



**NASH COUNTY BOARD OF ADJUSTMENT
REGULAR MEETING**

MONDAY, FEBRUARY 23, 2026 AT 6:00 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. Recognition of the Voting Board Members for the Meeting.**
- 4. Approval of Meeting Minutes.**
September 23, 2024 & May 27, 2025 Regular Meeting Minutes - Delayed
November 24, 2025 Regular Meeting Minutes
- 5. Quasi-Judicial Public Hearing on Variance Request V-260201.**
Made by Daniel C. Boykin at 5900 Southern Nash High Rd, Spring Hope to reduce the rear property line minimum building setback requirement for a proposed detached accessory structure.
 - a. Motion to Open the Public Hearing on Both Cases.**
 - b. Staff Report.**
 - c. Acceptance of Staff Report & Case File into the Record.**
 - d. Testimony of the Applicant.**
 - e. Testimony of Other Parties and/or Witnesses.**
 - f. Board Discussion.**
 - g. Motion to Adopt Findings of Fact.**
 - h. Motion to Adopt Supporting Conclusions.**
 - i. Motion to Approve or Deny the Variance Request.**
- 6. Quasi-Judicial Public Hearing on Variance Request V-260202.**
Made by Phyllis Jones at 9958 N US Highway 301, Whitakers to reduce the side property line minimum building setback requirement for the demolition and replacement of the existing dwelling with a new modular home.
 - a. Staff Report.**
 - b. Acceptance of Staff Report & Case File into the Record.**

- c. Testimony of the Applicant.**
 - d. Testimony of Other Parties and/or Witnesses.**
 - e. Board Discussion.**
 - f. Motion to Adopt Findings of Fact.**
 - g. Motion to Adopt Supporting Conclusions.**
 - h. Motion to Approve or Deny the Variance Request.**
 - i. Motion to Close the Public Hearing on Both Cases.**
- 7. Other Business.**
 - 8. Adjournment.**

NASH COUNTY BOARD OF ADJUSTMENT STANDARD FOR THE ISSUANCE OF A VARIANCE

The Nash County Unified Development Ordinance (UDO) establishes the land development regulations that apply within the County's planning and zoning jurisdiction.

A "variance" is defined as "'official permission to depart from the requirements of this Ordinance" (UDO Art. II, Sec. 2-4.198.) All general variance requests are to be heard and decided by the Board of Adjustment.

The North Carolina General Statutes (N.C.G.S.), Chapter 160D, Article 7, Part 5 establishes the standard and criteria for the issuance of a variance.

When unnecessary hardships would result from carrying out the strict letter of a zoning regulation, the board of adjustment shall vary any of the provisions of the zoning regulation upon a showing of all of the following:

- (1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.**
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.**
- (4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.**

No change in permitted land uses may be authorized by a variance.

Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.

A **four-fifths (4/5) majority vote** of the Board of Adjustment is necessary to grant a variance per N.C.G.S. § 160D-406(i).

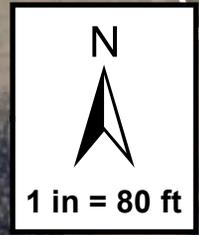
Variance Request V-260201: Site Plan
Property of Daniel Clay Boykin
5900 Southern Nash High Rd, Spring Hope, NC 27882



