



**NASH COUNTY PLANNING BOARD
REGULAR MEETING**

TUESDAY, JANUARY 20, 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
December 15, 2025 Regular Meeting
- 4. Review of Public Comment Policy.**
- 5. Conditional Rezoning Request CZ-260101: NC Highway 4, Battleboro.**
Made by the property owner, William Holt Ward, to rezone two acres located on the north side of NC Highway 4, Battleboro from GC (General Commercial) and R-30 (Single & Two-Family Residential) to A1-CZ (Agricultural Conditional Zone) to permit the set-up of a Class B single-wide manufactured home.
- 6. Subdivision Waiver Request: Wadford Estates Subdivision.**
Made by the property owner, Jerry W. Packer, to permit the construction of the entire length of the proposed John Wadford Lane public road off the west side of Straight Gate Road, Whitakers – exceeding the 1,200-foot maximum cul-de-sac length limitation – prior to the construction of the intersecting Doctor John Court public road.
- 7. Other Business.**

Update on Board of Commissioners Planning Actions Taken January 5, 2026:

Conditional Rezoning Request CZ-251201 to rezone 43.8 acres on W Hornes Church Rd, Bailey to RA-30-CZ for the proposed 49-lot **West Hornes Church Road Subdivision** was **POSTPONED** to allow additional time for the developer and the Nash County Public Utilities Department to explore the potential expansion of the public water system to serve the new development.

Conditional Rezoning Request CZ-251202 to rezone 71.75 acres on Strickland Rd, Bailey to RA-30-CZ for the proposed 76-lot **Williams Run, Section 2, Phase 2 Subdivision** was **DENIED** due to the Board's determination that the request was unreasonable and not in the public interest because of the lack of buffering proposed between the subdivision and the immediately adjacent properties.

Upcoming UDO Update Steering Committee Meetings:

Wednesday, January 28, 2026 @ 4:00 p.m. to 6:00 p.m.

Wednesday, March 4, 2026 @ 4:00 p.m. to 6:00 p.m.

8. Adjournment.

**MINUTES OF THE
NASH COUNTY PLANNING BOARD
REGULAR MEETING
HELD MONDAY, DECEMBER 15, 2025 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
Kim Moore
Ethan Vester
Steve Williams

BOARD MEMBERS ABSENT

Robert Cordell
Chris Sandifer

STAFF MEMBERS PRESENT

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

OTHERS PRESENT

Joseph Bailey	Sam Johnson	Nancy West-Brake
Nancy Brantley	Trey Joyner	Cecil Williams, Jr.
Samantha Clagg	Donavan Walston	Helen Williams
Elizabeth Dickerson	Sarah Walston	

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 November 17, 2025 regular meeting. None were offered.

BOARD ACTION: Mr. Williams offered a motion, which was duly seconded by Vice-Chairman Glover, to approve the minutes of the November 17, 2025 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. Conditional Rezoning Request CZ-251201: W Hornes Church Road Subdivision made by the C.T. Williams Corporation to rezone 43.8 acres owned by Joan Joyner Taylor and located on the west side of W Hornes Church Rd, Bailey from R-40 (Single-Family Residential) to RA-30-CZ (Single-Family Residential Conditional Zone) for the development of 49 proposed new residential lots.

Mr. Tyson presented the staff report on Conditional Rezoning Request CZ-251201 as submitted to the Board in the December 15, 2025 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the request on November 26, 2025 and recommended approval, subject to the development conditions listed in the staff report.

The following four members of the public addressed the Board either with concerns about or in opposition to the request. Those concerns included the potential impact of the development on the local water supply and infrastructure, potential increases in traffic, crime, litter, and local taxes in relation to the greater residential density, and the increased demand that the development would place on public schools and emergency response services.

Elizabeth Dickerson, 4084 Strickland Rd

Sarah Walston, White Oak Hill Rd

Joseph Bailey

Donavan Walston, White Oak Hill Rd

The Board also reviewed written comments in opposition to the request submitted via email by Amy S. Pearson of 6127 Strickland Rd.

Mr. Cecil Williams with the C.T. Williams Corporation, the applicant, addressed the Board in support of the request. Mr. Williams noted that he did not consent to the development condition proposed by the TRC which stated that if the developer elected to install a private community water supply distribution system, it must meet the applicable construction standards required by Nash County Public Utilities in order to allow for potential connection of the subdivision to the public water system in the future.

The Board discussed the removal of the development condition objected to by the applicant, the as yet undetermined method of water supply for the proposed subdivision, the possibility of the proposal of a by-right subdivision – which could include double-wide manufactured homes – in the event that the rezoning request was denied, and the estimate that approval of the request would likely allow for the subdivision of approximately eight or nine more residential lots than if the property remained zoned R-40.

