



**NASH COUNTY PLANNING BOARD  
REGULAR MEETING**

**MONDAY, FEBRUARY 16, 2026 AT 6:30 P.M.**

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

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**MEETING AGENDA**

- 1. Call to Order.**
- 2. Determination of a Quorum.**
- 3. Approval of Meeting Minutes.**  
July 21, 2025 Regular Meeting - Delayed  
January 20, 2026 Regular Meeting
- 4. Review of Public Comment Policy.**
- 5. General Rezoning Request Z-260201: Old Lewis School Rd.**  
Made by the property owner, the Derek & Matthew Bissette 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).
- 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.
- 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.
- 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.

**9. Other Business.**

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

**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.

**Upcoming UDO Update Steering Committee Meeting:**

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

**10. Adjournment.**

**MINUTES OF THE  
NASH COUNTY PLANNING BOARD  
REGULAR MEETING  
HELD TUESDAY, JANUARY 20, 2026 AT 6:30 P.M.  
COMMISSIONERS ROOM – THIRD FLOOR  
NASH COUNTY ADMINISTRATION BUILDING  
120 WEST WASHINGTON STREET  
NASHVILLE, NC 27856**

**BOARD MEMBERS PRESENT**

Jimmy Glover, Vice-Chairman  
Randy Adcox  
Evelyn Bulluck  
Kim Moore  
Chris Sandifer  
Ethan Vester

**BOARD MEMBERS ABSENT**

DeLeon Parker, Jr., Chairman  
Robert Cordell  
Steve Williams

**STAFF MEMBERS PRESENT**

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

**OTHERS PRESENT**

Marvin C. Arrington  
Robbie B. Davis  
Kennedy Vinson  
Amy Ward  
Paige Ward  
Steve Ward  
William Holt Ward

**1. Call to Order.**

Vice-Chairman Glover called the meeting to order at 6:30 p.m.

**2. Determination of a Quorum.**

Vice-Chairman Glover confirmed the presence of a quorum.

**3. Approval of Meeting Minutes.**

Vice-Chairman Glover asked for any revisions or corrections to the draft minutes of the December 15, 2025 regular meeting. None were offered.

**BOARD ACTION: Ms. Moore offered a motion, which was duly seconded by Mr. Adcox, to approve the minutes of the December 15, 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-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.**

Mr. Tyson presented the staff report on Conditional Rezoning Request CZ-260101 as submitted to the Board in the January 20, 2026 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the request 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."

No members of the public addressed the Board with regard to this request.

Mrs. Amy Ward addressed the Board on behalf of the applicant in support of the request. She explained that the proposed single-wide manufactured home was intended for her daughter and her daughter's fiancé to reside in temporarily following their planned wedding in October 2026 and while constructing their permanent home on a different property that they own off of Browntown Rd. She also expressed willingness to accept a time limit as a condition of the rezoning request's approval and estimated that it could take until January 2029 to complete the couple's permanent home.

The Board discussed the presence of other, already-existing manufactured homes in the area of the subject property, the fact that approval of the request would only allow for one single-wide manufactured home to be located on the subject property and it would not directly impact any other surrounding properties, the fact that the County began "phasing out" single-wide manufactured homes from non-agricultural zoning districts back in 2006 based on concerns regarding the aesthetics and upkeep of those units, that the site of the recently removed single-wide manufactured home was owned by a relative of the applicant, but the well and septic system that served it is located on the subject property that is owned by the applicant, the minimum lot width of the subject property (100.25 feet), the applicant's intention to remove the manufactured home following the completion of the occupants' permanent home, the potential attachment of a development condition that would establish

a time limit for the manufactured home, and the zoning enforcement process to eventually have the manufactured home removed from the subject property.

**BOARD ACTION: Mr. Vester offered a motion, which was duly seconded by Ms. Bulluck, to recommend 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.
- (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.
- (6) The Class B single-wide manufactured home may remain on the subject property for a maximum period of up to five (5) years from the date of the approval of this rezoning request, at which time it must be removed from the subject property.

Mrs. Ward consented to the addition of Development Condition #6 on behalf of the rezoning request applicant.

**The motion was unanimously carried.**

The Board further discussed the need to document the specific reasons why this particular rezoning to permit a single-wide manufactured home was considered reasonable.

**BOARD ACTION: Mr. Sandifer offered a motion, which was duly seconded by Ms. Moore, to amend the recommended Statement of Plan Consistency and Reasonableness for Conditional Rezoning Request CZ-260101 as follows (addition underlined):**

**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, there is still a single-wide manufactured home located on the rear of that same adjacent property at 8036 NC Highway 4, and the subject property includes an existing, viable onsite well and septic system.

**The motion was unanimously carried.**

- 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.**

Mr. Tyson advised the Board that the applicant, Mr. Packer, had withdrawn this subdivision waiver request from the Board's consideration earlier that same day.

**7. Other Business.**

Mr. Tyson provided the following update on the planning actions taken by the Nash County Board of Commissioners at its January 5, 2026 regular meeting:

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.

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, Vice-Chairman Glover adjourned the meeting at 7:10 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: GENERAL REZONING REQUEST**

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**File Number:** Z-260201: General Rezoning Request  
**Property Owner / Applicant:** Derek & Matthew Bissette Farm Partnership  
**Location:** South Side of Old Lewis School Rd, Middlesex, NC 27557  
**Tax ID #:** PIN 274300405158 / Parcel ID # 004236  
**Total Area to be Rezoned:** 110.56 Acres  
**Current Zoning District:** RA-30-CZ (Single-Family Residential Conditional Zone)  
**Proposed Zoning District:** R-40 (Single-Family Residential)  
**Future Land Use Classification:** Residential / Agricultural Area &  
Water Protection / Natural Resources Area  
**Notice of Public Meeting:** Mailed to Property Owners within 600 Feet on Feb. 4, 2026

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**Subject Property:**

The subject property is a 110.56-acre undeveloped tract of land located on the south side of Old Lewis School Road, Middlesex in southern Nash County just north of the Wilson County Line.

The property was previously rezoned by the Board of Commissioners in October 2025 from R-40 (Single-Family Residential) to RA-30-CZ (Single-Family Residential Conditional Zone) for the proposed development of the 90-lot Old Lewis School Road residential subdivision (Case File #CZ-250102.)

However, the property has subsequently been acquired by the Derek & Matthew Bissette Farm Partnership, which does not intend to pursue the previously approved development plan.

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**Rezoning Request:**

The new property owner has submitted General Rezoning Request Z-260201 to rezone the subject property back to the R-40 (Single-Family Residential) Zoning District.

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**Comprehensive Land Use Plan:**

General Rezoning Request Z-260201 is consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:

- (1) The plan designates the subject property partially as Residential / Agricultural Area and partially as Water Protection / Natural Resources Area.
- (2) 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.
- (3) 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.

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***Reasonableness and “Spot Zoning”:***

General Rezoning Request Z-260201 may be considered 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.

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***TRC Recommendation:***

The Nash County Technical Review Committee (TRC) considered General Rezoning Request Z-260201 on January 29, 2026 and recommended **APPROVAL** of the request.

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***Suggested Motions:***

**MOTION TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT:**

*I move that the Nash County Planning Board recommends **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.

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**MOTION TO RECOMMEND DENIAL OF THE ZONING MAP AMENDMENT:**

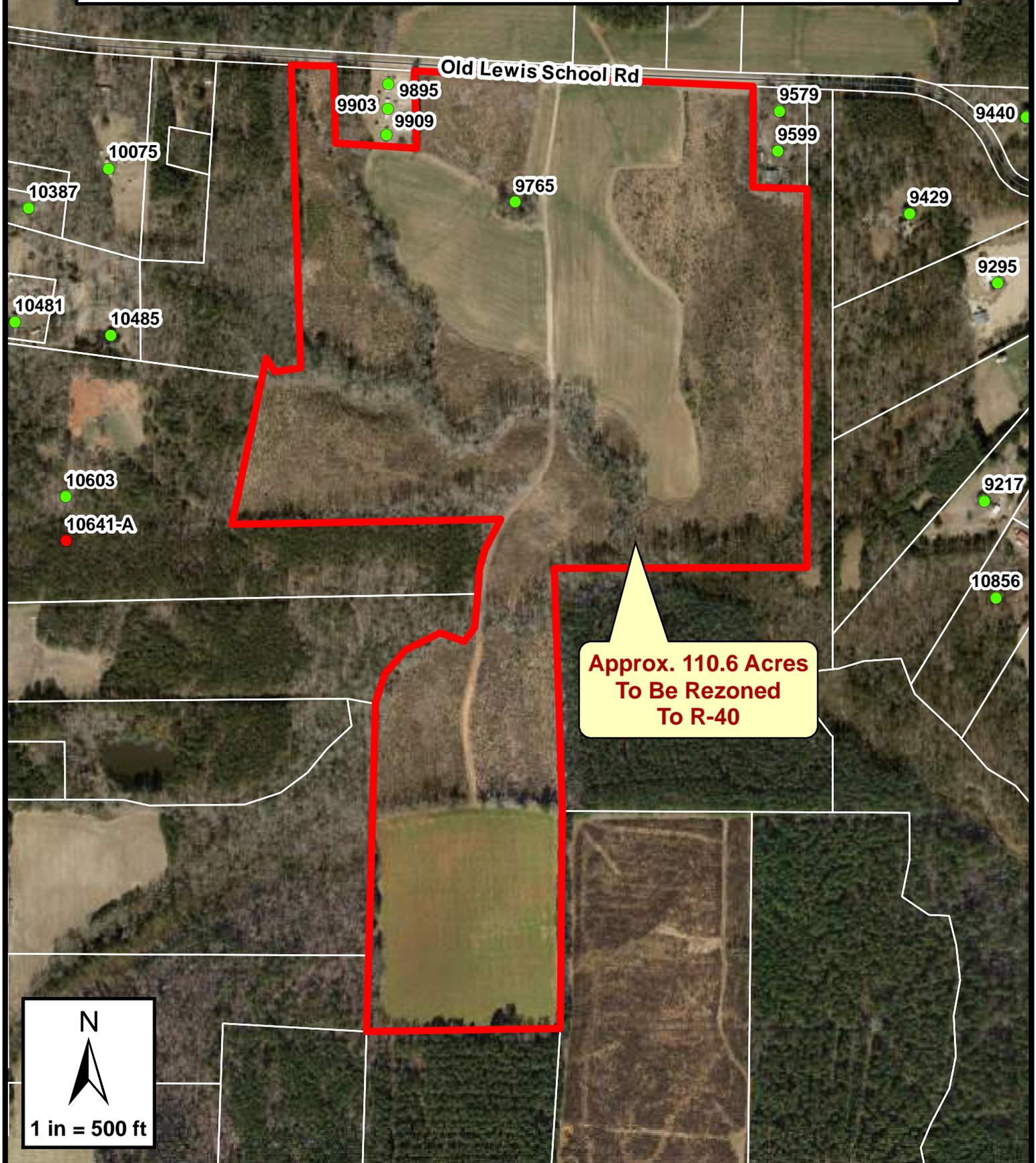
*I move that the Nash County Planning Board recommends DENIAL of General Rezoning Request Z-260201 to rezone the subject property back to R-40 (Single-Family Residential) and the adoption of the statement of plan consistency and reasonableness below for the consideration of the Nash County Board of Commissioners.*

