



**NASH COUNTY PLANNING BOARD
REGULAR MEETING**

MONDAY, MARCH 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
February 16, 2026 Regular Meeting
- 4. Review of Public Comment Policy.**
- 5. Conditional Rezoning Request CZ-260302: Bissett's Bay Subdivision.**
Made by the property owner, the F. Daniel Bissett II Irrevocable Trust, to rezone 193.12 acres located on both sides of W Old Spring Hope Rd, Middlesex from A1 (Agricultural) to RA-30-CZ (Single-Family Residential Conditional Zone) for the development of 151 proposed new residential lots.
- 6. Conditional Rezoning Request CZ-260301: Vision Homes at Robertson Subdivision.**
Made by the property owner, Vision Homes, LLC, to rezone 11.11 acres located on the southwest side of Robertson Rd, Spring Hope from A1 (Agricultural) to RA-30-CZ (Single-Family Residential Conditional Zone) for the development of 12 proposed new residential lots.
- 7. Conditional Rezoning Request CZ-260303: TantFarms Rental Subdivision.**
Made by the property owner, The TantFarms Rental, LLC, to rezone 1.68 acres located at 6881 & 6911 Squirrel Den Rd, Bailey from R-40 (Single-Family Residential) to RA-30-CZ (Single-Family Residential Conditional Zone) for the proposed subdivision of the subject property into two separate lots.
- 8. Sketch Plan: Leon Road Subdivision.**
For the development of 55 proposed new residential lots on 69.34 acres located on the west side of Leon Rd, Nashville and owned by Leon Road, LLC.

9. Other Business.

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

General Rezoning Request Z-260201 to rezone 110.56 acres on Old Lewis School Rd, Middlesex back to R-40 was **APPROVED**.

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 **APPROVED**.

Conditional Rezoning Request CZ-260202 to rezone 10.5 acres on Southern Nash High Rd, Spring Hope to A1-CZ for the proposed development of the 6-lot Coleman Subdivision was **APPROVED**.

Conditional Rezoning Request CZ-260203 to rezone 25.58 acres on W Old Spring Hope Rd, Spring Hope to RA-30-CZ for the proposed development of the 26-lot The Hollow at Hope Creek Subdivision was **APPROVED**.

Conditional Rezoning Request CZ-260201 to rezone 71.75 acres on Strickland Rd, Bailey to RA-30-CZ for the proposed development of the 76-lot Williams Run, Section 2, Phase 2 Subdivision was **POSTPONED** at the applicant's request to the next Board of Commissioners meeting on April 6, 2026.

Upcoming UDO Update Steering Committee Meeting:

Wednesday, April 29, 2026 @ 4:00 p.m. to 7:00 p.m. (3 Hours)

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: CONDITIONAL REZONING REQUEST

File Number:	CZ-260302: Conditional Rezoning Request
Applicant / Property Owner:	F. Daniel Bissett II Irrevocable Trust
Designer:	Stocks Engineering, PA
Location:	Both Sides of W Old Spring Hope Rd, Middlesex, NC 27557
Tax ID #:	PIN 275700539115 / Parcel ID # 003896
Total Area to be Rezoned:	Approx. 193.12 Acres
Current Zoning District:	A1 (Agricultural)
Proposed Zoning District:	RA-30-CZ (Single-Family Residential Conditional Zone)
Proposed Land Use:	Bissett's Bay Subdivision (151 New Residential Lots)
Future Land Use Classification:	Residential / Agricultural Area & Water Protection / Natural Resource Area
Water Supply:	Private Onsite Wells
Wastewater Disposal:	Private Onsite Septic Systems
Notice of Public Meeting:	Mailed to Property Owners within 600 Feet on Mar. 4, 2026

Subject Property:

The subject property is an approximately 193.12-acre undeveloped tract of land owned by the F. Daniel Bissett II Irrevocable Trust and located on both sides of W Old Spring Hope Rd, Middlesex just south of Frazier's Crossroads at the intersection of W Old Spring Hope Rd and Frazier Rd and southwest of the Town of Spring Hope in the A1 (Agricultural) Zoning District.