BOARD ACTION: Ms. Moore offered a motion, which was duly seconded by Mr. Adcox, to recommend approval of Conditional Rezoning Request CZ-251201 to rezone the specified property to RA-30-CZ for the development of the W Hornes Church Road 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-251201 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 Residential / Agricultural Area with the exception of the northernmost portion located adjacent to a stream feature connected to the Toisnot Swamp, which is designated as Water Protection / Natural Resource 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 northernmost lots – Lots 43 & 44, which are located in the designated Water Protection / Natural Resource Area – both exceed an acre in size, as recommended by the plan for lots located near environmentally sensitive features.
- (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 more restrictive in terms of permitted land uses than the current zoning district because it prohibits the development of manufactured homes.

Development Conditions:

- (1) The subject property shall be developed in accordance with the approved sketch plan for the West Hornes Church Road 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) The developer shall establish a property owners’ association to own and maintain the special purpose lot.
- (4) 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 Community Water System Approval (If Applicable)
 - (c) NCDOT Road Design Approval & Driveway Permit(s)
 - (d) Nash County Stormwater Management Permit
- (5) 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.
- (6) 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 carried with a split vote of 5 to 2, with Vice-Chairman Glover and Mr. Williams opposed.

6. Conditional Rezoning Request CZ-251202: Williams Run, Section 2, Phase 2 Subdivision made by the C.T. Williams Corporation to rezone 71.75 acres owned by the applicant and Joan Joyner Taylor and 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-251202 as submitted to the Board in the December 15, 2025 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the request on November 26, 2025 and recommended approval, subject to the sketch plan revisions and development conditions listed in the staff report.

The following four members of the public addressed the Board either with concerns about or in opposition to the request. Those concerns included the potential impact of the development on the local water supply and infrastructure, potential increases in traffic and crime in relation to the greater residential density, the increased demand that the development would place on public schools and emergency response services, the related loss of agricultural farmland, and whether the development would include play areas for children.

Donavan Walston, White Oak Hill Rd
Joseph Bailey
Nancy West-Brake, The Nashville Graphic
Elizabeth Dickerson, 4084 Strickland Rd

The Board also reviewed written comments in opposition to the request submitted via email by Amy S. Pearson of 6127 Strickland Rd.

Mr. Cecil Williams with the C.T. Williams Corporation, the applicant, addressed the Board in support of the request. Mr. Williams offered to assist the owner of the immediately adjacent property at 3766 Strickland Rd with the construction of a new driveway from the end of the new stub road connection to the existing home. He also stated that the special purpose lot reserved for the shared mailbox kiosk should have additional space to potentially accommodate a children's playground.

The Board discussed the current availability of a public water line along Strickland Road and asked Mr. Williams whether he would be willing to preserve the existing stand of trees currently separating the subject property from the immediately adjacent property to the east at 3766 Strickland Road.

Mr. Williams declined to formally commit to preserving the tree line in the form of a development condition, however, he stated that he would consider doing so, provided that the tree line fell within the minimum building setback area of the proposed residential lots adjacent to that boundary line.

BOARD ACTION: Mr. Adcox offered a motion, which was duly seconded by Ms. Moore, to recommend approval of Conditional Rezoning Request CZ-251202 to rezone the specified property to RA-30-CZ for the development of the Williams Run, Section 2, Phase 2 Subdivision along with the statement of plan consistency and reasonableness below and subject to the following sketch plan revisions and development conditions recommended for the consideration of the Nash County Board of Commissioners:

Statement of Plan Consistency and Reasonableness:

Conditional Rezoning Request CZ-251202 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.
- (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 more restrictive in terms of permitted land uses than the current zoning district because it prohibits the development of manufactured homes.

Sketch Plan Revisions:

- (1) On Lot 1, a 40’ MBL should be shown along the new interior road and a 20’ MBL should be shown along Strickland Rd.
- (2) On Lot 59, the 30’ MBL shown along the eastern property line should be reduced to a 15’ MBL because a “through lot” has no rear MBL.
- (3) The PROPOSED CBU LOCATION shown between Lots 1 & 2 should be labeled as a SPECIAL PURPOSE LOT FOR MAILBOX KIOSK.