**Statement of Plan Consistency and Reasonableness:**

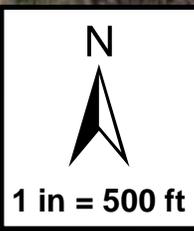
General Rezoning Request Z-260201 is:

- (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.; **BUT**
  - (2) **Unreasonable and/or not in the public interest because: (Specify reasons related to the proposed residential density or the incompatibility of the request with the adjacent and surrounding area.)**
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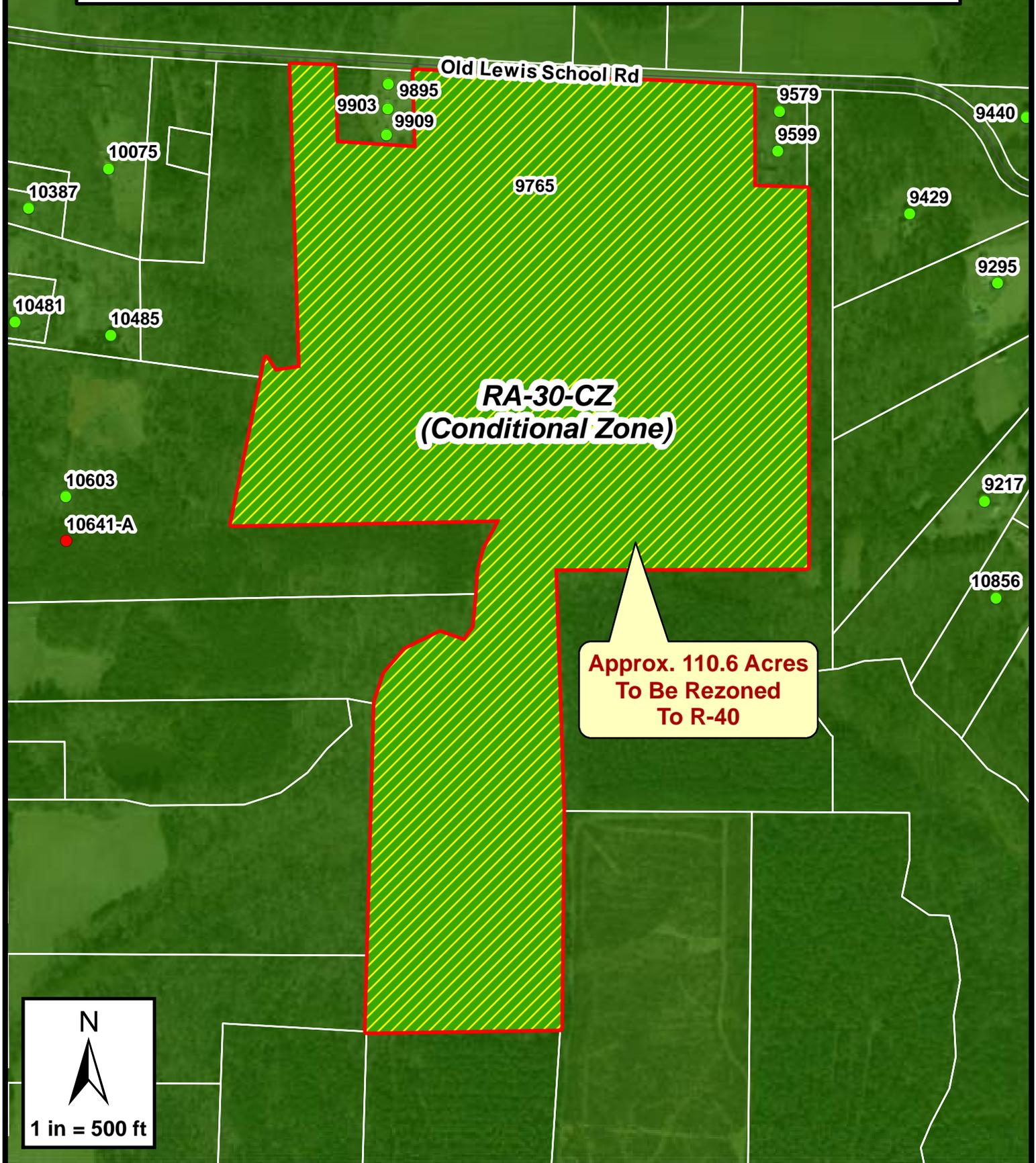
**General Rezoning Request Z-260201  
Property of Derek & Matthew Bissette Farm Partnership  
Aerial Map**



**Approx. 110.6 Acres  
To Be Rezoned  
To R-40**

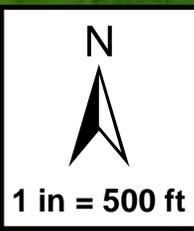


**General Rezoning Request Z-260201**  
**Property of Derek & Matthew Bissette Farm Partnership**  
**Zoning Map**

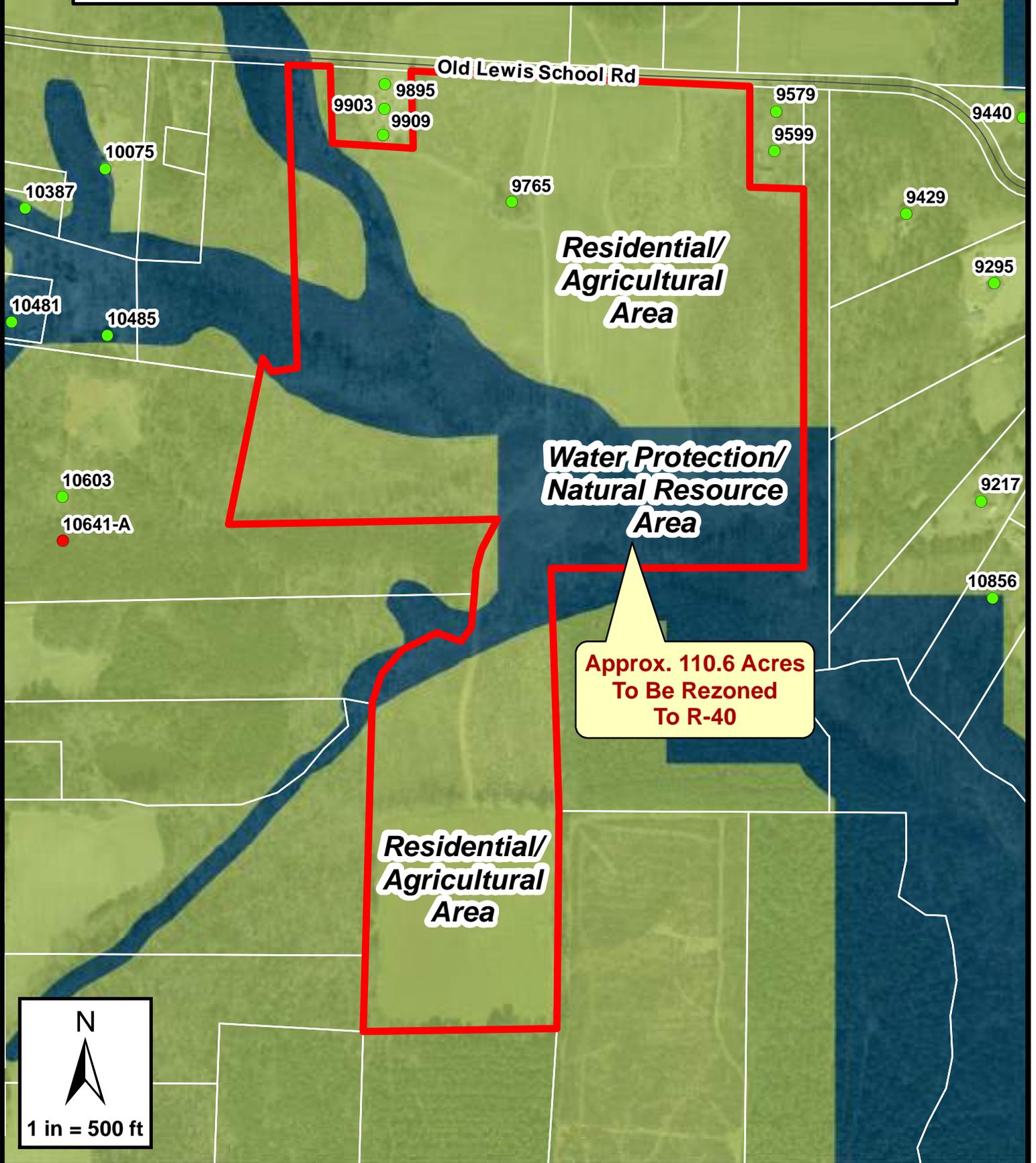


**RA-30-CZ**  
**(Conditional Zone)**

**Approx. 110.6 Acres**  
**To Be Rezoned**  
**To R-40**



**General Rezoning Request Z-260201  
Property of Derek & Matthew Bissette Farm Partnership  
Future Land Use Map**



**NASH COUNTY PLANNING BOARD**  
**STAFF REPORT: CONDITIONAL REZONING REQUEST**

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<b>File Number:</b>	CZ-260201: Conditional Rezoning Request
<b>Applicant / Developer:</b>	C.T. Williams Corporation
<b>Property Owners:</b>	C.T. Williams Corporation & Joan Joyner Taylor
<b>Designer:</b>	The East Group
<b>Location:</b>	North Side of Strickland Rd, Bailey, NC 27807
<b>Tax ID #:</b>	PIN 277500561957 / Parcel ID # 024912 (30.87 Acres) PIN 277500485302 / Parcel ID # 026340 (20.44 Acres) PIN 277500580295 / Parcel ID # 026316 (20.44 Acres)
<b>Total Area to be Rezoned:</b>	71.75 Acres
<b>Current Zoning District:</b>	R-40 (Single-Family Residential)
<b>Proposed Zoning District:</b>	RA-30-CZ (Single-Family Residential Conditional Zone)
<b>Proposed Land Use:</b>	Williams Run, Section 2, Phase 2 Subdivision 76 New Residential Lots
<b>Future Land Use Classification:</b>	Residential / Agricultural Area & Water Protection / Natural Resource Area
<b>Water Supply:</b>	Nash County Public Water Service (Extension)
<b>Wastewater Disposal:</b>	Individual Private Onsite Septic Systems
<b>Notice of Public Meeting:</b>	Mailed to Property Owners within 600 Feet on Feb. 4, 2026

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**Project History:**

Back in December 2025, the Planning Board reviewed a conditional rezoning request (Case File #CZ-251202), made by the same applicant, the C.T. Williams Corporation, and proposing the rezoning of the same subject property to the RA-30-CZ Zoning District for the development of the 76-lot Williams Run, Section 2, Phase 2 Subdivision.