Project History:

The Planning Board previously approved a sketch plan for the development of the 127-lot Bissett's Bay Subdivision on this property back in April of 2025. However, instead of pursuing that previous design, which conformed to the dimensional requirements of the current A1 Zoning District, the owner has instead chosen to request a rezoning of the subject property in order to permit a higher residential density.

Rezoning Request:

The property owner has submitted Conditional Rezoning Request CZ-260302 to rezone the subject property to RA-30-CZ (Single-Family Residential Conditional Zone) specifically for the development of the proposed 151-lot version of the Bissett's Bay 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.

Sketch Plan:

The subdivision sketch plan submitted by Stocks Engineering, which serves as the required site plan for this conditional rezoning request, proposes the development of nine new public road rights-of-way to serve 151 new residential lots.

Two of the new lots – Lots 150 & 151 – would be accessed directly from W Old Spring Hope Road and the other 149 lots would be accessed from the new interior roads of the subdivision. The sketch plan includes a total of four stub road connections to the immediately adjacent properties located to the south, east, and west for potential future road interconnectivity.

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. Since Nash County public utility service is not currently available along this portion of W

Old Spring Hope Rd, these lots are proposed to be served by private onsite wells and septic systems.

Comprehensive Land Use Plan:

Conditional Rezoning Request CZ-260302 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.
- (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 two portions of the subject property designated as Water Protection / Natural Resource Areas coincide with the 50-foot wide Neuse riparian stream buffers, which have been accounted for on the proposed sketch plan.

Reasonableness and “Spot Zoning”:

Conditional Rezoning Request CZ-260302 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.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered Conditional Rezoning Request CZ-260302 on February 26, 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-260302 to rezone the specified property to RA-30-CZ for the development of the Bissett's Bay 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-260302 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.
 - (b) The plan recommends a minimum allowable residential lot size of 30,000 square feet for the Residential / Agricultural Area and the proposed RA-30-CZ Zoning District has a minimum residential lot size requirement of 30,000 square feet.
 - (c) The plan also recommends that rezonings allowing for greater residential density in the Residential / Agricultural Area should prohibit the development of manufactured homes and the proposed RA-30-CZ Zoning District does not permit the development of manufactured homes.
 - (d) The two portions of the subject property designated as Water Protection / Natural Resource Areas coincide with the 50-foot wide Neuse riparian stream buffers, which have been accounted for on the proposed sketch plan.
- (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 Bissett's Bay Subdivision, which shall be revised as follows:
 - (a) The north arrow depicted on Sheets CE-02, CE-03, & CE-04 shall be corrected to point north instead of west.
 - (b) The minimum building setback lines on Lot 61 shall be revised to show a 20' SIDE STREET SETBACK along STREET "E" and a 30' REAR SETBACK adjacent to Lot 60.

- (c) The sketch plan shall either be revised to depict the portion of Stream Feature “C” noted on the submitted NCDEQ Stream Buffer Determination Letter dated 10/17/2025 between the “Edge of Unmapped Pond” and extending “Offsite” that is subject to the 50-foot wide Neuse riparian buffer requirement or the developer shall clarify if that portion of the feature is located entirely off of the subject property.
- (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) NCDEQ Stream Buffer Encroachment Approval (for STREET “C”)
 - (c) NCDOT Road Design Approval & Driveway Permit(s)
 - (d) Nash County Stormwater Management Permit
- (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-260302 to rezone the specified property to RA-30-CZ for the development of the Bissett's Bay 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-260302 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.
 - (b) The plan recommends a minimum allowable residential lot size of 30,000 square feet for the Residential / Agricultural Area and the proposed RA-30-CZ Zoning District has a minimum residential lot size requirement of 30,000 square feet.