Development Conditions:

- (1) The subject property shall be developed in accordance with the approved sketch plan for the Williams Run, Section 2, Phase 2 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) All residential lots subdivided from the subject property shall be served by the Nash County Public Water System, which shall be extended by the developer as necessary.
- (4) The developer shall establish a property owners' association to own and maintain the special purpose lots.
- (5) 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 & Nash County Public Utilities Water System Expansion Approval
 - (c) NCDOT Road Design Approval & Driveway Permits
 - (d) Nash County Stormwater Management Permit
- (6) Prior to the recording of proposed Lots 10, 11, 12, & 13 or the Special Purpose Lot for Open Space & Wetlands Preservation, the developer shall obtain and submit an NCDEQ Stream Buffer Determination in relation to the potential 50-foot wide riparian stream buffer located on that portion of the subject property.
- (7) The developer shall maintain unobstructed access to the immediately adjacent residentially-used property located at 3766 Strickland Rd for the owner and resident(s) throughout and following the construction of the subdivision.
- (8) The existing home located at 3766 Strickland Rd shall be re-addressed following the construction and recording of the immediately adjacent stub road connection to reflect its new point of access for emergency response.
- (9) 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.
- (10) 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 carried with a split vote of 5 to 2, with Vice-Chairman Glover and Mr. Williams opposed.

7. Other Business.

Mr. Tyson provided the following update on the planning actions taken by the Nash County Board of Commissioners at its December 8, 2025 regular meeting:

Conditional Rezoning Request CZ-251101 to rezone 825 acres on W Castalia Rd, Taylors Store Rd, and Red Rd, Nashville to A1-CZ for the proposed Castalian Spring solar farm and battery energy storage system was approved. General Rezoning Request Z-251101 to rezone 407 acres on Red Oak Battleboro Rd, Battleboro to RA-30 was approved.

Mr. Tyson also reminded the Board of the upcoming meeting dates of the Unified Development Ordinance (UDO) Update Steering Committee as follows: Wednesday, January 28, 2026 at 4:00 p.m. to 6:00 p.m. and Wednesday, March 4, 2026 at 4:00 p.m. to 6:00 p.m.

8. Adjournment.

There being no further business, Chairman Parker adjourned the meeting at 8:10 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-260101: Conditional Rezoning Request
Property Owner / Applicant:	William Holt Ward
Location:	North Side of NC Highway 4, Battleboro, NC 27809
Tax ID #:	PIN 385400227762 / Parcel ID # 300614 (Portion)
Total Area to be Rezoned:	Approx. 2 Acres
Current Zoning Districts:	GC (General Commercial) and R-30 (Single & Two-Family Residential)
Proposed Zoning District:	A1-CZ (Agricultural Conditional Zone)
Proposed Land Use:	Class B Single-Wide Manufactured Home
Future Land Use Classification:	Major Employment / Industrial Area & Water Protection / Natural Resource Area
Water Supply:	Existing Onsite Well
Wastewater Disposal:	Existing Onsite Septic System
Notice of Public Meeting:	Mailed to Property Owners within 600 Feet on Jan. 8, 2026

Subject Property:

The subject property is an approximately two-acre front portion of a larger 50.88-acre tract of land, owned by William Holt Ward, and located on the north side of NC Highway 4, Battleboro in northeast Nash County and just east of Gold Rock, a satellite annexation of the City of Rocky Mount.

The front portion of the subject property is located in the GC (General Commercial) Zoning District and the rear portion of the subject property is located in the R-30 (Single & Two-Family Residential) Zoning District.

The subject property includes an existing well and septic system that was previously utilized by a single-wide manufactured home located on the immediately adjacent parcel to the east at 7890 NC Highway 4. That single-wide manufactured home was classified as a “nonconforming land use” and was removed within the last year. The owners of the subject property now wish to set up a single-wide manufactured home on the subject property that would utilize the same well and septic system.

However, the requirements of the Unified Development Ordinance (UDO) prohibit that as follows:

- (1) A Class B single-wide manufactured home is not a land use permitted in either the GC or R-30 Zoning Districts in which the subject property is located per UDO Art. IX, Sec. 9-3.1.
 - (2) Because the previous single-wide manufactured home was a nonconforming land use that was removed for more than 180 days, it is not eligible for replacement with another single-wide manufactured home per UDO Art. VI, Sec. 6-3.2 (D).
 - (3) The owners of the subject property intend to replace the single-wide manufactured home on the adjacent property instead of the same property on which it was previously located, but the relocation of a nonconforming land use onto another property is prohibited by UDO Art. VI, Sec. 6-3.2 (C).
-

Rezoning Request:

Therefore, the property owner has submitted Conditional Rezoning Request CZ-260101 to rezone the subject property to A1-CZ (Agricultural Conditional Zone), because single-wide manufactured homes are still a permitted land use in the A1 Zoning District.

The proposed site plan depicts the placement of a single-wide manufactured home on the subject property in compliance with the applicable minimum building setback requirements.