The Planning Board, with a split vote of 5 to 2, recommended approval of the request. However, in January 2026, the Board of Commissioners, with a split vote of 6 to 1, ultimately denied the rezoning request due to the lack of buffering proposed between the new development and the immediately adjacent properties.

**The applicant has now resubmitted the conditional rezoning request with the following additions to the subdivision sketch plan:**

- (1) A proposed four-rail vinyl fence to be installed along the subject property's frontage on Strickland Rd; and
- (2) A proposed vegetative screening buffer to be planted or preserved along the rest of the exterior boundary of the subdivision development. The buffer shall comply with the following standards as referenced from UDO Art. XI, Sec. 11-3.1 (A) for "Roadside Buffer Yards" that are typically required between parking lots and public road rights-of-way:
  - (A) The buffer shall have a minimum width of ten feet (10') and shall include perpetually maintained natural or planted vegetation.
  - (B) The buffer shall contain at least one canopy tree for each sixty linear feet (60') of road frontage and each tree shall be a minimum of eight feet (8') in height and shall have a minimum caliper of two inches (2") as measured six inches (6") above grade at the time of planting.
  - (C) Each tree shall be a species which can be expected to attain a minimum height of forty feet (40') and have a crown width of thirty feet (30') or greater at maturity.
  - (D) The buffer shall also contain evergreen shrubs, planted four feet (4') on center, which are of a species which can be expected to reach a minimum height of thirty-six inches (36") and a minimum spread of thirty inches (30") within three (3) years of planting.
  - (E) All portions of the buffer not planted with trees or shrubs shall be planted with grass, ground cover, or natural mulch of a minimum depth of three inches (3").

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***Subject Property:***

The subject property consists of three adjacent tracts of land totaling 71.75 acres, owned by the C.T. Williams Corporation and Joan Joyner Taylor, and located on the north side of Strickland Rd in southern Nash County and northeast of the Town of Bailey in the R-40 (Single-Family Residential) Zoning District.

The property is located across Strickland Rd from an RA-20-CZ (Medium Density Residential Conditional Zone) established in August 2021 for the 149-lot Williams Run, Section 1 Subdivision (Case File #CZ-210603), which was compliant at that time with the County's previous land use plan.

The property is also located directly beside the seven-lot Williams Run, Section 2, Phase 1 Subdivision recently recorded in October 2025, which remains zoned R-40 (Single-Family Residential.)

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**Rezoning Request:**

The prospective developer, the C.T. Williams Corporation, has submitted Conditional Rezoning Request CZ-260201 to rezone the subject property to RA-30-CZ (Single-Family Residential Conditional Zone) specifically for the development of the proposed 76-lot residential Williams Run, Section 2, Phase 2 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) 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.

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**Sketch Plan:**

The subdivision sketch plan submitted by The East Group, which serves as the required site plan for this conditional rezoning request, proposes the development of five new public road rights-of-way, 76 new residential lots, and two special purpose lots – one for a shared mailbox kiosk and one for open space and wetlands preservation.

All of the residential lots would be accessed from the new interior roads and none would have direct driveway access to Strickland Rd. The sketch plan proposes stub road connections to the immediately adjacent properties on both the east and west sides of the subject property.

The stub road connection to the east would replace the current path providing access to the adjacent property at 3766 Strickland Rd (Owner: Josh Lamm) and would eventually require a change of address for the existing home located on that tract.

Each of the new lots must 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 and they would be served by an extension of the Nash County public water system and

individual private onsite septic systems. All of the currently existing structures on the subject property are proposed to be removed.

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***Comprehensive Land Use Plan:***

Conditional Rezoning Request CZ-260201 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 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.
- (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 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.

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***Reasonableness and "Spot Zoning":***

Conditional Rezoning Request CZ-260201 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 more restrictive in terms of permitted land uses than the current zoning district because it prohibits the development of manufactured homes.
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***TRC Recommendation:***

The Nash County Technical Review Committee (TRC) considered Conditional Rezoning Request CZ-260201 on January 29, 2026 and recommended **APPROVAL** of the request, subject to the **DEVELOPMENT CONDITIONS** suggested below.

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***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-260201 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 development conditions recommended 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.
- (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 developer shall make the following minor revisions to the proposed sketch plan for the Williams Run, Section 2, Phase 2 Subdivision:
  - (a) On Lot 1, a 40' MBL should be shown along the new interior road and a 20' MBL should be shown along Strickland Rd.
  - (b) 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.
  - (c) The PROPOSED CBU LOCATION shown between Lots 1 & 2 should be labeled as a SPECIAL PURPOSE LOT FOR MAILBOX KIOSK.
- (2) The subject property shall be developed in accordance with the approved sketch plan for the Williams Run, Section 2, Phase 2 Subdivision.
- (3) 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.
- (4) 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.
- (5) The developer shall install a four-rail vinyl fence along the subject property's frontage on Strickland Rd as shown on the subdivision sketch plan.
- (6) The developer shall establish a vegetative screening buffer around the exterior boundary of the subdivision development (with the exception of along the Strickland Rd frontage) as shown on the subdivision sketch plan that shall be planted and maintained in accordance with the following standards as referenced from UDO Art. XI, Sec. 11-3.1 (A):
  - (A) The buffer shall have a minimum width of ten feet (10') and shall include perpetually maintained natural or planted vegetation.
  - (B) The buffer shall contain at least one canopy tree for each sixty linear feet (60') of road frontage and each tree shall be a minimum of eight feet (8') in height and shall have a minimum caliper of two inches (2") as measured six inches (6") above grade at the time of planting.
  - (C) Each tree shall be a species which can be expected to attain a minimum height of forty feet (40') and have a crown width of thirty feet (30') or greater at maturity.

- (D) The buffer shall also contain evergreen shrubs, planted four feet (4') on center, which are of a species which can be expected to reach a minimum height of thirty-six inches (36") and a minimum spread of thirty inches (30") within three (3) years of planting.
- (E) All portions of the buffer not planted with trees or shrubs shall be planted with grass, ground cover, or natural mulch of a minimum depth of three inches (3").
- (7) If there is already natural vegetation existing within the buffer area that is comparable to the above standards, it may be preserved by the developer to satisfy this screening requirement. However, if the preserved natural vegetation is determined by Nash County to be insufficient, it shall be supplemented with additional plantings as necessary in order to satisfy those standards.
- (8) The developer shall establish a property owners' association to own and maintain the special purpose lots.
- (9) 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
- (10) 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.
- (11) 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.
- (12) 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.
- (13) 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.
- (14) 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-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:**

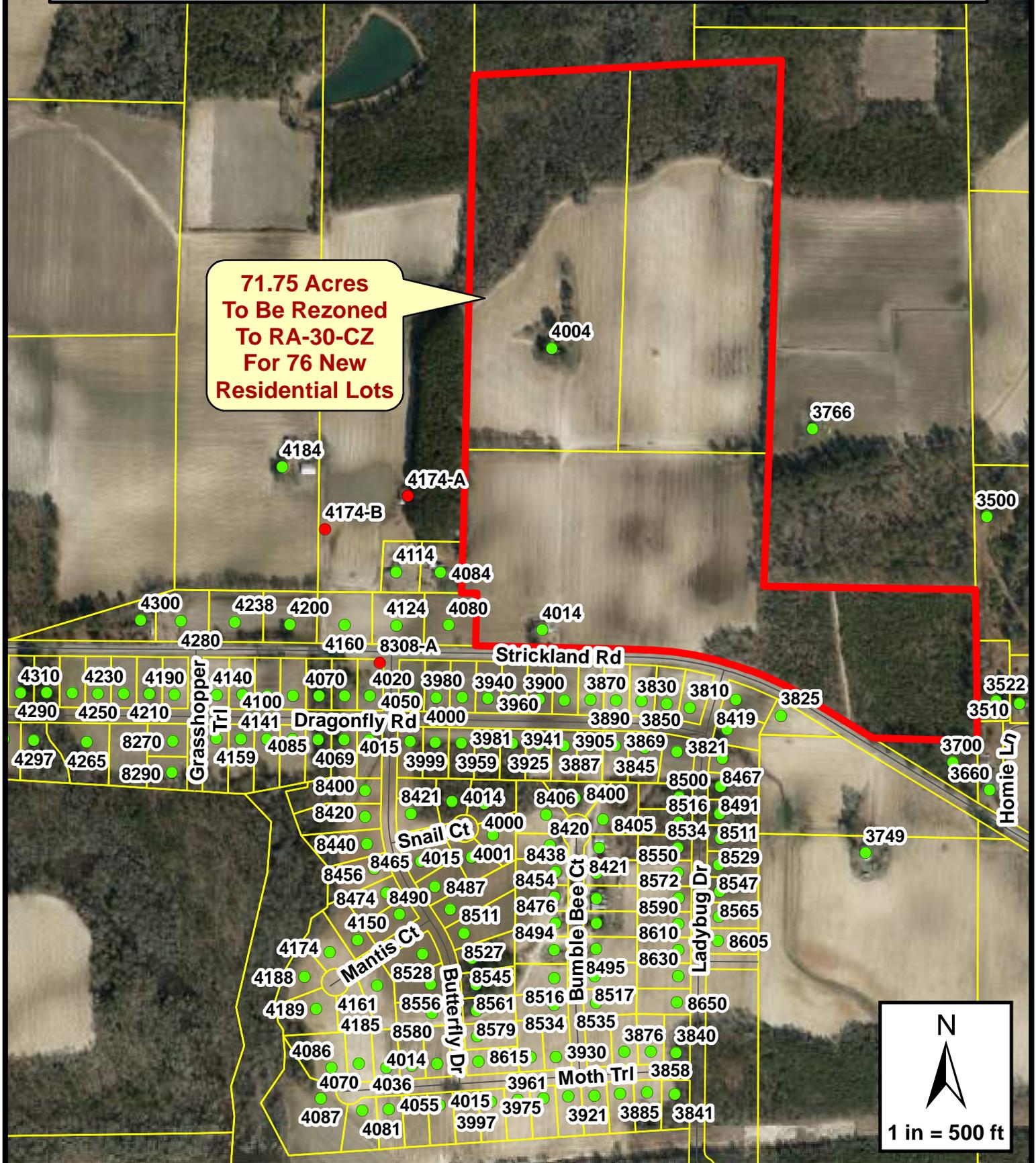
Conditional Rezoning Request CZ-260201 is:

- (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 because: (Specify reasons related to the proposed residential density, subdivision design, and/or the request's incompatibility with the adjacent and surrounding area.)**
-

5309

# Conditional Rezoning Request CZ-260201 Property of C.T. Williams Corporation & Joan Joyner Taylor Aerial Map

**71.75 Acres  
To Be Rezoned  
To RA-30-CZ  
For 76 New  
Residential Lots**



N  
1 in = 500 ft

**Conditional Rezoning Request CZ-260201**  
**Property of C.T. Williams Corporation & Joan Joyner Taylor**  
**Zoning Map**