- (c) The plan also recommends that rezonings allowing for greater residential density in the Residential / Agricultural Area should prohibit the development of manufactured homes and the proposed RA-30-CZ Zoning District does not permit the development of manufactured homes.
 - (d) The two portions of the subject property designated as Water Protection / Natural Resource Areas coincide with the 50-foot wide Neuse riparian stream buffers, which have been accounted for on the proposed sketch plan.; **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.)**
-

Aerial Map

Approx. 193.12 Acres To Be Rezoned To RA-30-CZ For 151 New Residential Lots



Conditional Rezoning Request CZ-260302
Property of F. Daniel Bissett II Irrevocable Trust
Zoning Map

**Approx. 193.12 Acres To Be
Rezoned To RA-30-CZ For
151 New Residential Lots**

**A1
(Agricultural)**

W Old Spring Hope Rd

Frazier Rd

Mullen Rd

Willies Walk

Wild Red Ln

W NC 97

Mamie Ln



1 in = 800 ft

Conditional Rezoning Request CZ-260302
Property of F. Daniel Bissett II Irrevocable Trust
Future Land Use Map

**Approx. 193.12 Acres To Be
Rezoned To RA-30-CZ For
151 New Residential Lots**

**Residential /
Agricultural
Area**

**Water Protection /
Natural Resource
Area**

W Old Spring Hope Rd

Frazier Rd

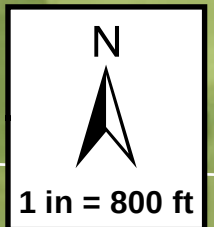
Mullen Rd

Willies Walk

Wild Red Ln

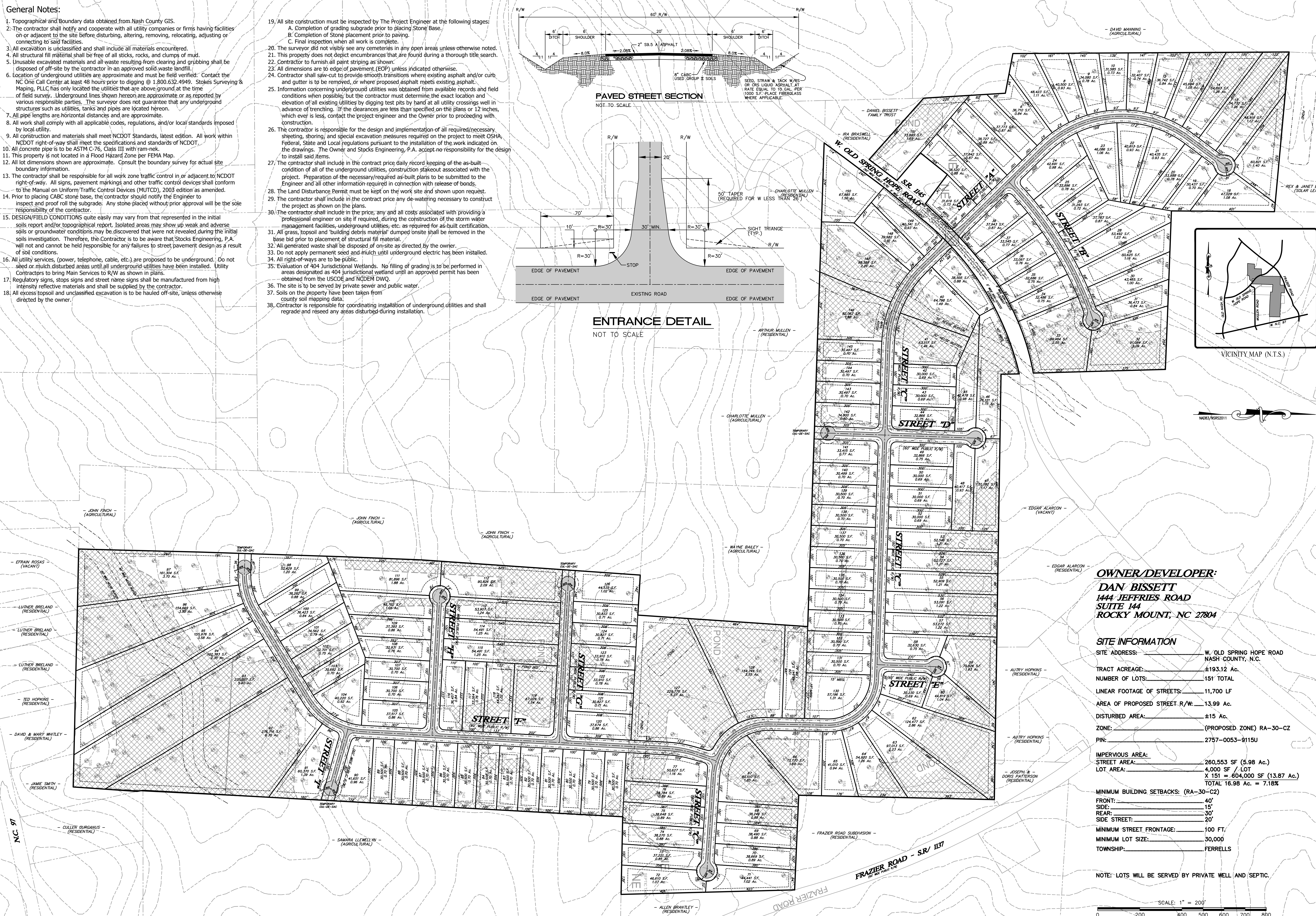
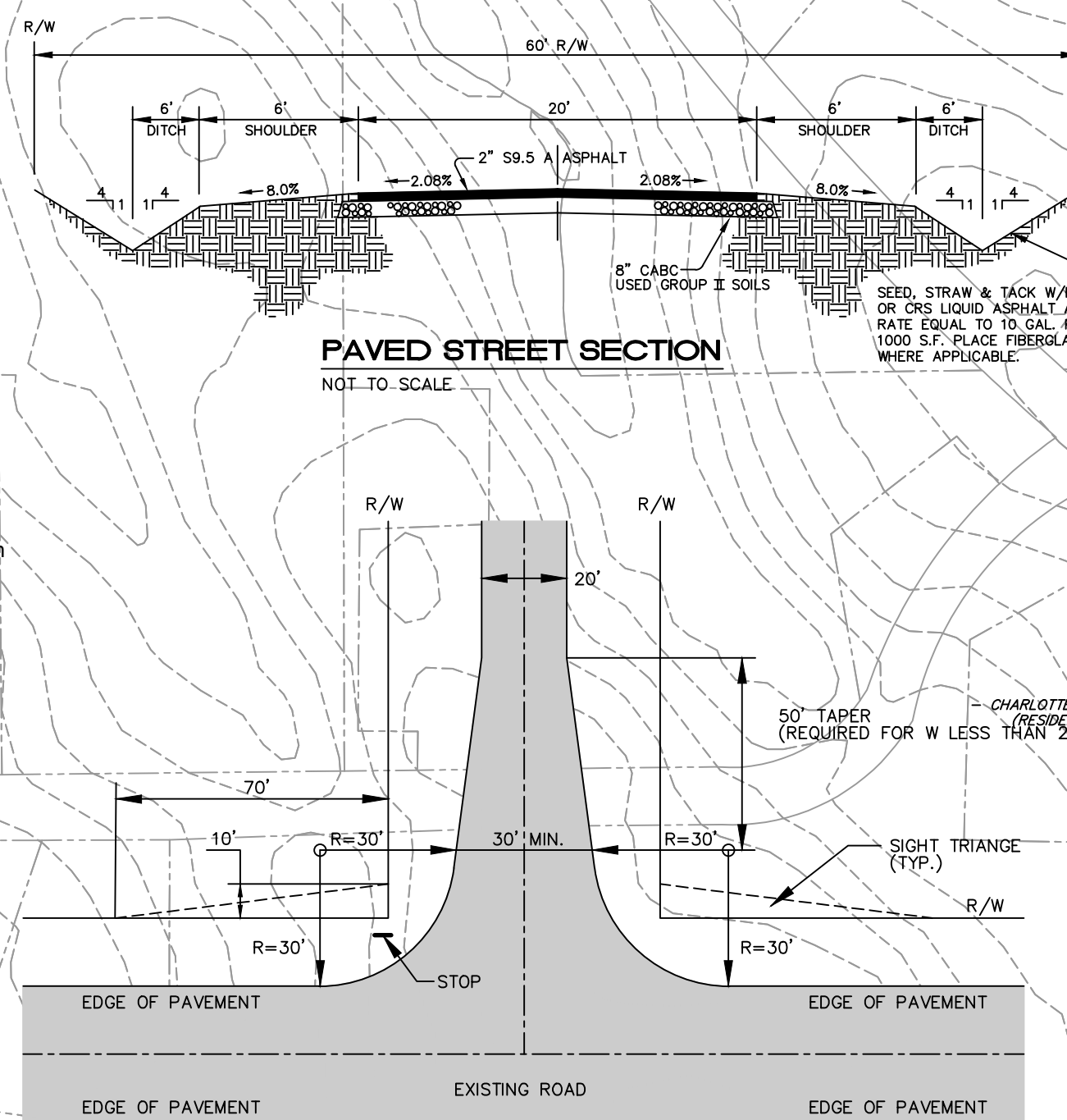
W NC 97

