



**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**

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.

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

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

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.

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.

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.

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.

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.

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.

--- OR ---

MOTION TO RECOMMEND DENIAL OF THE ZONING MAP AMENDMENT:

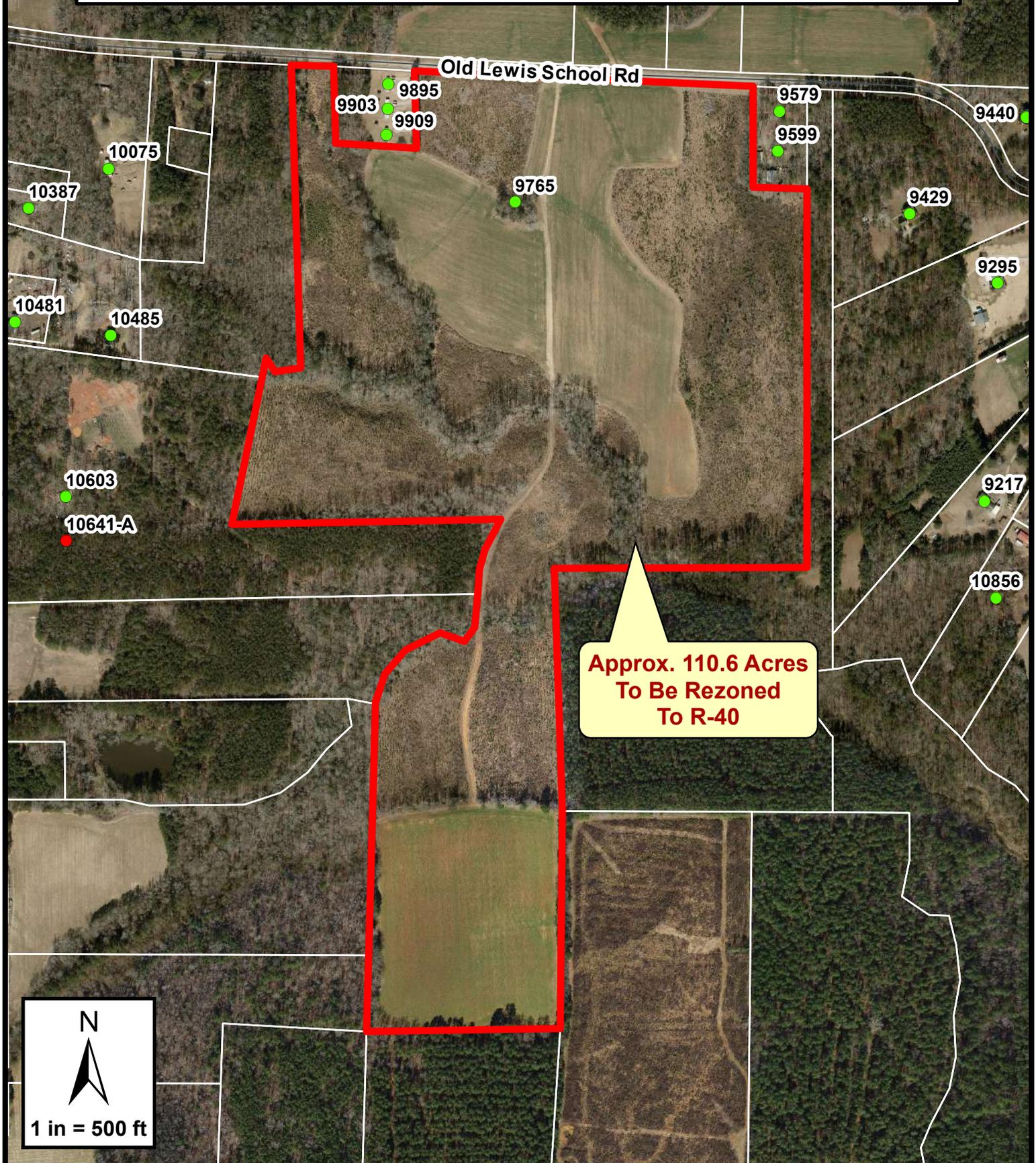
I move that the Nash County Planning Board recommends DENIAL of General Rezoning Request Z-260201 to rezone the subject property back to R-40 (Single-Family Residential) and the adoption of the statement of plan consistency and reasonableness below for the consideration of the Nash County Board of Commissioners.

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.)**
-

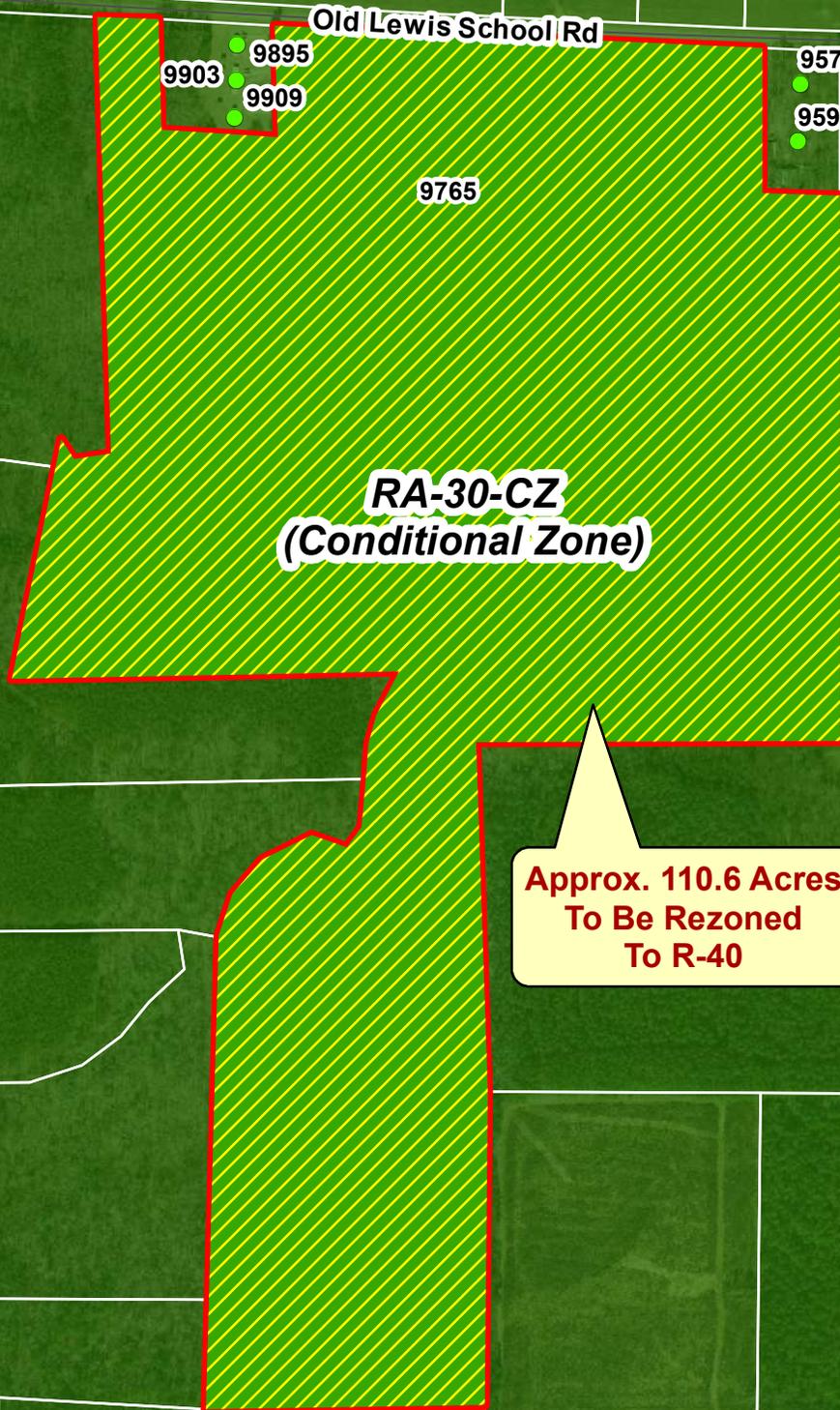
General Rezoning Request Z-260201 Property of Derek & Matthew Bissette Farm Partnership Aerial Map