**71.75 Acres  
To Be Rezoned  
To RA-30-CZ  
For 76 New  
Residential Lots**

**R-40  
(Residential)**

**RA-20-CZ  
(Conditional Zone)**

Grasshopper Trl

Dragonfly Rd

Strickland Rd

Homie Ln

Snail Ct

Mantis Ct

Butterfly Dr

Bumble Bee Ct

Ladybug Dr

Moth Trl



1 in = 500 ft

**Conditional Rezoning Request CZ-260201**  
**Property of C.T. Williams Corporation & Joan Joyner Taylor**  
**Future Land Use Map**

*Water Protection /  
Natural Resource  
Area*

**71.75 Acres  
To Be Rezoned  
To RA-30-CZ  
For 76 New  
Residential Lots**

*Residential /  
Agricultural  
Area*

Strickland Rd

Grasshopper Trl

Dragonfly Rd

Homie Ln

Snail Ct

Mantis Ct

Butterfly Dr

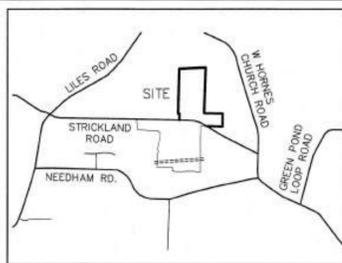
Bumble Bee Ct

Ladybug Dr

Moth Trl



1 in = 500 ft



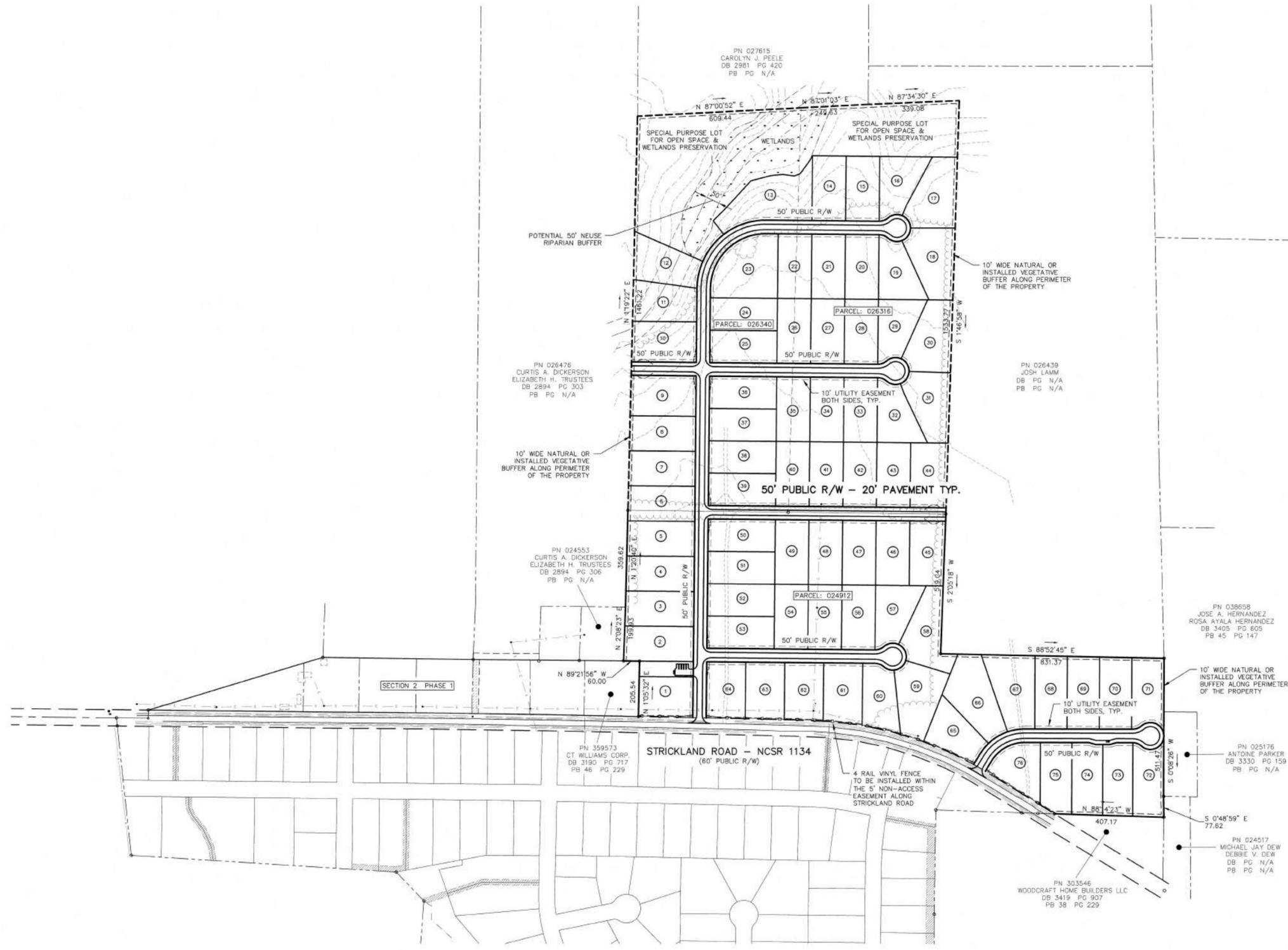
VICINITY MAP  
NOT TO SCALE



CORPORATE OFFICE  
324 Evans Street  
Greenville, NC 27858  
Tel 252.758.3746

BRANCH OFFICE  
4325 Lake Boone Trail, Suite 311  
Raleigh, NC 27607  
Tel 919.784.9330

NC Architectural License No. 50213  
NC Interior Design License No. 1027  
NC Engineering License No. C-2026  
NC Landscape Architecture License No. C-427  
eastgroup.com



**SITE DATA:**

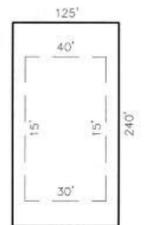
TOTAL ACREAGE.....71.75 AC.  
PROPOSED ZONING.....RA-30-CZ  
MIN. LOT SIZE.....30,000 SF  
MIN. LOT WIDTH @ MBL.....100'  
LF OF STREETS.....5,892 LF  
NO. OF LOTS.....76  
R/W AREA.....6.91 AC  
OPEN SPACE.....8.07 AC  
OWNER NAME.....CT WILLIAMS CORPORATION  
OWNER ADDRESS.....3303 SUNSET AVE STE H  
CITY / STATE / ZIP.....ROCKY MOUNT, NC 27804  
TOWNSHIP.....JACKSONS  
NEIGHBORHOOD.....70  
PARCEL NO.....024912  
PIN NO.....277500561957  
DEED BOOK / PAGE.....DB 3190 PG 717  
PLAT BOOK / PAGE.....PB 46 PG 229  
ACREAGE.....30.87 AC

OWNER NAME.....JOAN JOYNER TAYLOR  
OWNER ADDRESS.....1518 WELLS ROAD  
CITY / STATE / ZIP.....WHITAKERS, NC 27891  
PARCEL NO.....026340  
PIN NO.....277500485302  
DEED BOOK / PAGE.....N/A  
PLAT BOOK / PAGE.....PB 20 PG 133  
ACREAGE.....20.44 AC

PARCEL NO.....026316  
PIN NO.....277500580295U  
DEED BOOK / PAGE.....N/A  
PLAT BOOK / PAGE.....PB 20 PG 133  
ACREAGE.....20.44 AC

**TYPICAL LOT:**

125' X 240' = 30,000 SF

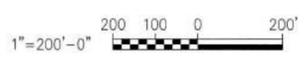


**MIN. BUILDING SETBACKS**

FRONT: 40'  
SIDE: 15'  
REAR: 30'  
CORNER SIDE: 20'

**NOTES:**

1. THIS PROPERTY IS LOCATED WITHIN THE WS-III NSW WATER SUPPLY WATERSHED.
2. ALL CUL-DE-SACS, INCLUDING TEMPORARY TURNAROUNDS ARE DESIGNED TO MEET MINIMUM STANDARDS.
3. THIS PROJECT WILL HAVE TO COMPLY WITH THE NEUSE RIVER BASIN STORMWATER MANAGEMENT REGULATIONS.
4. ANY INSTALLED VEGETATIVE BUFFER WILL INCLUDE NATIVE TREES AND/OR PLANTINGS.



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FINAL DRAWING - FOR REVIEW PURPOSES ONLY

**PRELIMINARY DESIGN DOCUMENTS**

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

REV	DATE	DESCRIPTION	CHK		BY	
			SLJ	MSC	SLJ	MSC
A	11-20-2025	ISSUE FOR REVIEW				
B	12-08-2025	REVISED PER TRC COMMENTS				
C	01-19-2026	REVISED PER WASH COUNTY COMMENTS				

PROJECT NO. **20210109**

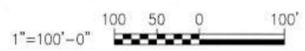
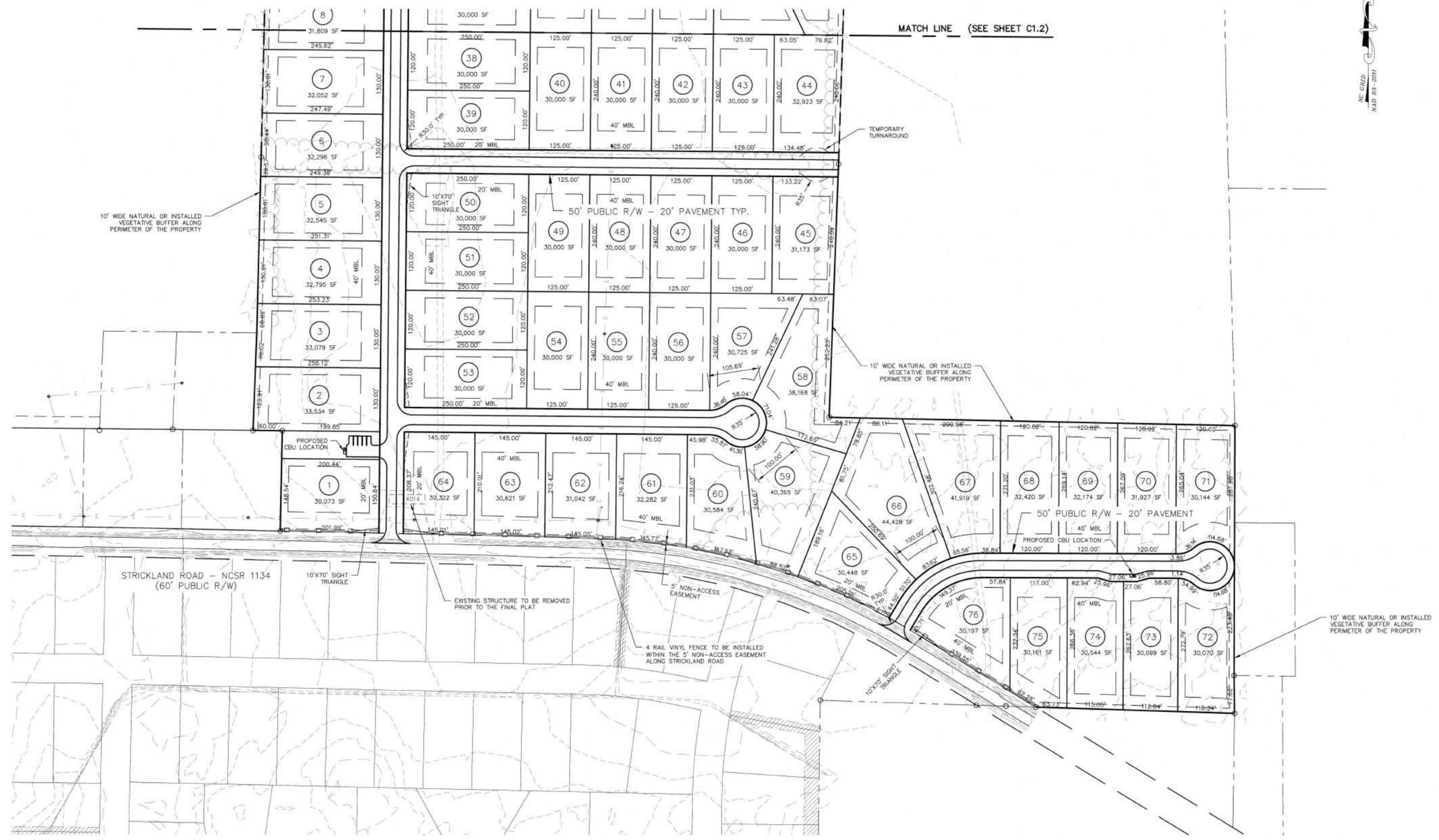
PROJECT LOCATION  
**Jacksons Twp. Nash County, NC**