Mamie Ln



1. Topographical and Boundary data obtained from Nash County GIS.
2. The contractor shall notify and cooperate with all utility companies or firms having facilities on or adjacent to the site before disturbing, altering, removing, relocating, adjusting or connecting to said facilities.
3. All excavation is unclassified and shall include all materials encountered.
4. All structural fill material shall be free of all sticks, rocks, and clumps of mud.
5. Unusable excavated materials and all waste resulting from clearing and grubbing shall be disposed of off-site by the contractor in an approved solid waste landfill.
6. Location of underground utilities are approximate and must be field verified. Contact the N.C. One Call Center at least 48 hours prior to digging @ (1.800.632.4949). Stocks Surveying & Mapping, PLLC has only located the utilities that are above ground at the time of the survey. Underground utilities shown hereon are approximate as reported by various responsible parties. The contractor does not warrant that any underground structures such as utilities, tanks and pipes are located hereon.
7. All pipe lengths are horizontal distances and are approximate.
8. All work shall comply with all applicable codes, regulations, and/or local standards imposed by local utility.
9. All construction and materials shall meet NCDOT standards, latest edition. All work within NCDOT right-of-way shall meet the specifications and standards of NCDOT.
10. All concrete pipe to be ASTM C-76, Class III with ram-nuc.
11. This property is not located in a Flood Hazard Zone per FEMA Map.
12. All lot dimensions shown are approximate. Consult the boundary survey for actual site boundary information.
13. The contractor shall be responsible for all work zone traffic control in or adjacent to NCDOT right-of-way. All pavement markings and other traffic control devices shall conform to the Manual on Uniform Traffic Control Devices (MUTCD), 2003 edition as amended.
14. Prior to placing C&B stone base, the contractor should notify the Engineer to inspect and proof roll the subgrade. Any stone placed without prior approval will be the sole responsibility of the contractor.
15. DESIGN/FIELD CONDITIONS quite easily may vary from that represented in the initial soils report and/or topographical report. Isolated areas may show up weak and adverse soils or groundwater conditions may be discovered that were not revealed during the initial soils investigation. Therefore, the Contractor is to be aware that Stocks Engineering, P.A.'s findings cannot be held responsible for any failures to street pavement design as a result of soil conditions.
16. All utility services, (power, telephone, cable, etc.) are proposed to be underground. Do not seek or much disturbed areas until all underground utilities have been installed. Utility Contractors to bring Main Services to R/W as shown in plans.
17. Regulatory signs, stop signs and street name signs shall be manufactured from high intensity reflective materials and shall be supplied by the contractor.
18. All excess topsoil and unclassified excavated material is to be hauled off-site, unless otherwise directed by the owner.