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

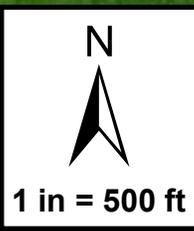
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1 in = 500 ft

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

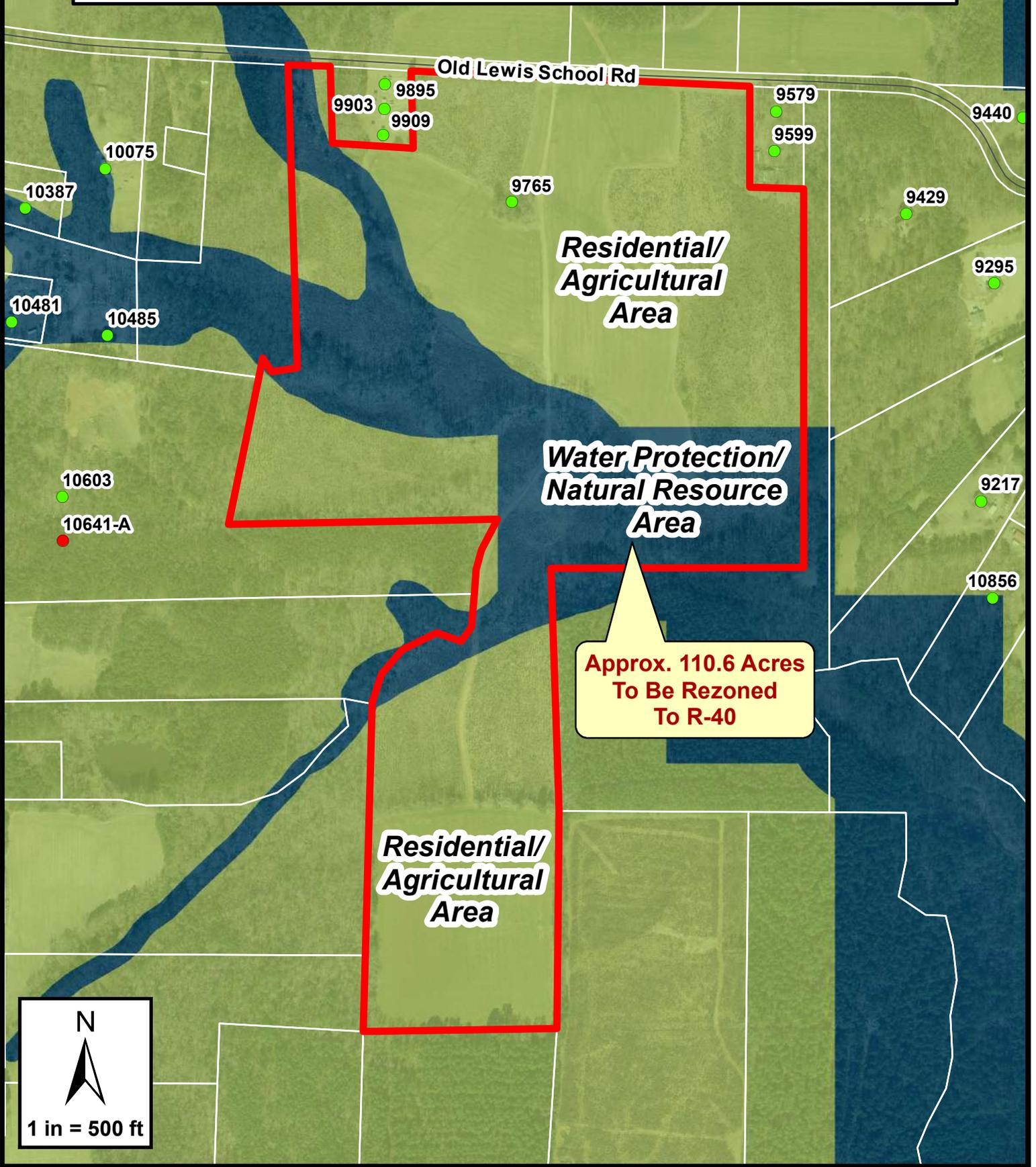


**RA-30-CZ
(Conditional Zone)**

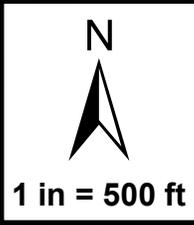
**Approx. 110.6 Acres
To Be Rezoned
To R-40**



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



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



NASH COUNTY PLANNING BOARD
STAFF REPORT: CONDITIONAL REZONING REQUEST

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

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").

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.)

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.

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.

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.

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.
-

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.

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.

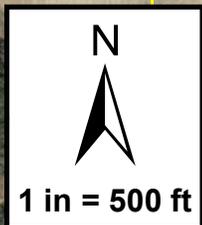
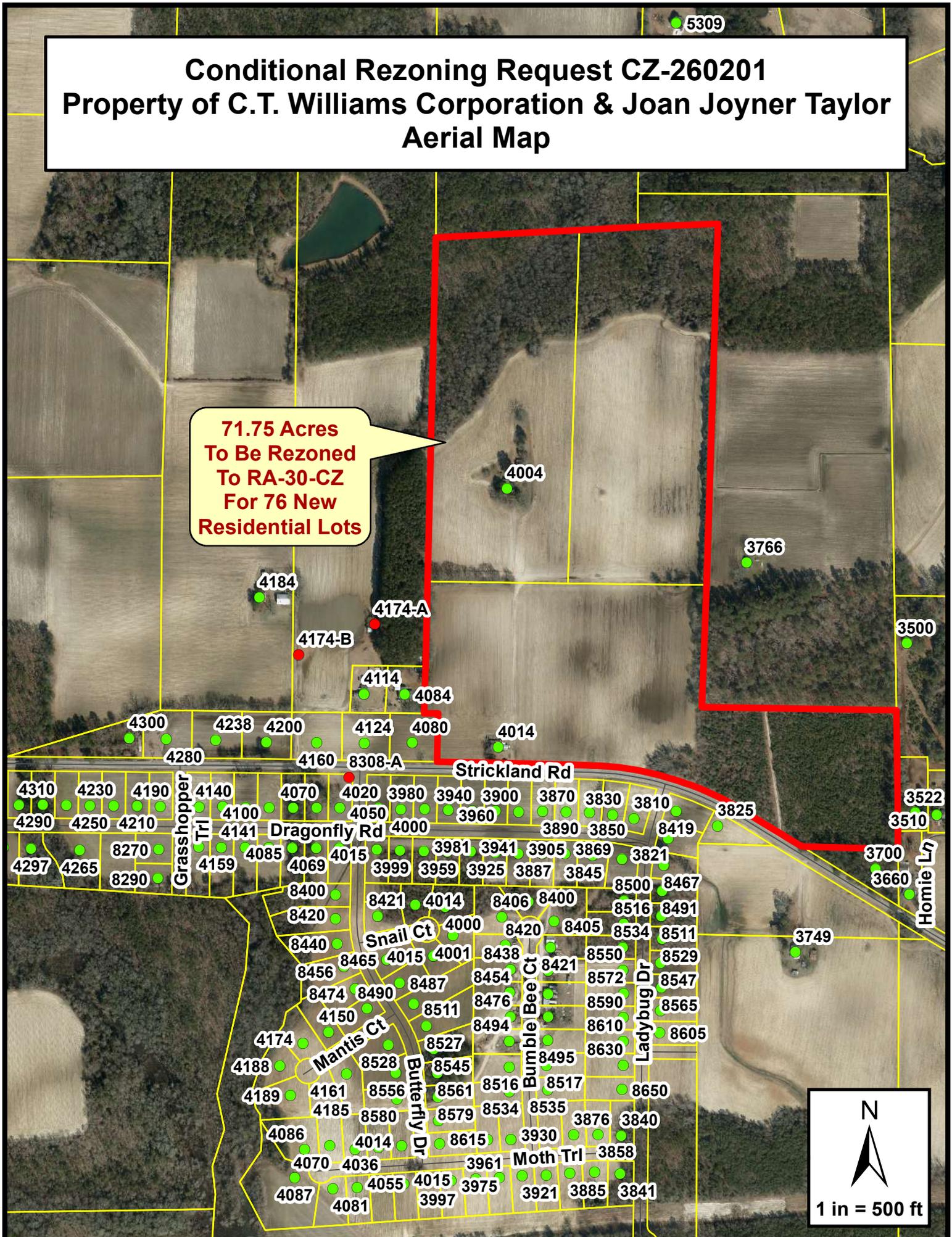
Statement of Plan Consistency and Reasonableness:

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.)**
-

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**



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

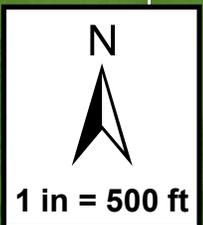
Mantis Ct

Butterfly Dr

Bumble Bee Ct

Ladybug Dr

Moth Trl



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

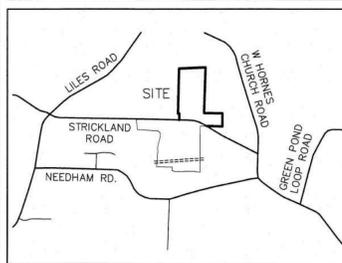
Bumble Bee Ct

Ladybug Dr

Moth Trl



1 in = 500 ft



VICINITY MAP
NOT TO SCALE

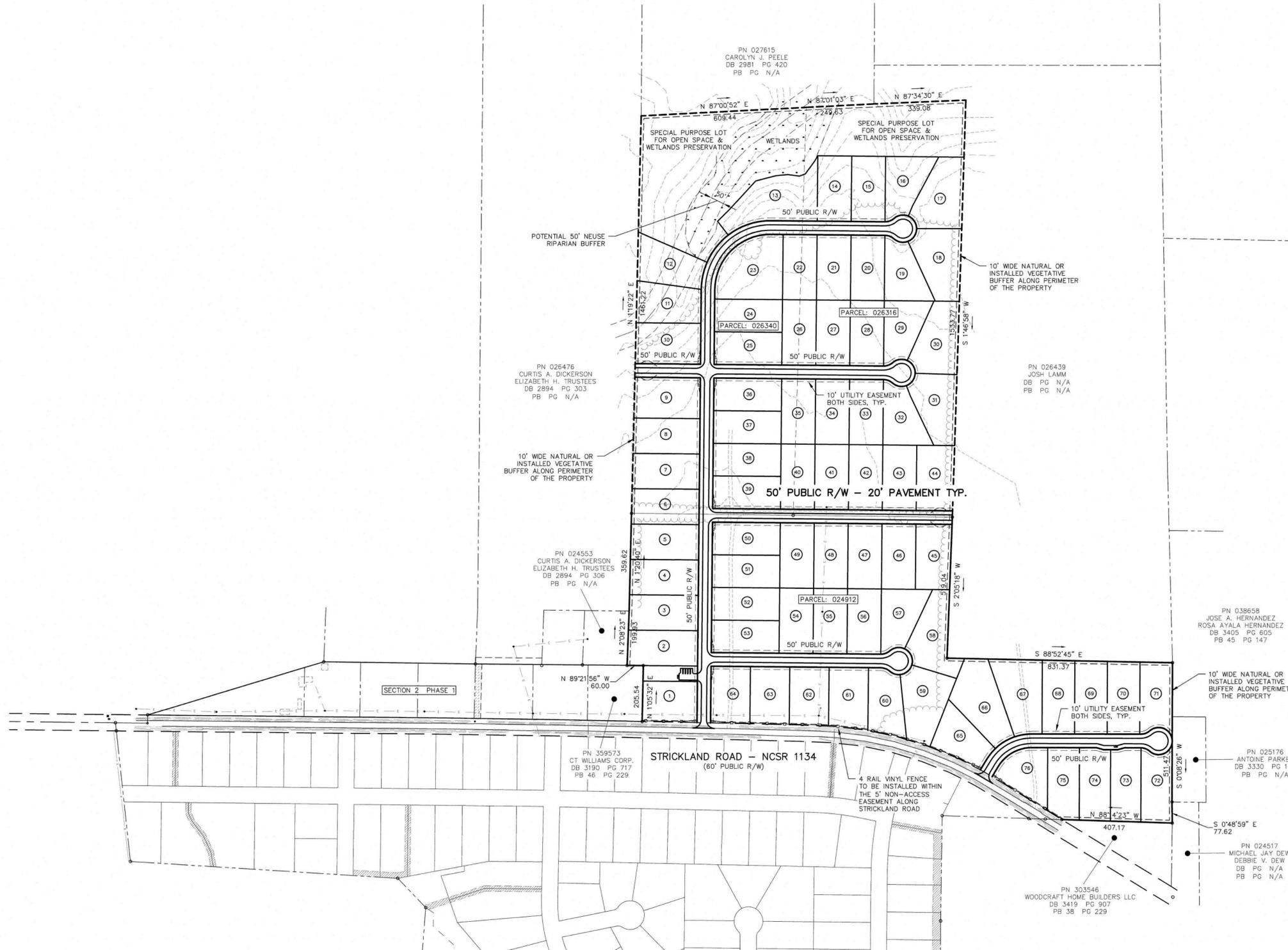


CORPORATE OFFICE
324 Evans Street
Greenville, NC 27858
Tel 252.758.3746

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. 1007
NC Engineering License No. C4206
NC Landscape Architectural License No. C-427

eastgroup.com



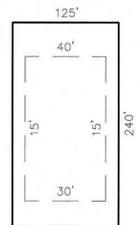
SITE DATA:

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.