PROJECT TITLE  
**WILLIAMS RUN SECTION 2 PHASE 2**

DRAWING TITLE  
**SKETCH PLAN**

DRAWING NO.  
**C0.1**

OWNER/DEVELOPER:  
CT WILLIAMS CORPORATION  
C/O CECIL WILLIAMS  
3303 SUNSET AVE STE H  
ROCKY MOUNT, NC 27804  
(252) 443-0395



FINAL DRAWING - FOR REVIEW PURPOSES ONLY

**PRELIMINARY DESIGN DOCUMENTS**

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

REV	DATE	DESCRIPTION	BY		CHK	
			SLJ	MSC	SLJ	MSC
A	11-20-2025	ISSUE FOR REVIEW				
B	12-08-2025	REVISED PER TRC COMMENTS				
C	01-19-2026	REVISED PER NASH COUNTY COMMENTS				

TEC PROJECT NO. **20210109**

PROJECT LOCATION  
**Jacksons Twp. Nash County, NC**

**WILLIAMS RUN SECTION 2 PHASE 2**

DRAWING TITLE  
**SKETCH PLAN**

DRAWING NO.  
**C1.1**

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

**PRELIMINARY DESIGN DOCUMENTS**

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

REV	DATE	DESCRIPTION	BY		CHK	
			SLJ	MSC	SLJ	MSC
A	11-20-2025	ISSUE FOR REVIEW				
B	12-08-2025	REVISED PER TRC COMMENTS				
C	01-19-2026	REVISED PER WASH COUNTY COMMENTS				

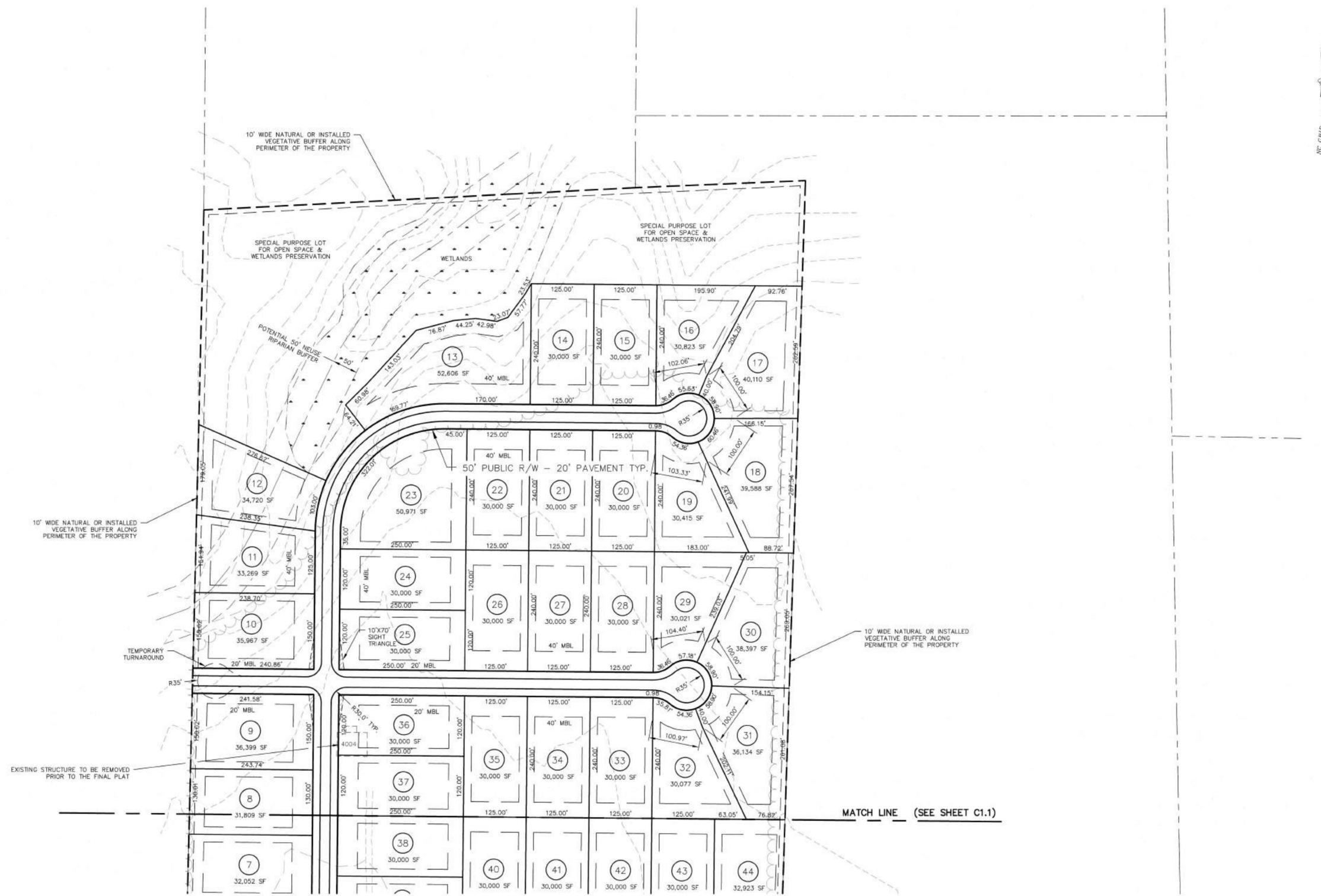
20210109

Jacksons Twp. Nash County, NC

**WILLIAMS RUN SECTION 2 PHASE 2**

SKETCH PLAN

**C1.2**



**NASH COUNTY PLANNING BOARD**  
**STAFF REPORT: CONDITIONAL REZONING REQUEST**

---

**File Number:** CZ-260202: Conditional Rezoning Request  
**Property Owner / Applicant:** Rebecca W. Coleman  
**Developer:** Ned Coleman  
**Designer:** Sungate Design Group, P.A. (Randal Howard)  
**Location:** Both Sides of Southern Nash High Rd, Spring Hope, NC  
27882  
**Tax ID #:** PIN 276700915314 / Parcel ID # 023895 (Portion)  
**Total Area to be Rezoned:** 10.5 Acres  
**Current Zoning District:** RC (Rural Commercial)  
**Proposed Zoning District:** A1-CZ (Agricultural Conditional Zone)  
**Proposed Land Use:** 6 New Residential Lots  
**Future Land Use Classification:** Residential / Agricultural Area  
**Water Supply:** Individual Private Onsite Wells  
**Wastewater Disposal:** Individual Private Onsite Septic Systems  
**Notice of Public Meeting:** Mailed to Property Owners within 600 Feet on Feb. 4, 2026

---

**Subject Property:**

The subject property is a 10.5-acre portion of a larger, 28.2-acre tract of land owned by Rebecca W. Coleman and located on both sides of Southern Nash High Rd, Spring Hope at its intersection with W NC Highway 97 at the Stanhope Crossroads.

The portion of the larger tract located on the west side of the road was rezoned from A1 (Agricultural) to RC (Rural Commercial) back in 2017 (Case File #Z-170601) and the portion on the east side of the road was rezoned from A1 (Agricultural) to RC (Rural Commercial) back in 2022 (Case File #Z-220601). None of the property has been commercially developed since it was rezoned.

The property owner now desires to utilize the northern 10.5-acre portion of the tract for residential development, but that is not a permitted land use in the RC Zoning District.

---

**Rezoning Request:**

Therefore, the property owner has submitted Conditional Rezoning Request CZ-260202 to rezone the subject property to the A1-CZ (Agricultural Conditional Zone) in order to allow the

development of six proposed new residential lots to be located directly along Southern Nash High Rd.

The subdivision sketch plan submitted by Sungate Design Group, which serves as the required site plan for this conditional rezoning request, depicts the six proposed new lots. All of the lots meet or exceed the dimensional requirements of the A1 Zoning District, including the 40,000 square foot (0.92-acre) minimum lot area requirement and the 200-foot minimum lot width requirement (due to Southern Nash High Rd having more than 1,000 average vehicle trips per day.)

The new residential lots would be served by private onsite wells and septic systems.

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-260202 is 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.

---

***Reasonableness and “Spot Zoning”:***

Conditional Rezoning Request CZ-260202 may be considered 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.