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

Comprehensive Land Use Plan:

Conditional Rezoning Request CZ-260101 is not consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:

- (1) The plan designates the subject property primarily as a Major Employment / Industrial Area, with the exception of the rear, which is designated as a Water Protection / Natural Resource Area due to the presence of Swift Creek and its related wetlands to the north.
- (2) The plan recommends that residential development should be restricted in this Major Employment / Industrial Area in order to ensure that it does not limit the land’s potential future development for major industrial uses, wholesale, office, and public/institutional uses, and limited commercial uses, which may serve as important employment centers.
- (3) The current plan upholds zoning policy adopted by Nash County twenty years ago as a result of the previous 2006 Land Development Plan, which is intended to “phase out” the presence of single-wide manufactured homes in all zoning districts except the A1 (Agricultural) Zone.

Reasonableness and “Spot Zoning”:

Conditional Rezoning Request CZ-260101 may be considered unreasonable “spot zoning” because the request is limited to a relatively small area (two acres) owned by a single landowner and approval of the request would permit the landowner to set up a single-wide manufactured home on the subject property, which is not allowed on the other properties located in the large, surrounding GC and R-30 Zoning Districts.

However, the request could be considered reasonable “spot zoning” because there was recently a single-wide manufactured home located on the immediately adjacent property at 7890 NC Highway 4 and there is still a single-wide manufactured home located on the rear of that same adjacent property at 8036 NC Highway 4.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered Conditional Rezoning Request CZ-260101 on January 2, 2026 and recommended **DENIAL** of the request, due to its inconsistency with the Comprehensive Land Use Plan and finding it to be unreasonable “spot zoning.”

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-260101 to rezone the specified property to A1-CZ in order to permit the set-up of a Class B single-wide manufactured home 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-260101 is:

- (1) Inconsistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
 - (A) The plan designates the subject property primarily as a Major Employment / Industrial Area, with the exception of the rear, which is designated as a Water Protection / Natural Resource Area due to the presence of Swift Creek and its related wetlands to the north.
 - (B) The plan recommends that residential development should be restricted in this Major Employment / Industrial Area in order to ensure that it does not limit the land’s potential future development for major industrial uses, wholesale, office, and

public/institutional uses, and limited commercial uses, which may serve as important employment centers.

- (C) The current plan upholds zoning policy adopted by Nash County twenty years ago as a result of the previous 2006 Land Development Plan, which is intended to “phase out” the presence of single-wide manufactured homes in all zoning districts except the A1 (Agricultural) Zone.
- (2) Reasonable and in the public interest because although the request may be considered “spot zoning,” it is reasonable due to the fact that there was recently a single-wide manufactured home located on the immediately adjacent property at 7890 NC Highway 4 and there is still a single-wide manufactured home located on the rear of that same adjacent property at 8036 NC Highway 4.

Development Conditions:

- (1) The subject property shall be developed in accordance with the approved site plan for a Class B single-wide manufactured home.
- (2) The Class B single-wide manufactured home may be supplemented with customary residential accessory land uses or replaced in the future by another permitted single-family residential land use such as a Class A double-wide manufactured home, a modular home, or a stick-built detached dwelling.
- (3) Prior to the set-up of the Class B single-wide manufactured home, the landowner shall obtain the following permits:
- (a) Zoning Permit issued by Nash County Planning;
 - (b) Compliance Permit issued by Nash County Environmental Health; and
 - (c) Manufactured Home and Trade Permits issued by Nash County Inspections.
- (4) Significant or substantial modifications or revisions to the approved site 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-260101 to rezone the specified property to A1-CZ in order to permit the set-up of a

Class B single-wide manufactured home 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-260101 is:

- (1) Inconsistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
 - (A) The plan designates the subject property primarily as a Major Employment / Industrial Area, with the exception of the rear, which is designated as a Water Protection / Natural Resource Area due to the presence of Swift Creek and its related wetlands to the north.
 - (B) The plan recommends that residential development should be restricted in this Major Employment / Industrial Area in order to ensure that it does not limit the land's potential future development for major industrial uses, wholesale, office, and public/institutional uses, and limited commercial uses, which may serve as important employment centers.
 - (C) The current plan upholds zoning policy adopted by Nash County twenty years ago as a result of the previous 2006 Land Development Plan, which is intended to "phase out" the presence of single-wide manufactured homes in all zoning districts except the A1 (Agricultural) Zone.
 - (2) Unreasonable "spot zoning" because the request is limited to a relatively small area (two acres) owned by a single landowner and approval of the request would permit the landowner to set up a single-wide manufactured home on the subject property, which is not allowed on the other properties located in the large, surrounding GC and R-30 Zoning Districts.
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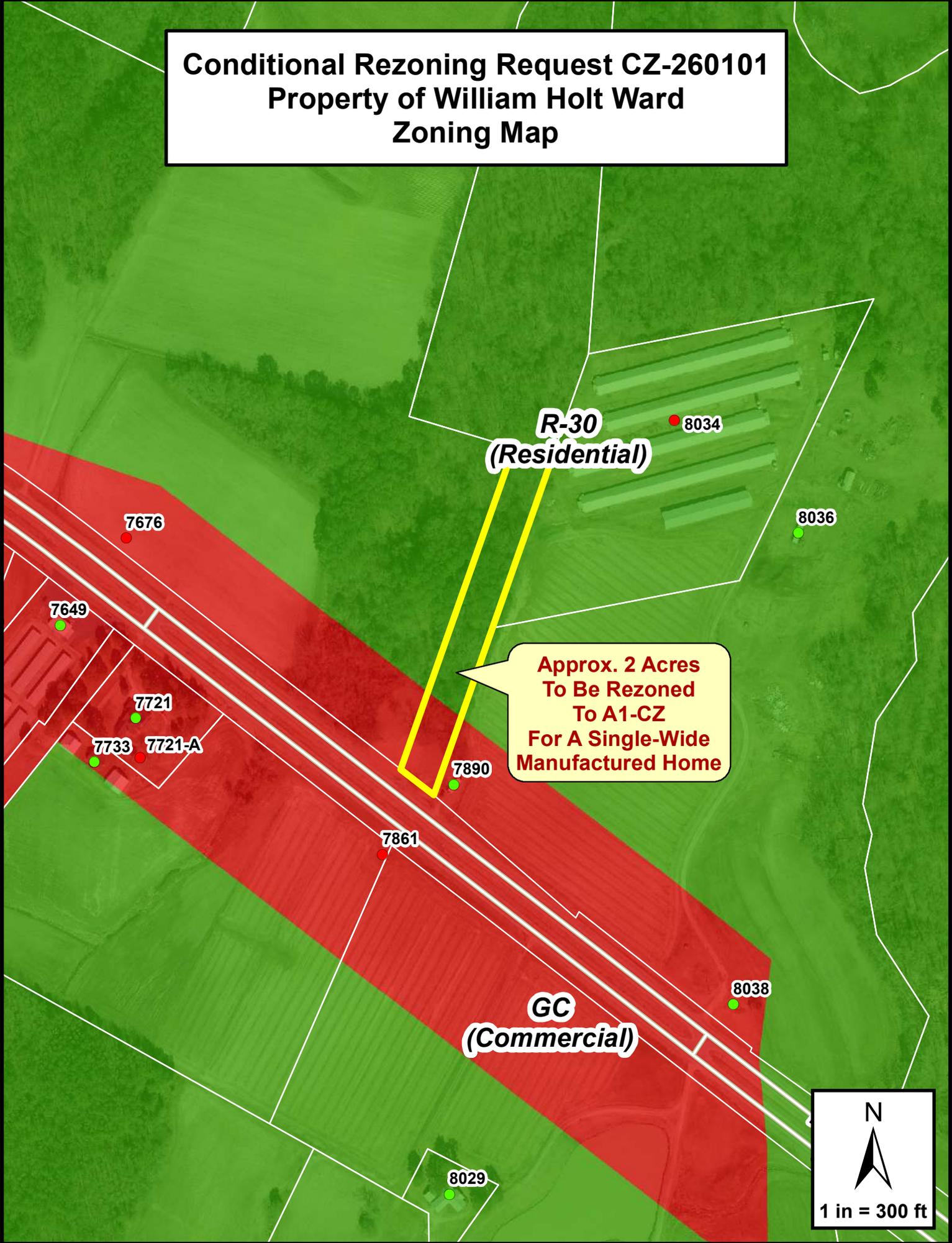
**Conditional Rezoning Request CZ-260101
Property of William Holt Ward
Aerial Map**