**Proposed
30' x 30'
Detached
Building**

**Request to
Reduce Rear
Building Setback
From 30'
to Approx. 10'**

Southern Nash High Rd



**Variance Request V-260202
Property of Phyllis Jones
Aerial Map**

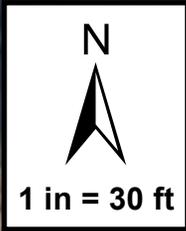


Perry Ln

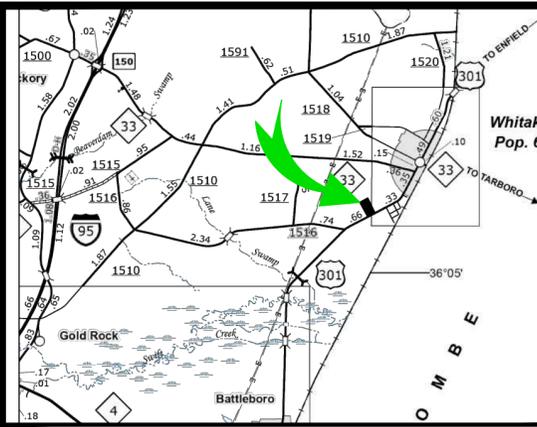
9964

9958

N US 301



1 in = 30 ft



VICINITY MAP

LEGEND

- AG = ABOVE GROUND
- BG = BELOW GROUND
- CC = CONTROL CORNER
- ECM = EXISTING CONCRETE MONUMENT
- ECS = EXISTING COTTON SPINDLE
- EIA = EXISTING IRON AXLE
- EIP = EXISTING IRON PIPE
- EIR = EXISTING IRON ROD
- EPK = EXISTING PARKER KALON NAIL
- FWG = FLUSH WITH GROUND
- MBL = MINIMUM BUILDING LINE
- N&C = NAIL AND CAP
- NCM = NEW CONCRETE MONUMENT
- NCS = NEW COTTON SPINDLE
- NIP = NEW IRON PIPE SET
- NPK = NEW PARKER KALON NAIL
- NPS = NO POINT SET OR FOUND
- OE = OVERHEAD ELECTRIC LINE
- RRS = RAILROAD SPIKE
- R/W = RIGHT-OF-WAY
- ℄ = CENTERLINE
- C/O = CLEAN OUT

LINE	BEARING	LENGTH
L1	N62° 06' 54"E	49.97'
L2	S62° 08' 49"W	25.05'

CENTROID: N= 856600
E=2376900

NOTE: DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS UNLESS NOTED OTHERWISE.

NOTE: THIS SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE EXAMINATION AND IS MADE SUBJECT TO ANY DOCUMENT OF RECORD WHICH MAY AFFECT SUBJECT PROPERTY.

NOTE: PROPERTY IS LOCATED IN ZONE X AS PER FEMA FIRM MAP 3720387500K DATED 6-18-2013

NOTE: PROPERTY IS ZONED: R-10
SETBACKS:
FRONT=30'
REAR=20'
SIDE= 10'