---

***TRC Recommendation:***

The Nash County Technical Review Committee (TRC) considered Conditional Rezoning Request CZ-260202 on January 29, 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-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 may be developed for the land uses permitted in the A1 (Agricultural) 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-260202 to rezone the specified property to A1-CZ (Agricultural Conditional Zone) for the development of six proposed new residential 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-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.; **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-260202  
Property of Rebecca Coleman  
Aerial Map**

**10.5 Acres  
To Be Rezoned  
To A1-CZ  
For 6 New  
Residential Lots**



**Conditional Rezoning Request CZ-260202  
Property of Rebecca Coleman  
Zoning Map**

**A1  
(Agricultural)**

**R-30  
(Residential)**

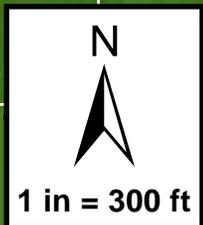
**10.5 Acres  
To Be Rezoned  
To A1-CZ  
For 6 New  
Residential Lots**

**RC  
(Commercial)**

Southern Nash High Rd

W NC 97

**R-40  
(Residential)**



5617

4

4734

4665

4633

4577

5424

4416

4322

4447

5513

4383

4335

5523

5517

5534

5531

5605

**Conditional Rezoning Request CZ-260202  
Property of Rebecca Coleman  
Future Land Use Map**

*Water Protection /  
Natural Resource  
Area*

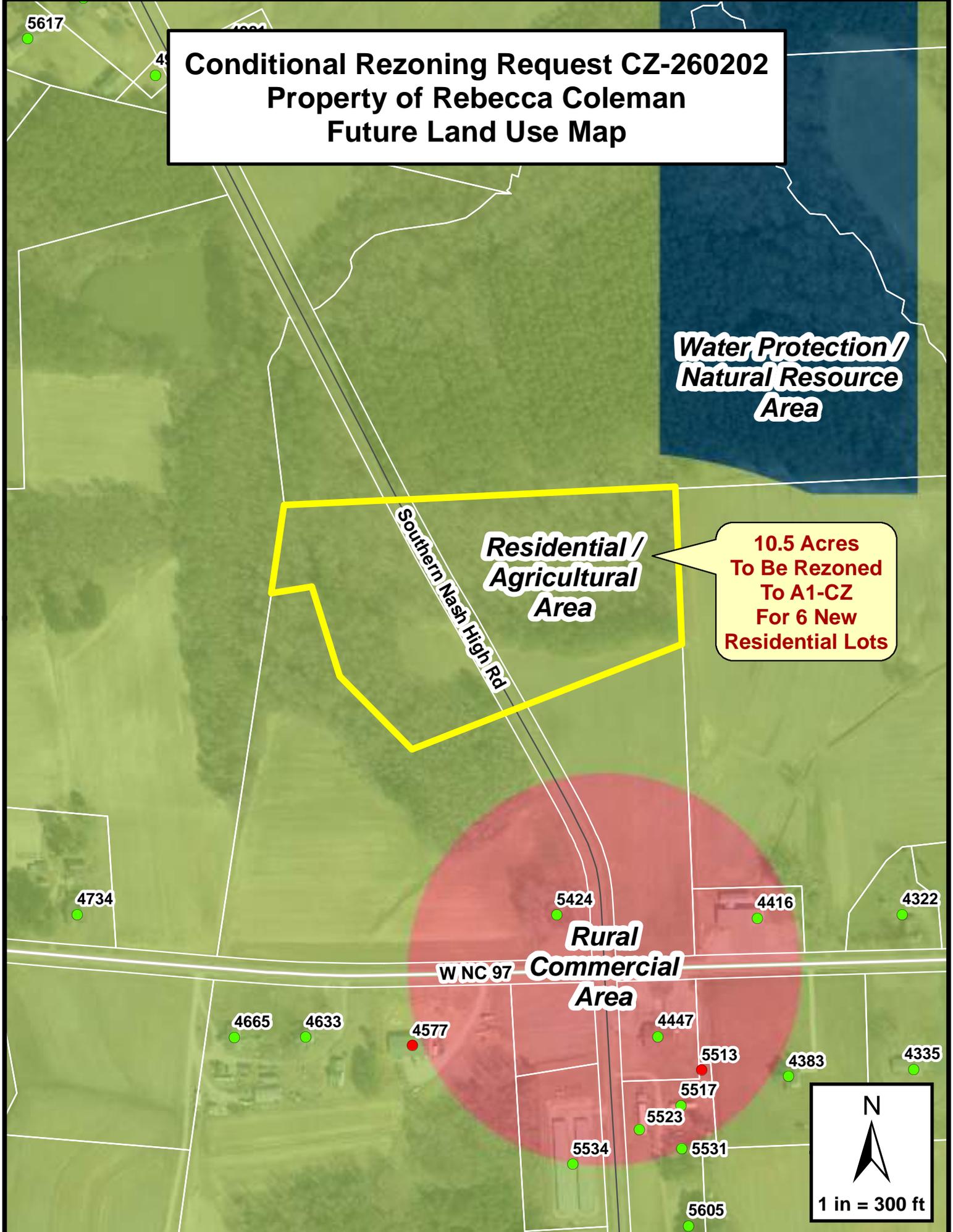
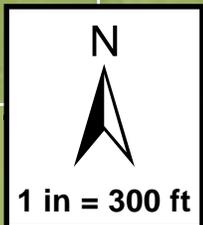
*Residential /  
Agricultural  
Area*

**10.5 Acres  
To Be Rezoned  
To A1-CZ  
For 6 New  
Residential Lots**

*Southern Nash High Rd*

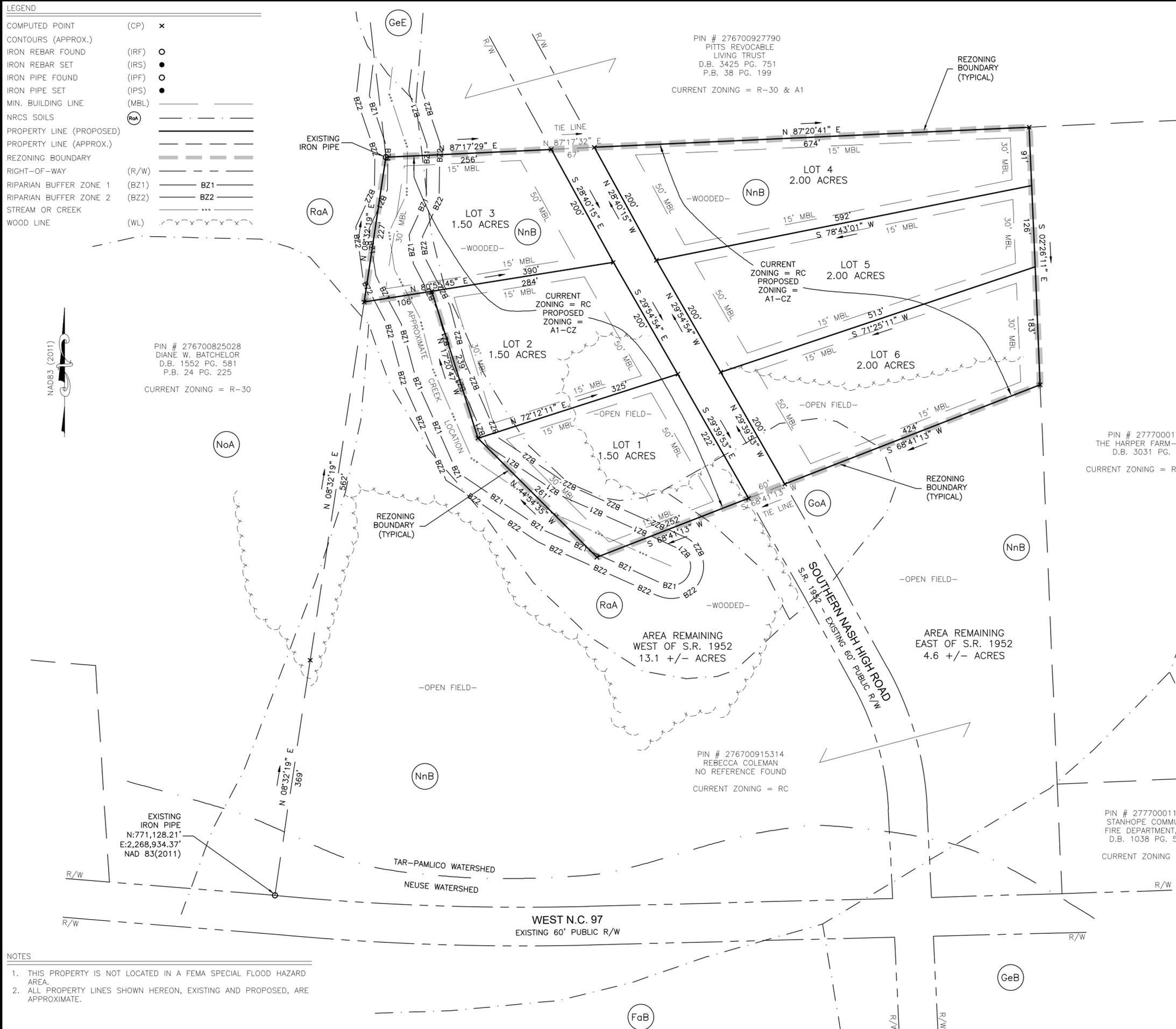
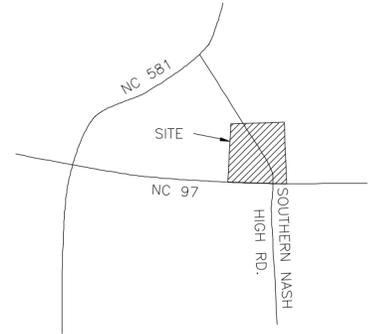
*Rural  
Commercial  
Area*

*W NC 97*



LEGEND		
COMPUTED POINT (CP)	x	
CONTOURS (APPROX.)		
IRON REBAR FOUND (IRF)	○	
IRON REBAR SET (IRS)	●	
IRON PIPE FOUND (IPF)	○	
IRON PIPE SET (IPS)	●	
MIN. BUILDING LINE (MBL)	---	
NRCS SOILS (RaA)	○	
PROPERTY LINE (PROPOSED)	---	
PROPERTY LINE (APPROX.)	---	
REZONING BOUNDARY	---	
RIGHT-OF-WAY (R/W)	---	
RIPARIAN BUFFER ZONE 1 (BZ1)	---	
RIPARIAN BUFFER ZONE 2 (BZ2)	---	
STREAM OR CREEK	---	
WOOD LINE (WL)	---	

VICINITY MAP (NOT TO SCALE)



**DEVELOPER**  
 MR. NED COLEMAN  
 11272 COVERED BRIDGE RD.  
 ZEBULON, NC 27597  
 (252) 230-2252

**SITE DATA**  
 PIN # 276700915314  
 CURRENT OWNER:  
 REBECCA COLEMAN  
 1603 LAKESIDE DRIVE  
 GARNER, NC 27529  
 (252) 230-2252

**PARCEL ADDRESS:**  
 5424 SOUTHERN NASH  
 HIGH ROAD  
 SPRING HOPE, NC 27882

**REFERENCE(S):**  
 NO REF. FOUND

**CURRENT ZONING:** RC

**PROPOSED ZONING:**  
 LOTS 1 THRU 6 = A1

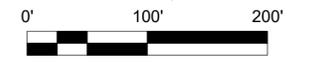
**SETBACKS: (A1)**  
 FRONT 50'  
 SIDE 15'  
 REAR 30'  
 CORNER 25'

**TOTAL PROPOSED LOT = 6**

**TOTAL AREA = 28.2 +/- AC.**

**TOTAL AREA REMAINING = 17.7 +/- AC.**

**SKETCH PLAN & REZONING MAP FOR NED COLEMAN & REBECCA COLEMAN**  
 JACKSONS TOWNSHIP  
 NASH COUNTY, NORTH CAROLINA  
 JANUARY 20, 2026



SCALE: 1"=100' (ON 18"x24" SHEET)

**SUNGATE DESIGN GROUP, P.A.**  
 CIVIL ENGINEERING - ENVIRONMENTAL  
 PROFESSIONAL LAND SURVEYING

905 JONES FRANKLIN RD.  
 RALEIGH, NC 27606  
 TEL: (919) 859-2243  
 FIRM LIC. # C-0890

- NOTES**
- THIS PROPERTY IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA.
  - ALL PROPERTY LINES SHOWN HEREON, EXISTING AND PROPOSED, ARE APPROXIMATE.