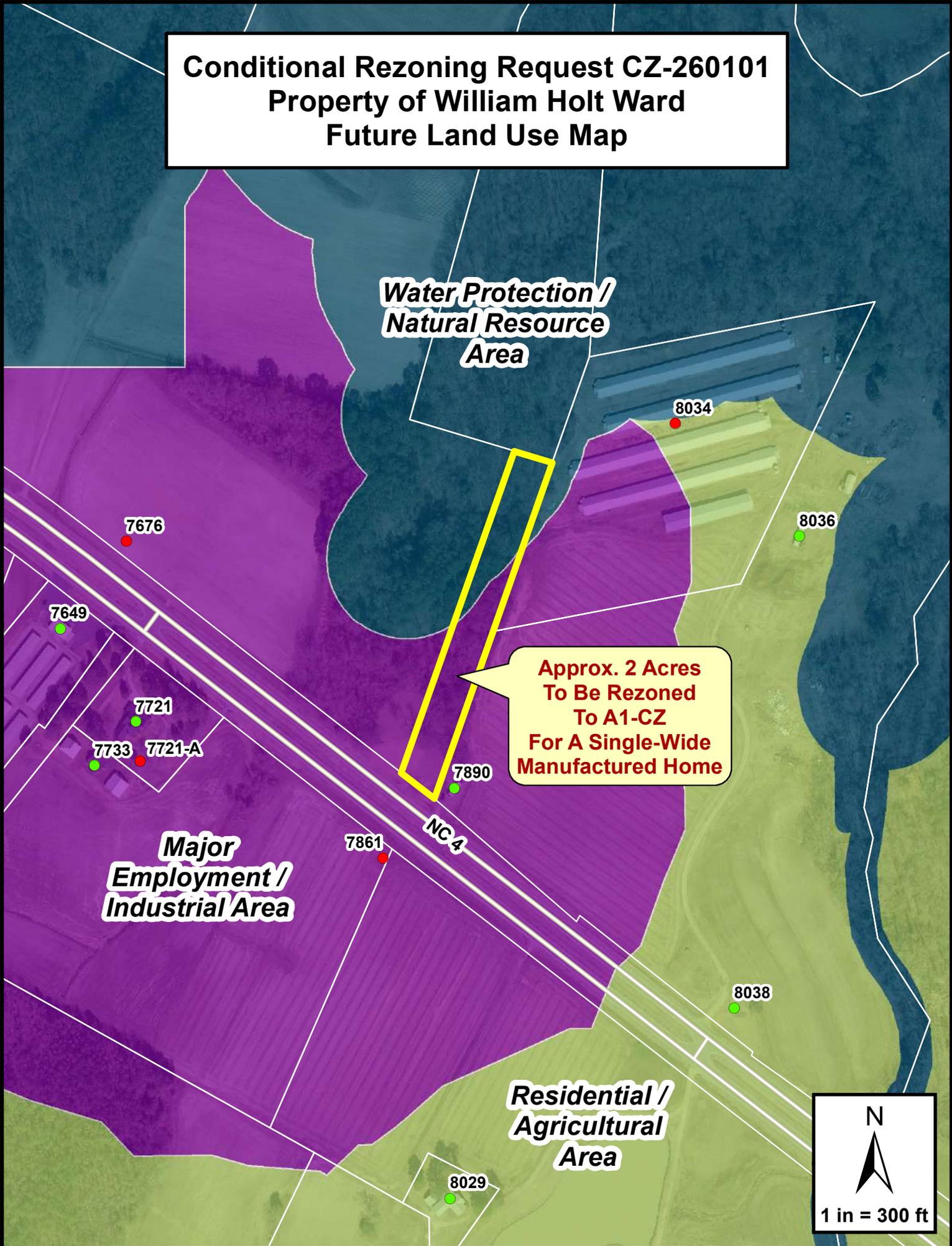
**Approx. 2 Acres
To Be Rezoned
To A1-CZ
For A Single-Wide
Manufactured Home**

N
1 in = 300 ft

**Conditional Rezoning Request CZ-260101
Property of William Holt Ward
Zoning Map**



**Conditional Rezoning Request CZ-260101
Property of William Holt Ward
Future Land Use Map**



**Conditional Rezoning Request CZ-260101
Property of William Holt Ward
Site Plan**

**Proposed SWMH
56.5 FT x 14 FT**

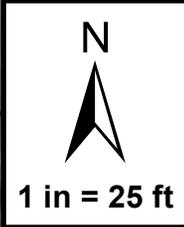
**Existing
Septic
Tank**

**Minimum Building
Setback Lines**

**Existing
Well**

**Former SWMH
Removed in 2025**

NC4



NASH COUNTY PLANNING BOARD
STAFF REPORT: SUBDIVISION WAIVER REQUEST

Subdivision Name: Wadford Estates Subdivision
Owner / Developer: Jerry W. Packer, Donna H. Packer, & Worth A. Packer
Location: West Side of Straight Gate Rd & Along John Wadford Ln,
Whitakers, NC 27891
Tax ID #: PIN 383600644721 / Parcel ID # 346174 (Portion)
PIN 383600753424 / Parcel ID # 346184 (Portion)
PIN 383600760314 / Parcel ID # 020186 (Portion)
PIN 383600850012 / Parcel ID # 346175 (Portion)
Zoning District: A1 (Agricultural)
Waiver Request: To permit the John Wadford Lane public road right-of-way to exceed
the 1,200-foot maximum cul-de-sac length limitation of UDO Art. X,
Sec. 10-7.3, I.