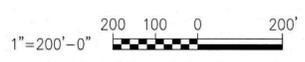
TYPICAL LOT:
125' X 240' = 30,000 SF



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

PROJECT NO. **20210109**

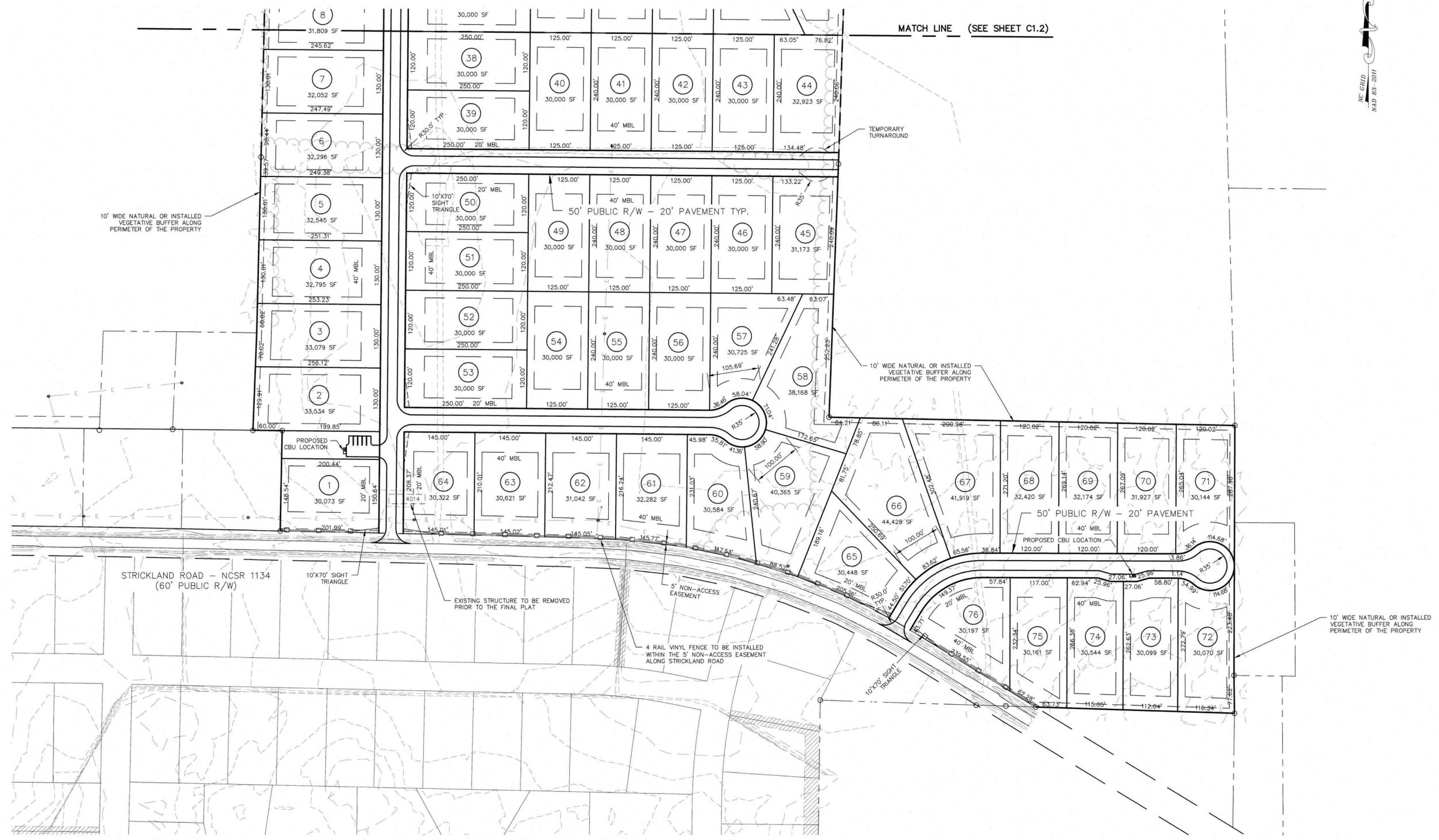
PROJECT LOCATION
Jacksons Twp. Nash County, NC

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



MATCH LINE (SEE SHEET C1.2)

TEMPORARY TURNAROUND

10' WIDE NATURAL OR INSTALLED VEGETATIVE BUFFER ALONG PERIMETER OF THE PROPERTY

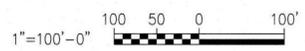
10' WIDE NATURAL OR INSTALLED VEGETATIVE BUFFER ALONG PERIMETER OF THE PROPERTY

STRICKLAND ROAD - NCSR 1134 (60' PUBLIC R/W)

EXISTING STRUCTURE TO BE REMOVED PRIOR TO THE FINAL PLAT

4 RAIL VINYL FENCE TO BE INSTALLED WITHIN THE 5' NON-ACCESS EASEMENT ALONG STRICKLAND ROAD

10' WIDE NATURAL OR INSTALLED VEGETATIVE BUFFER ALONG PERIMETER OF THE PROPERTY



FINAL DRAWING - FOR REVIEW PURPOSES ONLY

PRELIMINARY DESIGN DOCUMENTS

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

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

TEG PROJECT NO. **20210109**

PROJECT LOCATION
Jacksons Twp. Nash County, NC

PROJECT TITLE
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	CHK		BY	
			SIJ	MSC	SIJ	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				