**PRELIMINARY PLAT**  
 NOT FOR SALES, RECORDATION, OR CONVEYANCE

**NASH COUNTY PLANNING BOARD**  
**STAFF REPORT: CONDITIONAL REZONING REQUEST**

---

**File Number:** CZ-260203: Conditional Rezoning Request  
**Applicant / Developer:** Winstead Properties NC, LLC (Amy Winstead)  
**Property Owners:** Winstead Properties NC, LLC, Lawrence & Karen Brown,  
and Jill M. Olson  
**Designer:** CMP Professional Land Surveyors (Mike Moss)  
**Location:** East Side of W Old Spring Hope Rd, Spring Hope, NC  
27882  
**Tax ID #:** PIN 276800129774 / Parcel ID # 046303 (Portion)  
PIN 276800227427 / Parcel ID # 325451  
PIN 276800322118 / Parcel ID # 325452 (Portion)  
**Total Area to be Rezoned:** 25.58 Acres  
**Current Zoning District:** A1 (Agricultural)  
**Proposed Zoning District:** RA-30-CZ (Single-Family Residential Conditional Zone)  
**Proposed Land Use:** The Hollow at Hope Creek Subdivision  
24 New Residential Lots  
**Future Land Use Classification:** Residential / Agricultural Area  
**Water Supply:** Individual Private Onsite Wells  
**Wastewater Disposal:** Individual Private Onsite Septic Systems  
**Notice of Public Meeting:** Mailed to Property Owners within 600 Feet on Feb. 4, 2026

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**Subject Property:**

The subject property is 25.58 undeveloped acres consisting of all or portions of three adjacent tracts of land owned by Winstead Properties NC, LLC, Lawrence & Karen Brown, and Jill M. Olson and located on the east side of W Old Spring Hope Road, Spring Hope on the south side of the Tar River in the A1 (Agricultural) Zoning District.

The property is beside the five-lot Tar River Hills Subdivision developed in 2000 to the north and the nine-lot Brenda Dickerson Subdivision developed in 2020 to the south directly along W Old Spring Hope Road.

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**Rezoning Request:**

Winstead Properties NC, LLC, the prospective developer, has submitted Conditional Rezoning Request CZ-260203 to rezone the subject property to RA-30-CZ (Single-Family Residential Conditional Zone) specifically for the development of the proposed 24-lot The Hollow at Hope Creek residential 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.

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**Sketch Plan:**

The subdivision sketch plan submitted by CMP Professional Land Surveyors, which serves as the required site plan for this conditional rezoning request, proposes the development of three new public road rights-of-way to serve 24 new residential lots.

All of the proposed lots would be accessed from the new interior subdivision roads and none would be accessed directly from W Old Spring Hope Road. The sketch plan includes two stub road connections to the immediately adjacent properties to the north and south for potential future road interconnectivity. The adjacent existing home located at 10423 W Old Spring Hope Rd will be accessed via a driveway cut on the proposed new public road beside Lot 8.

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.

Nash County public utility service is not currently available in this area, so these lots are proposed to be served by individual private onsite wells and septic systems.

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***Comprehensive Land Use Plan:***

Conditional Rezoning Request CZ-260203 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.

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***Reasonableness and "Spot Zoning":***

Conditional Rezoning Request CZ-260203 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.

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***TRC Recommendation:***

The Nash County Technical Review Committee (TRC) considered Conditional Rezoning Request CZ-260203 on January 29, 2026 and recommended **APPROVAL** of the request, subject to the **DEVELOPMENT CONDITIONS** suggested below.

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***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-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.

--- 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-260203 to rezone the specified property to RA-30-CZ for the development of The Hollow at Hope Creek 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-260203 is:

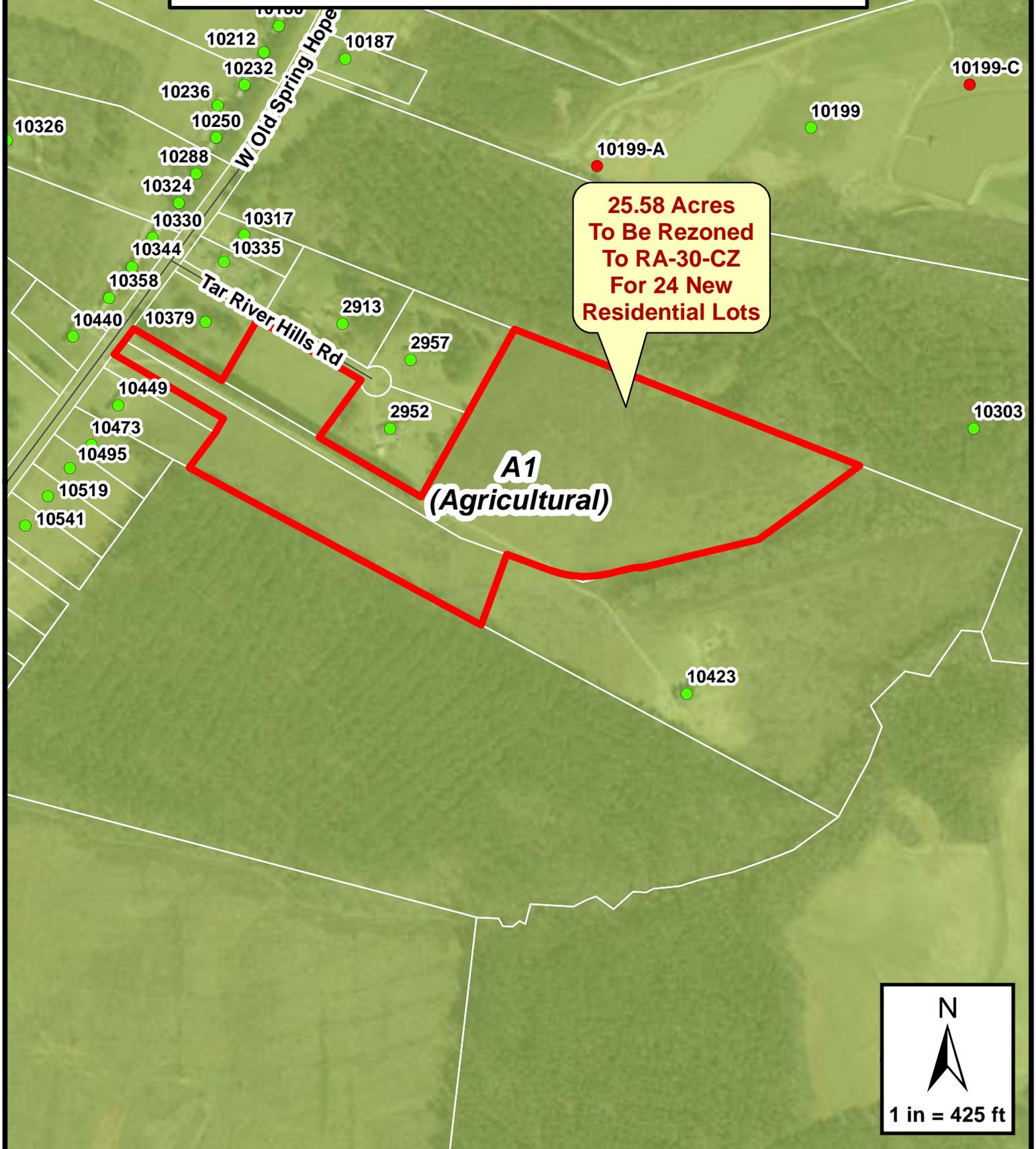
- (1) Consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
- (a) The plan designates the subject property as a Residential / Agricultural Area.
  - (b) The plan recommends a minimum allowable residential lot size of 30,000 square feet for the Residential / 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.; **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.)**
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**Conditional Rezoning Request CZ-260203  
Property of Winstead Properties NC, LLC,  
Jill M. Olson, and Lawrence & Karen Brown  
Aerial Map**

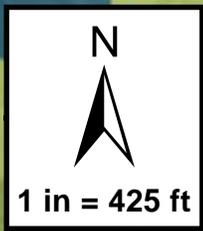
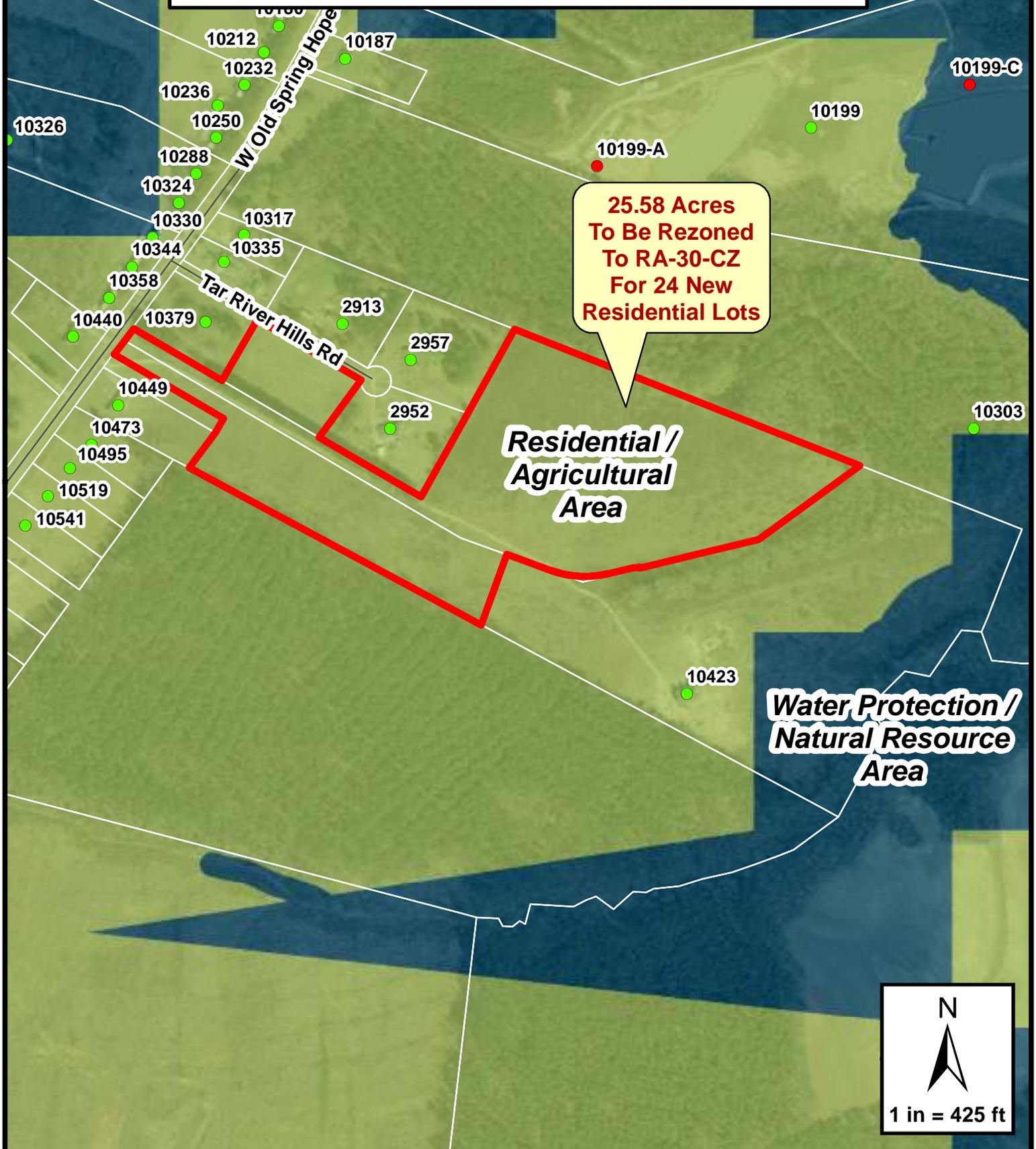
**25.58 Acres  
To Be Rezoned  
To RA-30-CZ  
For 24 New  
Residential Lots**