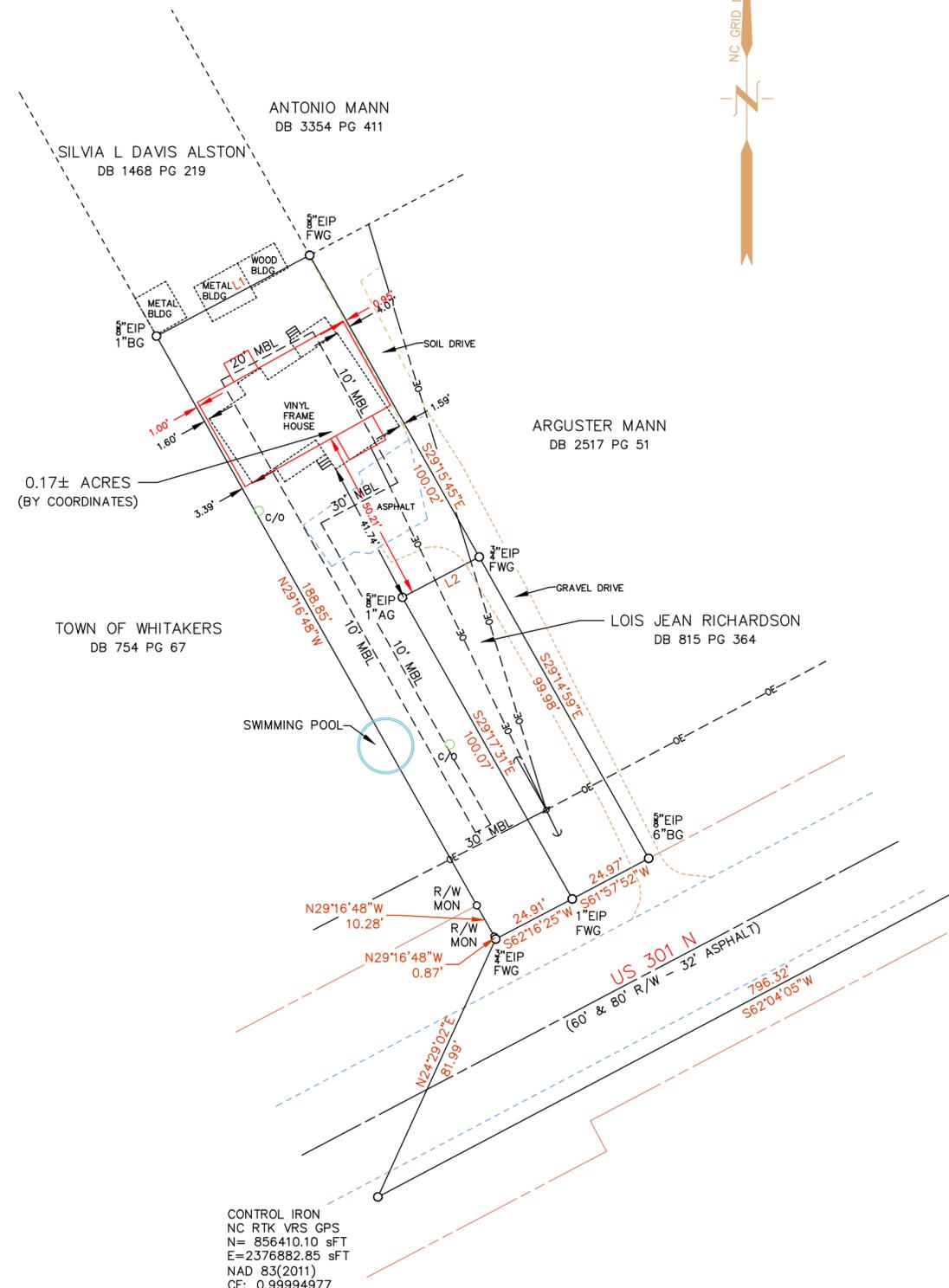
REVISIONS		
NO.	DATE	DESCRIPTION

FOR GEODETIC TIE PORTION

I, SIMON R. COX, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of Survey: A
- (2) Positional Accuracy: 0.02+- METERS
- (3) Type of GPS Field Procedure: RTK
- (4) Dates of Survey: OCTOBER 12, 2025
- (5) Datum/Epoch: NAD83(2011)
- (6) Published/Fixed-Control Use: NC VRS NETWORK
- (7) Geoid Model: 18
- (8) Combined Grid Factor(s): 0.99994977
- (9) Units: US SURVEY FEET

SIMON R. COX
L-4215

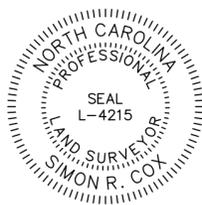


CONTROL IRON
NC RTK VRS GPS
N= 856783.09 sFT
E=2377586.37 sFT
NAD 83(2011)

CONTROL IRON
NC RTK VRS GPS
N= 856410.10 sFT
E=2376882.85 sFT
NAD 83(2011)
CF: 0.99994977

I, SIMON R. COX,
Professional Land Surveyor No. L-4215,
certify that the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

SIMON R. COX
L-4215



I, SIMON R. COX,
certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1307, Page 405, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, Page N/A; that the ratio of precision or positional accuracy as calculated is 1:10000+-; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 12TH day of OCTOBER, A.D., 2025.

SIMON R. COX
L-4215



SURVEY FOR
NASH COUNTY
2023 CDBG-NR PROJECT
9958 US 301 NORTH
BEING ALL OF THE PHYLLIS A. WEST TRACT
DEED BOOK 1307 PAGE 405
WHITAKERS TOWNSHIP, NASH COUNTY
NORTH CAROLINA
OCTOBER 12, 2025



McDAVID ASSOCIATES, INC.
Engineers • Planners • Land Surveyors
3714 North Main Street, Farmville, NC 27828
Telephone: (252) 753-2139
Corporate License No. C-131

Drawing: W:\084x_eng\084x_eng\0847_LD\2023-0322-8029 Nash Co 23 9958 US 301 N Plot Plan Red Line.dwg
Plotted: 9:55:45 AM
Printed: Wednesday, January 28, 2026, 2:14:28pm