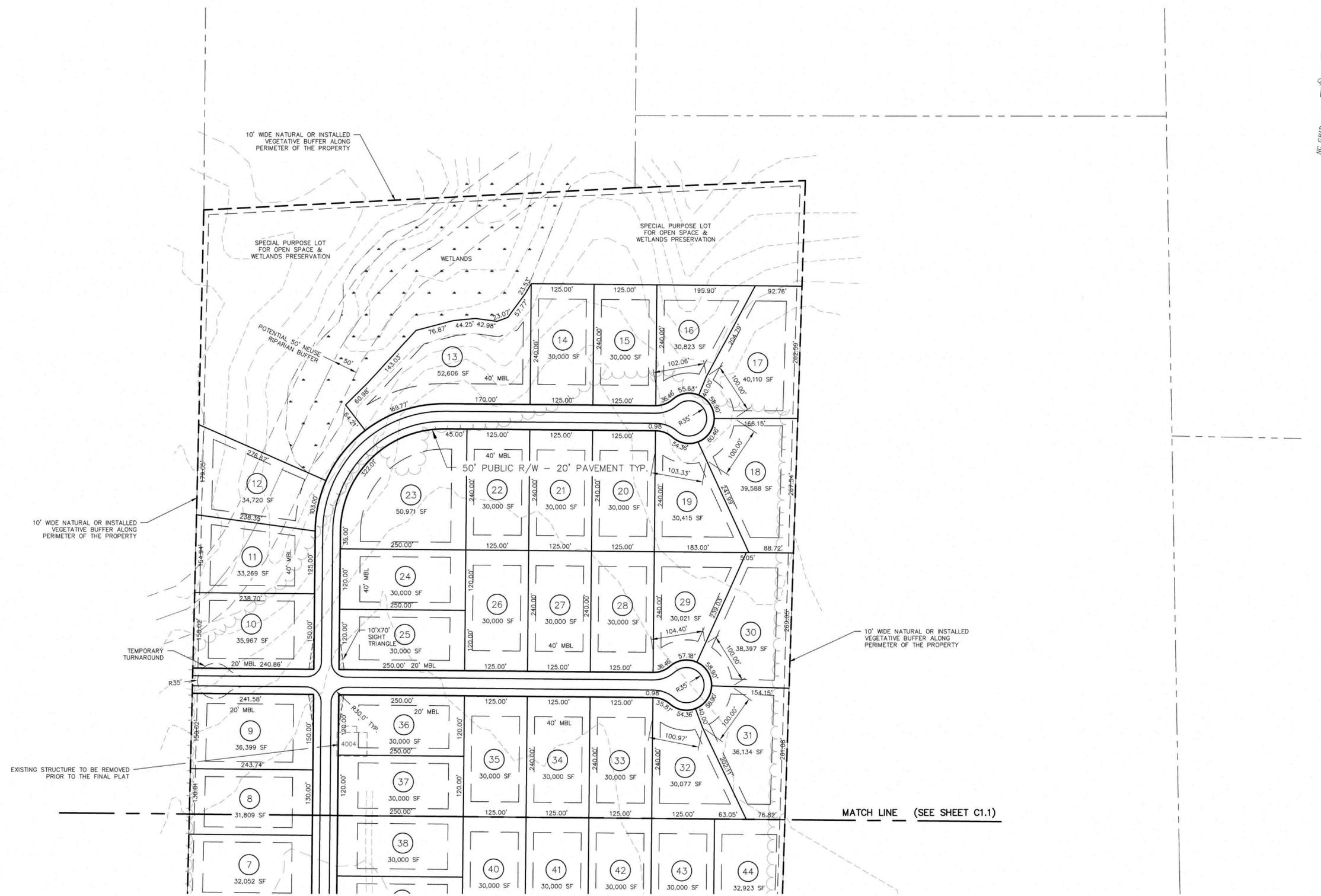
TEG PROJECT NO. **20210109**

PROJECT LOCATION
Jacksons Twp. Nash County, NC

PROJECT TITLE
WILLIAMS RUN SECTION 2 PHASE 2

DRAWING TITLE
SKETCH PLAN

DRAWING NO.
C1.2



NC GRID
NAD 83-2011



**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**

**R-30
(Residential)**

**A1
(Agricultural)**

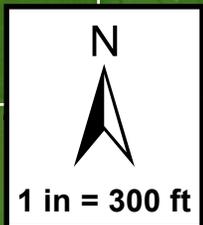
**RC
(Commercial)**

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

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*

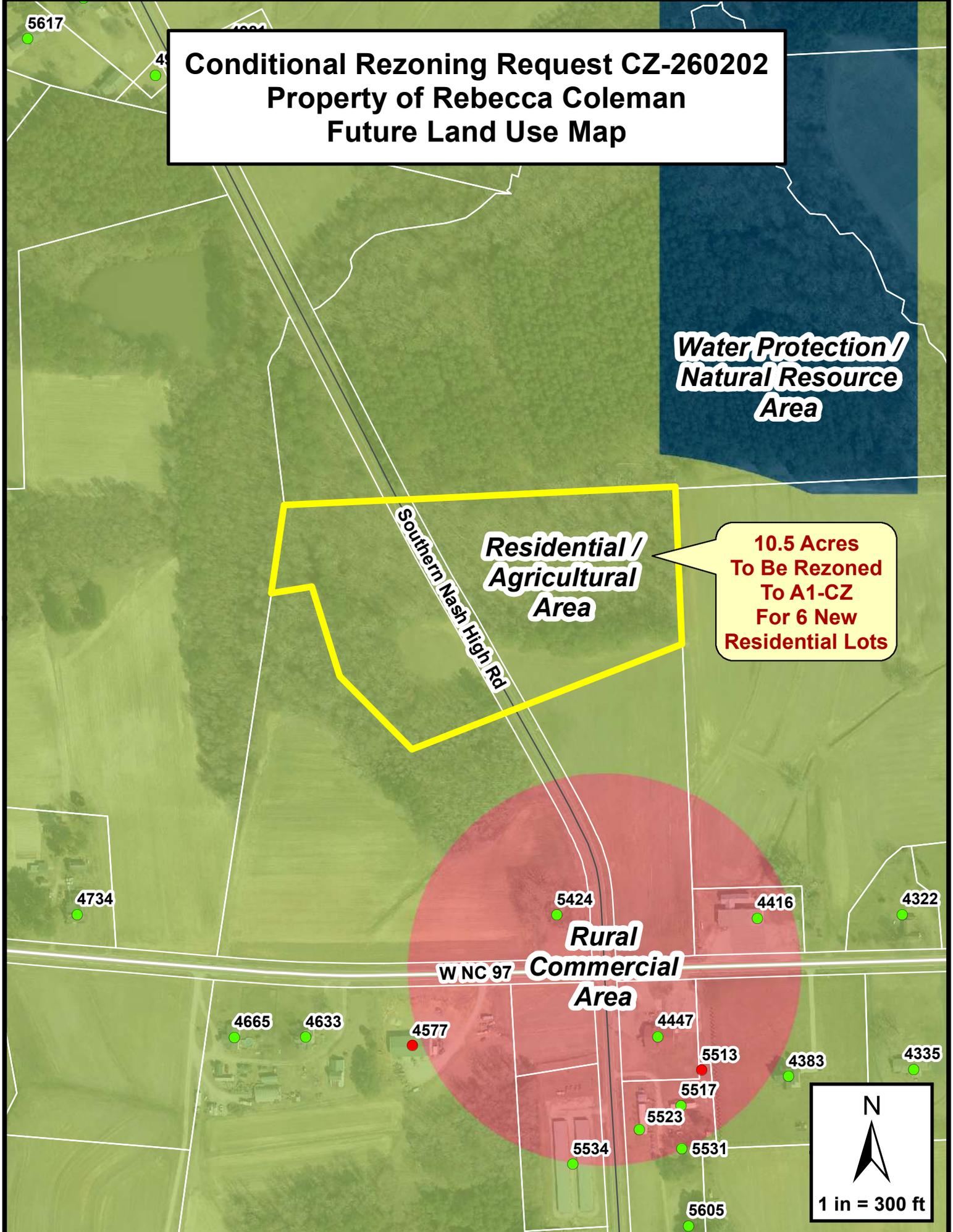
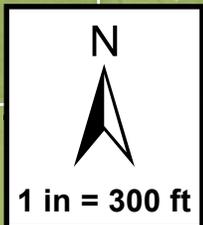
*Residential /
Agricultural
Area*