**Conditional Rezoning Request CZ-260203  
Property of Winstead Properties NC, LLC,  
Jill M. Olson, and Lawrence & Karen Brown  
Zoning Map**

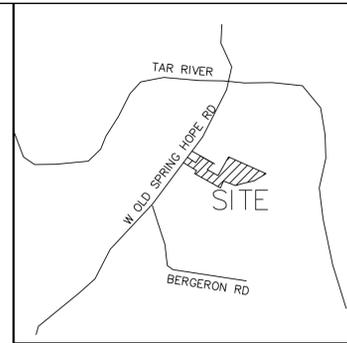


**Conditional Rezoning Request CZ-260203  
Property of Winstead Properties NC, LLC,  
Jill M. Olson, and Lawrence & Karen Brown  
Future Land Use Map**



**SITE DATA**

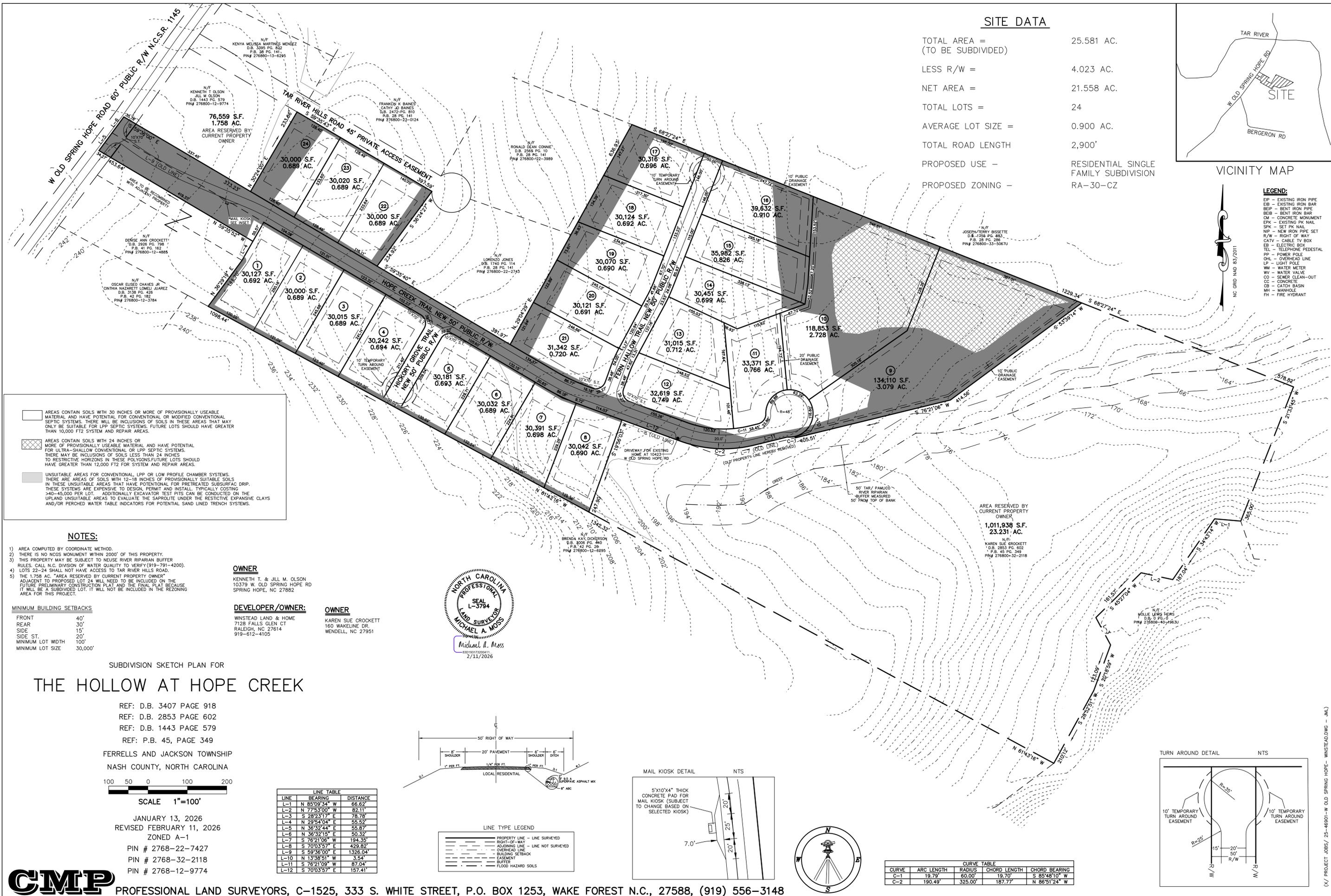
TOTAL AREA = (TO BE SUBDIVIDED)	25.581 AC.
LESS R/W =	4.023 AC.
NET AREA =	21.558 AC.
TOTAL LOTS =	24
AVERAGE LOT SIZE =	0.900 AC.
TOTAL ROAD LENGTH	2,900'
PROPOSED USE -	RESIDENTIAL SINGLE FAMILY SUBDIVISION
PROPOSED ZONING -	RA-30-CZ



VICINITY MAP

**LEGEND:**

- EIP - EXISTING IRON PIPE
- EB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EIPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FM - FIRE HYDRANT



- AREAS CONTAIN SOILS WITH 30 INCHES OR MORE OF PROVISIONALLY USEABLE MATERIAL AND HAVE POTENTIAL FOR CONVENTIONAL OR MODIFIED CONVENTIONAL SEPTIC SYSTEMS. THERE WILL BE INCLUSIONS OF SOILS IN THESE AREAS THAT MAY ONLY BE SUITABLE FOR LPP SEPTIC SYSTEMS. FUTURE LOTS SHOULD HAVE GREATER THAN 10,000 FT<sup>2</sup> SYSTEM AND REPAIR AREAS.
- AREAS CONTAIN SOILS WITH 24 INCHES OR MORE OF PROVISIONALLY USEABLE MATERIAL AND HAVE POTENTIAL FOR ULTRA-SHALLOW CONVENTIONAL OR LPP SEPTIC SYSTEMS. THERE MAY BE INCLUSIONS OF SOILS LESS THAN 24 INCHES TO RESTRICTIVE HORIZONS IN THESE POLYGONS. FUTURE LOTS SHOULD HAVE GREATER THAN 12,000 FT<sup>2</sup> FOR SYSTEM AND REPAIR AREAS.
- UNSUITABLE AREAS FOR CONVENTIONAL, LPP OR LOW PROFILE CHAMBER SYSTEMS. THERE ARE AREAS OF SOILS WITH 12-18 INCHES OF PROVISIONALLY SUITABLE SOILS IN THESE UNSUITABLE AREAS THAT HAVE POTENTIAL FOR PRETREATED SUBSURFACE DRIP. THESE SYSTEMS ARE EXPENSIVE TO DESIGN, PERMIT AND INSTALL, TYPICALLY COSTING 240-45,000 PER LOT. ADDITIONALLY EXCAVATOR TEST PITS CAN BE CONDUCTED ON THE UPLAND UNSUITABLE AREAS TO EVALUATE THE SAPROLITE UNDER THE RESTRICTIVE EXPANSIVE CLAYS AND/OR PERCHED WATER TABLE INDICATORS FOR POTENTIAL SAND LINED TRENCH SYSTEMS.

**NOTES:**

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCOS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- 4) LOTS 22-24 SHALL NOT HAVE ACCESS TO TAR RIVER HILLS ROAD.
- 5) THE 1.758 AC. "AREA RESERVED BY CURRENT PROPERTY OWNER" ADJACENT TO PROPOSED LOT 24 WILL NEED TO BE INCLUDED ON THE FUTURE PRELIMINARY CONSTRUCTION PLAN AND THE FINAL PLAN BECAUSE IT WILL BE A SUBDIVIDED LOT. IT WILL NOT BE INCLUDED IN THE REZONING AREA FOR THIS PROJECT.

**MINIMUM BUILDING SETBACKS**

FRONT	40'
REAR	30'
SIDE	15'
SIDE ST.	20'
MINIMUM LOT WIDTH	100'
MINIMUM LOT SIZE	30,000'

**OWNER**

KENNETH T. & JILL M. OLSON  
10379 W. OLD SPRING HOPE RD  
SPRING HOPE, NC 27882

**DEVELOPER/OWNER:**

WINSTEAD LAND & HOME  
7128 FALLS GLEN CT  
RALEIGH, NC 27614  
919-612-4105

**OWNER**

KAREN SUE CROCKETT  
160 WAKELINE DR.  
WENDELL, NC 27951



SUBDIVISION SKETCH PLAN FOR

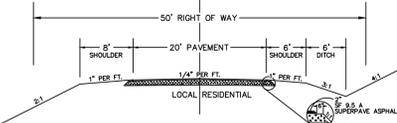
**THE HOLLOW AT HOPE CREEK**

REF: D.B. 3407 PAGE 918  
REF: D.B. 2853 PAGE 602  
REF: D.B. 1443 PAGE 579  
REF: P.B. 45, PAGE 349

FERRELLS AND JACKSON TOWNSHIP  
NASH COUNTY, NORTH CAROLINA

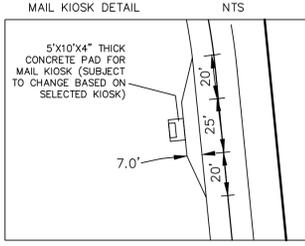


JANUARY 13, 2026  
REVISED FEBRUARY 11, 2026  
ZONED A-1  
PIN # 2768-22-7427  
PIN # 2768-32-2118  
PIN # 2768-12-9774



**LINE TYPE LEGEND**

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS



**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	19.79'	60.00'	19.70'	S 85°48'10" W
C-2	190.49'	325.00'	187.77'	N 86°51'24" W

