 43.
- (3) The areas of the cul-de-sac bulb on either side of the northern end of River Buck Road located outside of the typical 50-foot wide right-of-way shall be depicted as temporary turnaround easements that may be abandoned in the future upon the further extension of the road to the north.
- (4) Under GENERAL NOTES / PROPERTY INFORMATION, the LINEAR FEET OF PROPOSED PHASE 2 ROAD shall be revised to reflect the additional road construction and paving requested by Items #1 & #2 above.
- (5) Under GENERAL NOTES / PROPERTY INFORMATION / R-30 MIN. BLDG. LINES, the CORNER 25' shall be corrected to CORNER 20'.
- (6) The square footage of all proposed lots under one acre in area shall be noted on the plat.
- (7) Sight distance triangles shall be depicted at the intersection on Lots 28 & 29.
- (8) On Lot 31, the label for the north side MBL shall be corrected from 51' MBL to 15' MBL.
- (9) On Lot 43, the 100-Year Floodplain (Zone AE) and the Floodway shall be shown and labeled.
- (10) The following note shall be prominently depicted on Lot 43 on all three pages of the subdivision sketch plan:

THE UNDEVELOPED AREA OF LOT 43 HAS BEEN USED TO SATISFY THE TARPAMLICO RIVER BASIN OVERLAY DISTRICT NUTRIENT REDUCTION REQUIREMENTS FOR PHASES ONE AND TWO OF THE RIVER DEW SUBDIVISION. ANY FUTURE DEVELOPMENT OF LOT 43 MUST ALSO INCLUDE PHASES ONE AND TWO OF THE RIVER DEW SUBDIVISION IN THE REQUIRED STORMWATER CALCULATIONS.

- (11) The plat shall depict the location of at least one shared cluster box unit (CBU) mailbox as required by the U.S.P.S. and in compliance with the applicable NCDOT policies, unless the

Spring Hope Postmaster provides documentation verifying that the new Phase Two lots will be eligible for individual home mail delivery.

CONDITIONS FOR PRELIMINARY PLAT APPROVAL:

- (1) The developer shall submit a Subdivision Review Approval issued by the N.C. Department of Transportation District Engineer based on a review of the proposed road construction plans.
- (2) The developer shall submit a Sedimentation & Erosion Control Plan approval, an updated Stream Buffer Determination, and any stream crossing approvals as applicable from the N.C. Department of Environmental Quality.
- (3) The developer shall either have each of the proposed lots evaluated for the issuance of a wastewater permit by the Nash County Environmental Health Division or submit a soils report prepared by a licensed soil scientist verifying that each proposed new lot will be suitable for the installation of an individual private on-site septic system.
- (4) A Tar-Pamlico River Basin Overlay District Stormwater Permit shall be issued by the Nash County Planning & Inspections Department.
- (5) Review Fee Due: \$295.00 (\$75.00 Base Fee + \$10.00 Per Lot) made payable to "Nash County."

CONDITIONS FOR FINAL PLAT APPROVAL:

- (1) Post-construction inspection and approval by the N.C. Department of Transportation (NCDOT) District Engineer of the new River Buck Road and Sportsman Road extension as well as the existing portions of Sportsman Road, which must be repaired and restored as necessary to satisfy the current NCDOT public road requirements.
- (2) The final plat shall include the following certificates from UDO Appendix 2, Section A-2-2:
 - (B) Certificate of Ownership and Dedication
 - (E) Certificate of Final Approval (1 & 2)
 - (F) Certificate of Survey and Accuracy
 - (G) Division of Highways District Engineer Certificate
 - (I)(1) Certification of Subdivision and Soils Report Review by the Nash County Health Department OR
 - (I)(2) Certification of Subdivision by the Nash County Health Department
 - (L) Certificate of Purpose of Plat
 - (O) Review Officer Certification
 - (P) Riparian Buffer Note (If Applicable)

(3) Submittal Requirements:

- (a) One mylar copy of the final plat (with appropriate land surveyor and property owner signatures);
- (b) Two paper copies of the final plat (no signatures required); and
- (c) A completed Nash County Subdivision Review Application Form.

(4) Review and Recording Fees Due:

- (a) \$25.00 Major Final Plat Review Fee (made payable to "Nash County")
 - (b) \$60.00 New Road Sign Fee (made payable to "Nash County")
 - (c) \$21.00 Plat Recording Fee Per Page (made payable to "Nash County Register of Deeds")
 - (d) \$26.00 Stormwater Permit Recording Fee (made payable to "Nash County Register of Deeds")
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**Major Subdivision Sketch Plan
River Dew Subdivision, Phase Two
Property of the River Dew Corporation
Aerial Photograph**