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

Southern Nash High Rd

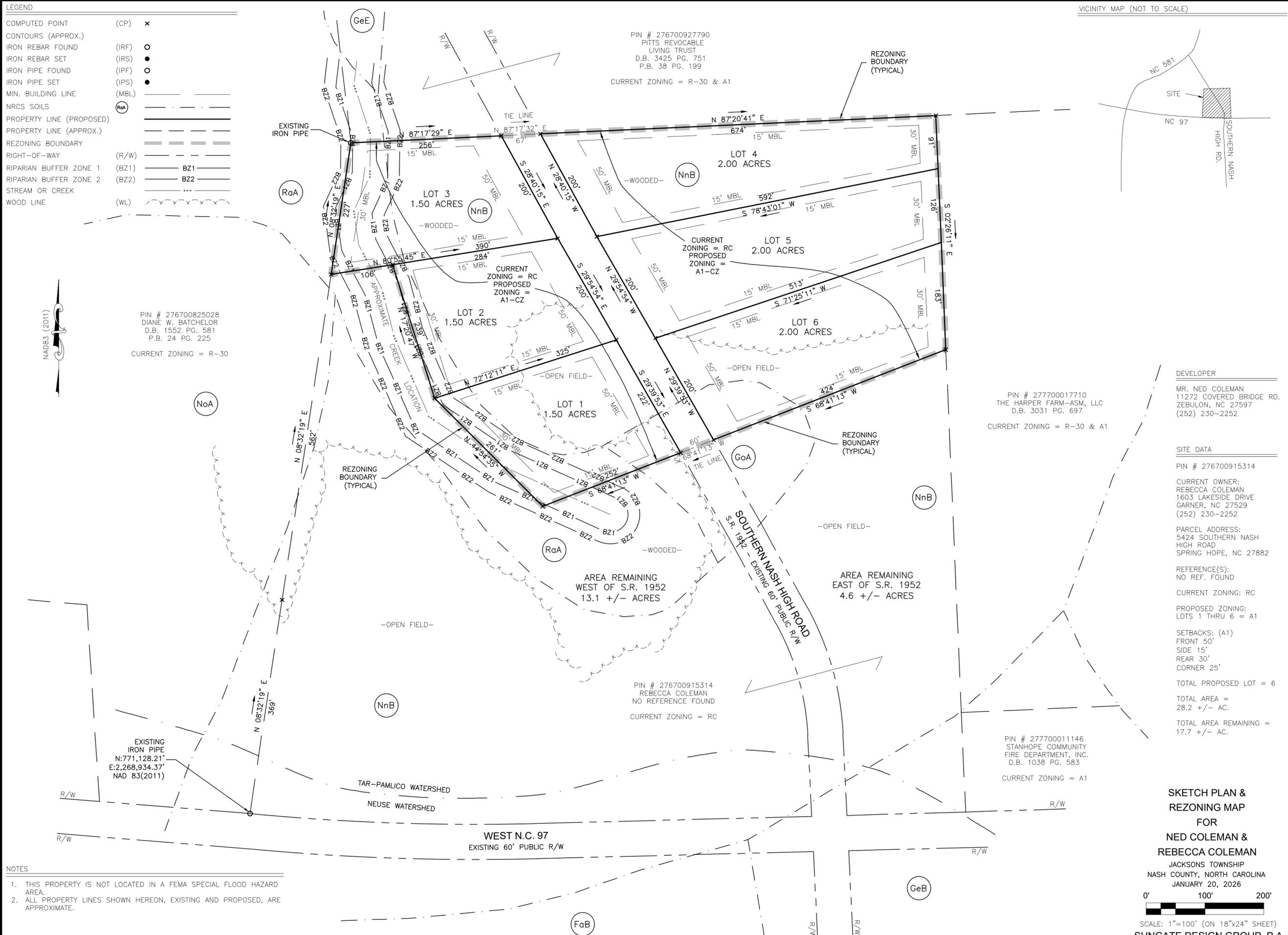
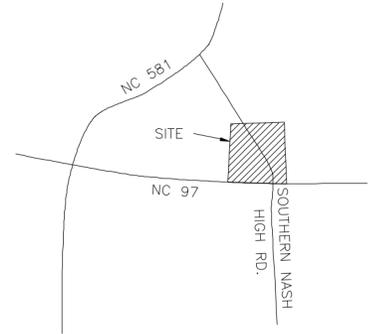
*Rural
Commercial
Area*

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)	BZ1
RIPARIAN BUFFER ZONE 2 (BZ2)	BZ2
STREAM OR CREEK (WL)	—
WOOD LINE	—

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

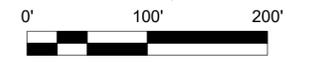
SETBACKS: (A1)
 FRONT 50'
 SIDE 15'
 REAR 30'
 CORNER 25'

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

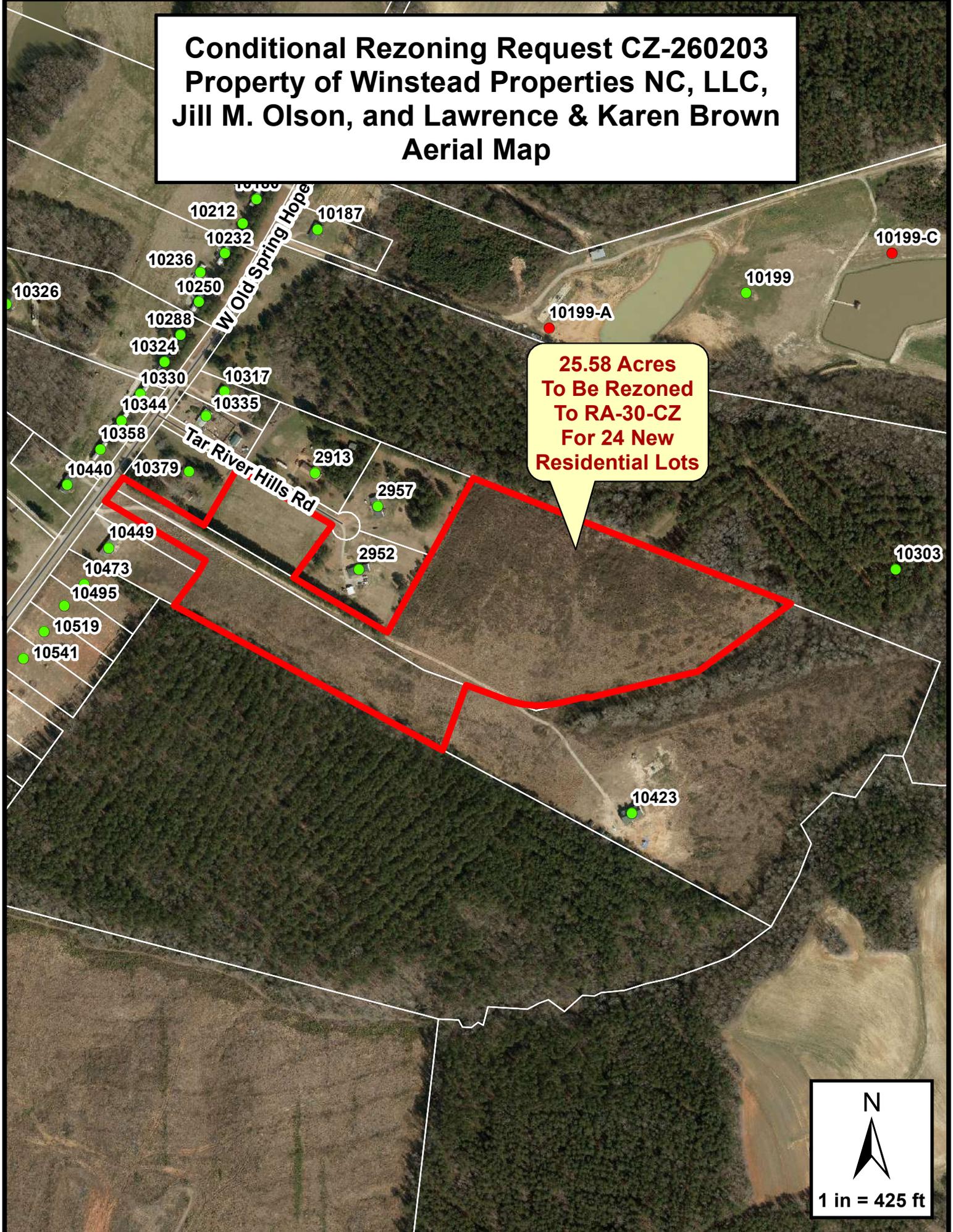
905 JONES FRANKLIN RD.
 RALEIGH, NC 27606
 TEL: (919) 859-2243
 FIRM LIC. # C-0890