Subject Property:

The subject property is owned by Jerry W. Packer, Donna H. Packer, & Worth A. Packer and located on the west side of Straight Gate Road, Whitakers northeast of the Town of Red Oak in the A1 (Agricultural) Zoning District.

It is the site of the proposed 24-lot Wadford Estates residential subdivision, the sketch plan for which was previously approved by the Planning Board in March 2025 and its phased development plan was granted a construction authorization by the Planning Staff in November 2025.

The subdivision plan involves the construction of John Wadford Lane, a new fifty-foot wide public road right-of-way, which would intersect with Doctor John Court, another new fifty-foot wide public road right-of-way.

Waiver Request & Justification:

Instead of conforming to the previously drawn phase lines, the developer now wishes to construct Phases 1 and 4 simultaneously, including the full length of John Wadford Lane – a total of 1,589 linear feet – without constructing any portion of the intersecting Doctor John Court until a later phase.

Without its intended intersection with Doctor John Court, the 1,589-foot length of John Wadford Lane would exceed the 1,200-foot maximum cul-de-sac length limitation (as required by UDO Art. X, Sec. 10-7.3, I) by 389 feet.

Therefore, the owner/developer has requested a waiver (as permitted by UDO Art. X, Sec. 10-8) of the 1,200-foot maximum cul-de-sac length limitation in order to allow the construction of the full length of John Wadford Lane on the grounds that the waiver will result in “equal or better performance” in furthering the purposes of the Ordinance because the eventual construction of Doctor John Court will separate John Wadford Lane into two segments – each less than 1,200 feet in length.

Subdivision waiver requests are to be reviewed by the Planning Board and ultimately decided by the Board of Commissioners. Conditions may be attached to the approval of a subdivision waiver in order to ensure that the underlying purposes of the waived standards or requirements are still satisfied (per UDO Art. X, Sec. 10-8.3.)

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered the subdivision waiver request made for John Wadford Lane in the Wadford Estates Subdivision on January 2, 2026 and recommended **DENIAL** due to the concern that if the developer were to abandon the project – either willingly or unwillingly – prior to the construction of the intersecting Doctor John Court, then the resulting 1,589-foot John Wadford Lane would not include a turnaround for emergency vehicles and it would not qualify for adoption and maintenance by the NCDOT due to its length without a proper vehicle turnaround.

Alternatively, the Planning Staff has offered to approve a revised construction plan that would permit the simultaneous construction of the full length of John Wadford Lane, provided that it also included the construction of a minimum of the first seventy-five feet (75') of the intersecting Doctor John Court with an included temporary vehicle turnaround. The submittal of a performance guarantee (in the form of a surety bond, letter of credit, or cash deposit) in lieu of the actual construction of the first portion of Doctor John Court would also be an acceptable alternative. This adjustment would not require the approval of a subdivision waiver.

Suggested Motion:

*I move that the Nash County Planning Board recommends **APPROVAL or DENIAL (choose one)** of the request to waive the 1,200-foot maximum cul-de-sac length limitation in order to permit the simultaneous construction of the full length of John Wadford Lane on the grounds that the waiver will result in “equal or better performance” in furthering the purposes of the Ordinance.*