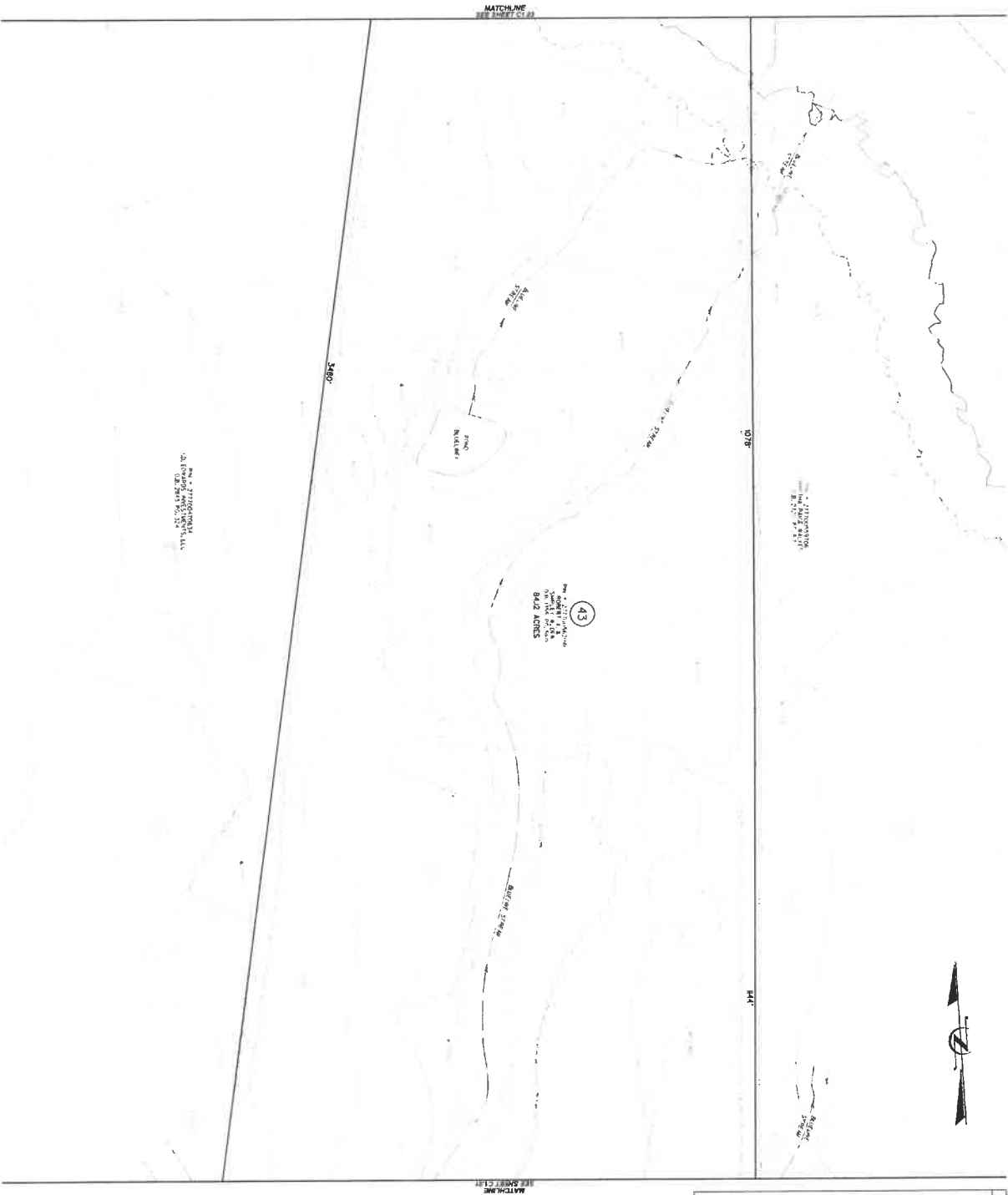


**Approx.
26 Acres**

**22-Lot
Residential
Subdivision**

N

1 in = 300 ft



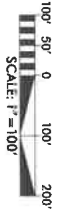
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SYMBOL / LINE/TYPE LEGEND

- 01 EXISTING TELEPHONE WIRE/STAY
- 02 EXISTING ELECTRICAL TRANSFORMER
- 03 EXISTING NEUTRAL
- 04 EXISTING ELECTRICAL UTILITY PEGGING
- 05 EXISTING CONCRETE PAVEMENT
- 06 REPAVED CONCRETE PAVEMENT
- 07 EXISTING DRIVEWAY PAVEMENT
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RIVER DEW SUBDIVISION - PHASE 2
 JACKSONS TOWNSHIP, NASH COUNTY, NORTH CAROLINA

SKETCH PLAN

SUNGATE DESIGN GROUP, P.A.
 905 JONES FRANKLIN ROAD
 RALEIGH, NORTH CAROLINA 27606
 P.L.C. 02/28/2008
 ENG FIRM LICENSE NO. C-680

PROJECT # :
 DRAWING NO: 150425
 DATE: 6-22-2021
 DRAWN BY: RICH
 CHECKED BY: RICH
 REVISED BY:
 REVISED DATE:

SHEET NO:
 2 of 3