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

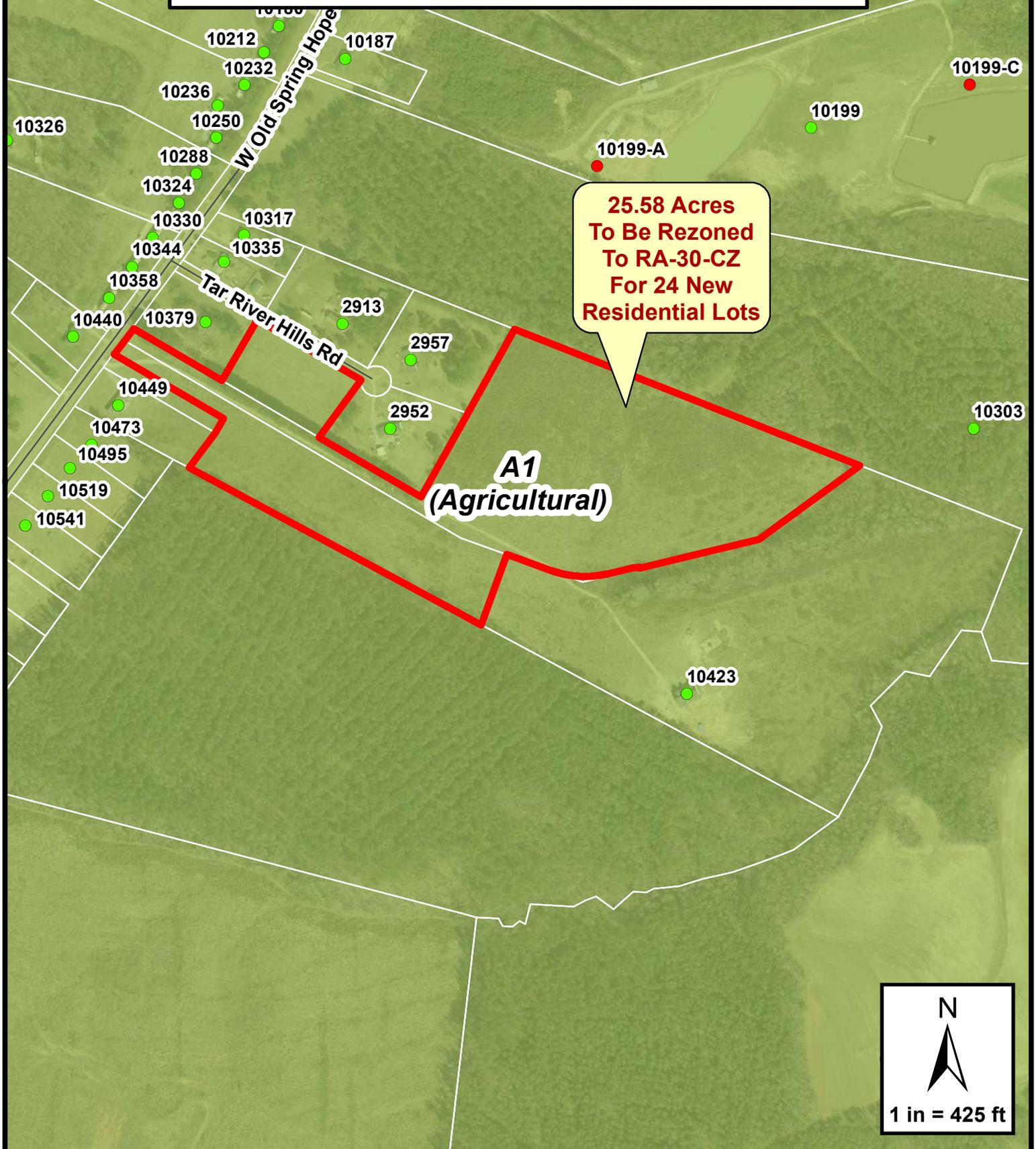
PRELIMINARY PLAT
 NOT FOR SALES, RECORDATION, OR CONVEYANCE

**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**

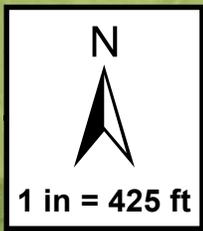


**Conditional Rezoning Request CZ-260203
Property of Winstead Properties NC, LLC,
Jill M. Olson, and Lawrence & Karen Brown
Zoning Map**

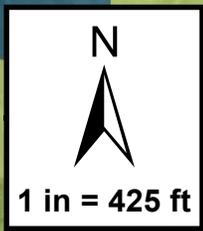
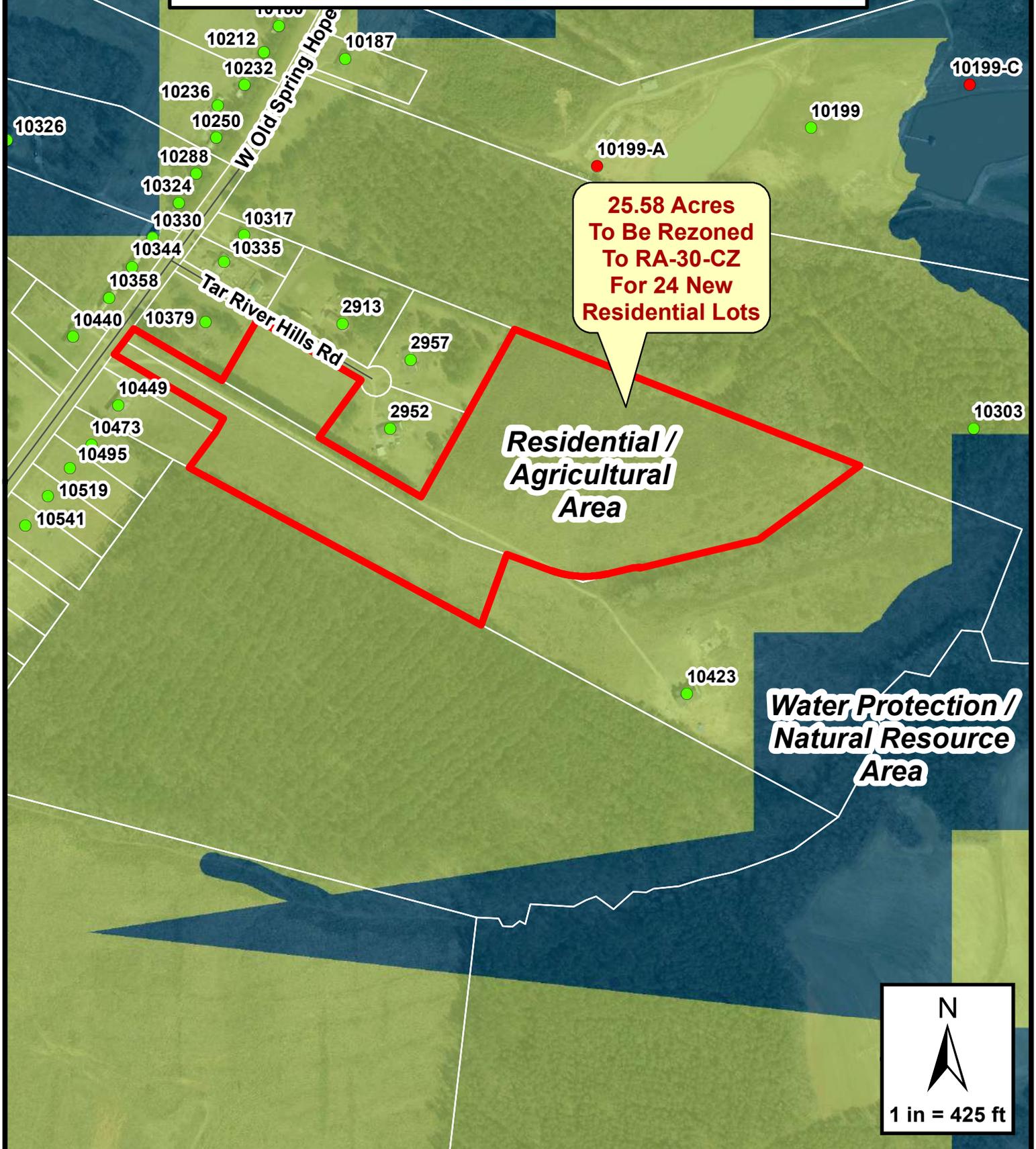