DATE: October 2025	REVISIONS
BY: MCGILVER	DESCRIPTION:
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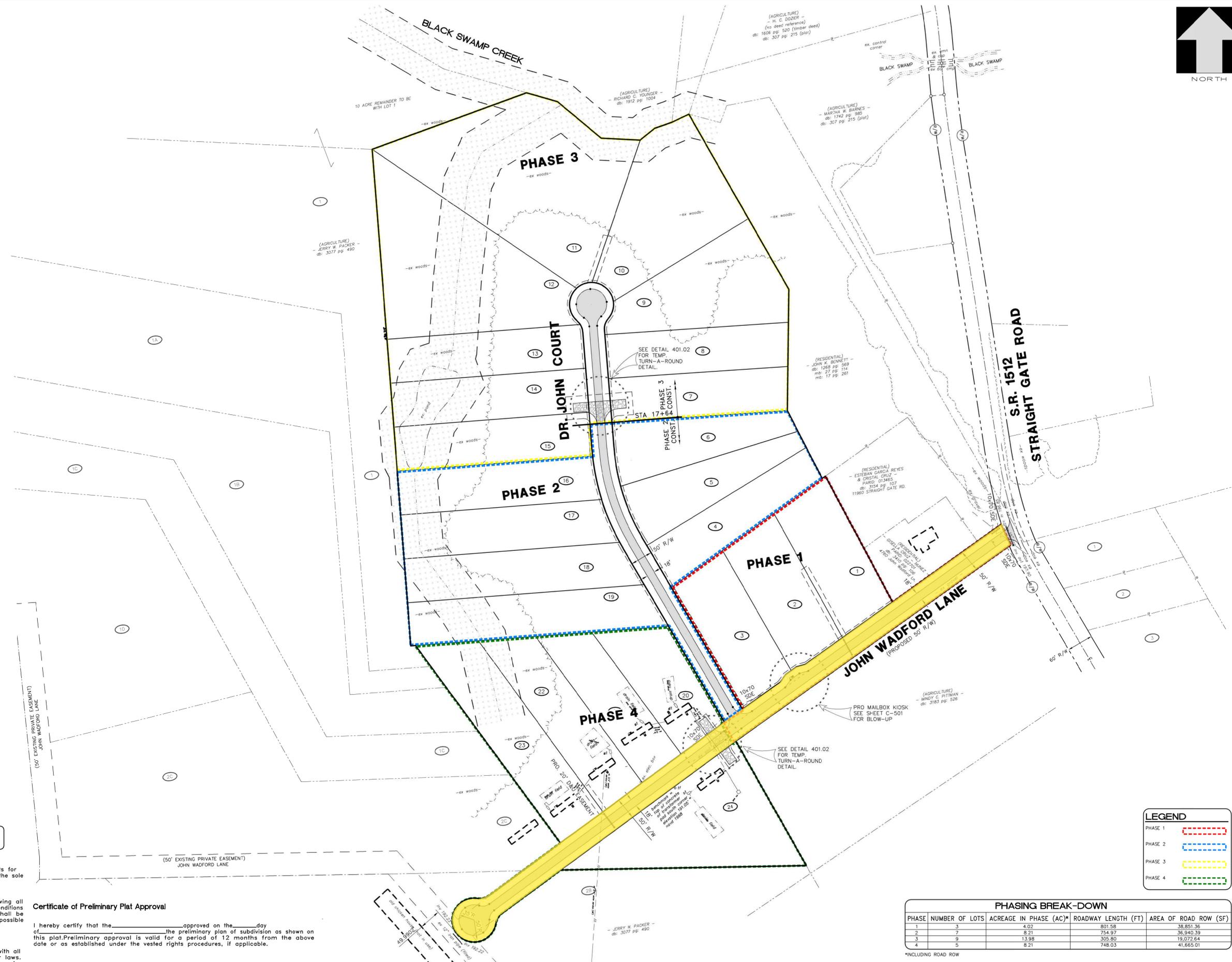
CONSULTING ENGINEERS, P.A.
CIVIL, MUNICIPAL &
STRUCTURAL ENGINEERS
BLN = 00562

2317 Professional Dr.
P.O. Box 7966
Rocky Mount, N.C. 27804
Phone: (252) 972-7703

www.appianengineers.com
admin@appianengineers.com

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ORIGINAL PLANS

Final Drawings
Review Purposes ONLY



BOUNDARY DESCRIPTION SHOWN
IS NOT FOR RECORDATION.

CONSTRUCTION SAFETY
These drawings do not contain the requirements for job safety. All provisions for safety shall be the sole responsibility of the contractor.

EXISTING CONDITIONS:
The contractor shall be responsible for reviewing all existing job conditions. Any adverse existing conditions affecting work shown on these drawings shall be brought to the attention of the engineer for possible clarification or reconciliation.

ADA AND LEGAL DISCLAIMER
This document is not represented to comply with all requirements contained in the ADA or other laws. Engineers are not licensed to interpret laws or give advice concerning laws, the owner should have this document reviewed by his attorney to determine legal compliance.

Certificate of Preliminary Plat Approval
I hereby certify that the _____ approved on the _____ day of _____ the preliminary plan of subdivision as shown on this plat. Preliminary approval is valid for a period of 12 months from the above date or as established under the vested rights procedures, if applicable.

Planning Director _____ Date _____

LEGEND

PHASE 1	
PHASE 2	
PHASE 3	
PHASE 4	

PHASING BREAK-DOWN

PHASE	NUMBER OF LOTS	ACREAGE IN PHASE (AC)*	ROADWAY LENGTH (FT)	AREA OF ROAD ROW (SF)
1	3	4.02	801.58	38,851.36
2	7	8.21	754.97	36,940.39
3	9	13.98	305.80	19,072.64
4	5	8.21	748.03	41,665.01

*INCLUDING ROAD ROW



**PHASING PLAN for
WADFORD ESTATES SUBDIVISION
STRAIGHT GATE RD, S.R. 1512 NORTH,
NASH COUNTY, NC**

25-011
D-0000
C-301