**25.58 Acres
To Be Rezoned
To RA-30-CZ
For 24 New
Residential Lots**

**A1
(Agricultural)**

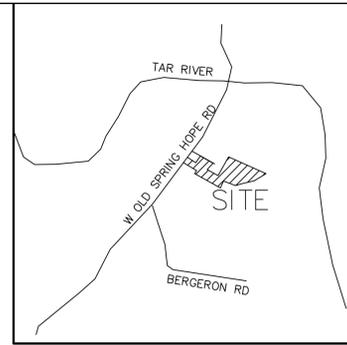


**Conditional Rezoning Request CZ-260203
Property of Winstead Properties NC, LLC,
Jill M. Olson, and Lawrence & Karen Brown
Future Land Use Map**



SITE DATA

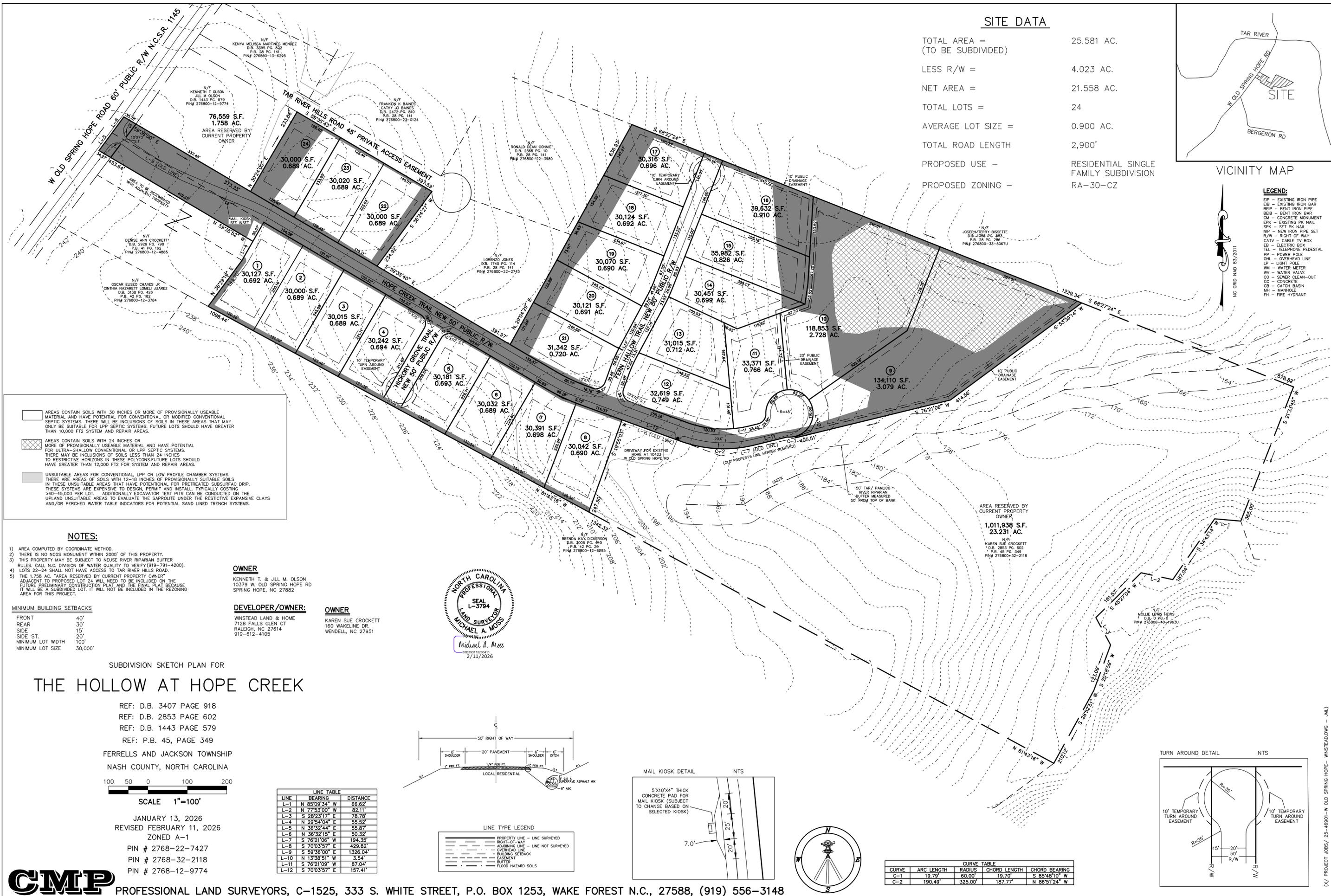
TOTAL AREA = (TO BE SUBDIVIDED)	25.581 AC.
LESS R/W =	4.023 AC.
NET AREA =	21.558 AC.
TOTAL LOTS =	24
AVERAGE LOT SIZE =	0.900 AC.
TOTAL ROAD LENGTH	2,900'
PROPOSED USE -	RESIDENTIAL SINGLE FAMILY SUBDIVISION
PROPOSED ZONING -	RA-30-CZ



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 FT² 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 FT² 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 PLAT 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

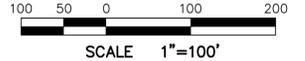


SUBDIVISION SKETCH PLAN FOR

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

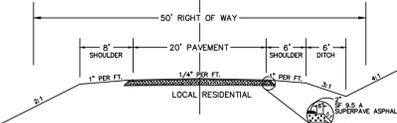


SCALE 1"=100'

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

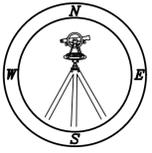
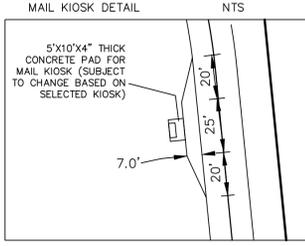
LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 85°09'34" W	66.62'
L-2	N 77°53'00" W	82.11'
L-3	S 28°23'17" E	78.78'
L-4	N 29°54'04" E	55.52'
L-5	N 36°32'44" E	55.87'
L-6	N 36°32'15" E	50.32'
L-7	S 76°21'06" W	194.35'
L-8	S 70°03'57" E	429.82'
L-9	S 59°36'00" E	1326.04'
L-10	N 13°38'51" W	3.54'
L-11	S 76°21'09" W	87.04'
L-12	S 70°03'57" E	157.41'



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