19. All site construction must be inspected by The Project Engineer at the following stages:
 - A. Completion of grading subgrade prior to placing Stone Base.
 - B. Completion of Stone placement prior to paving.
 - C. Final inspection when all work is complete.
20. The surveyor did not visibly see any cinderblocks in any open areas unless otherwise noted.
21. This property does not contain any encumbrances that are found during a thorough title search.
22. Contractor to furnish all paint striping as shown.
23. All dimensions are to edge of pavement (EOP) unless indicated otherwise.
24. Contractor shall saw-cut to provide smooth transitions where existing asphalt and/or curb and gutter is to be removed, or where proposed asphalt meets existing asphalt.
25. Information concerning underground utilities was obtained from available records and field conditions when possible, but the contractor must determine the exact location and elevation of all existing utilities by digging test pits by hand at all utility crossings well in advance of trenching. If the clearances are less than specified on the plans or 12 inches, which ever is less, contact the project engineer and the Owner prior to proceeding with construction.
26. The contractor is responsible for the design and implementation of all required/necessary, sheeting, shoring, and special excavation measures required on the project to meet OSHA, Federal, State and Local regulations pursuant to the installation of the work indicated on the drawings. The Owner and Stocks Engineering, P.A. accept no responsibility for the design to install said items.
27. The contractor shall include in the contract price daily record keeping of the as-built condition of all of the underground utilities, construction stakeout associated with the project. Preparation of the necessary/required as-built plans to be submitted to the Engineer and all other information required in connection with release of bonds.
28. The Land Disturbance Permit must be kept on the work site and shown upon request.
29. The contractor shall include in the contract price any de-watering necessary to construct the project as shown on the plans.
30. The cost meter and include in the contract price any and all costs associated with providing a professional engineer on site if required, during the construction of the storm water management facilities, underground utilities, etc. as required for as-built certification.
31. All grass, topsoil and building debris material dumped onsite shall be removed in the base bid prior to placement of structural fill material.
32. All generated waste shall be disposed of on-site as directed by the owner.
33. Do not apply permanent seed and mulch until underground electric has been installed.
34. All right-of-ways to be public.
35. Evaluation of 404 Jurisdictional Wetlands. No filling of grading is to be performed in areas designated as 404 jurisdictional wetland until an approved permit has been obtained from the USCOE and NGDEM DWQ.
36. The site is to be served by private sewer and public water.
37. Soils on the property have been taken from _____ county soil mapping data.
38. Contractor is responsible for coordinating installation of underground utilities and shall regrade and reseed any areas disturbed during installation.



DAN BISSETT
1444 JEFFRIES ROAD
SUITE 144
ROCKY MOUNT, NC 27804

SITE ADDRESS: _____ W. OLD SPRING HOPE ROAD
NASH COUNTY, N.C.

TRACT ACREAGE: _____ ±193.12 Ac.

NUMBER OF LOTS: _____ 151 TOTAL

LINEAR FOOTAGE OF STREETS: _____ 11,700 LF

AREA OF PROPOSED STREET R/W: _____ 13.99 Ac.

DISTURBED AREA: _____ ±15 Ac.

ZONE: _____ (PROPOSED ZONE) RA-30-CZ

PIN: _____ 2757-0053-9115U

IMPERVIOUS AREA: _____

STREET AREA: _____ 260,553 SF (5.98 Ac.)

LOT AREA: _____ 4,000 SF / LOT
X 151 = 604,000 SF (13.87 Ac.)

TOTAL 16.98 Ac. = 7.18%

MINIMUM BUILDING SETBACKS: (RA-30-C2)

FRONT: _____ 40'

SIDE: _____ 15'

REAR: _____ 30'

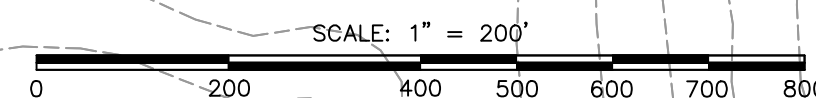
SIDE STREET: _____ 20'

MINIMUM STREET FRONTAGE: _____ 100 FT.

MINIMUM LOT SIZE: _____ 30,000

TOWNSHIP: _____ FERRELLS

NOTE: LOTS WILL BE SERVED BY PRIVATE WELL AND SEPTIC.



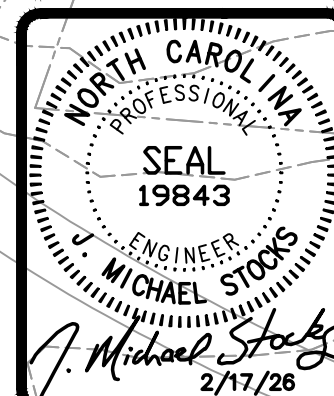
STOCKS ENGINEERING

P.O. BOX 1108
PHONE: (252) 459-8196

TON STREET
856

BLN=C-1874

***BISSETTS BAY SUBDIVISION
NASH COUNTY, NORTH CAROLINA***

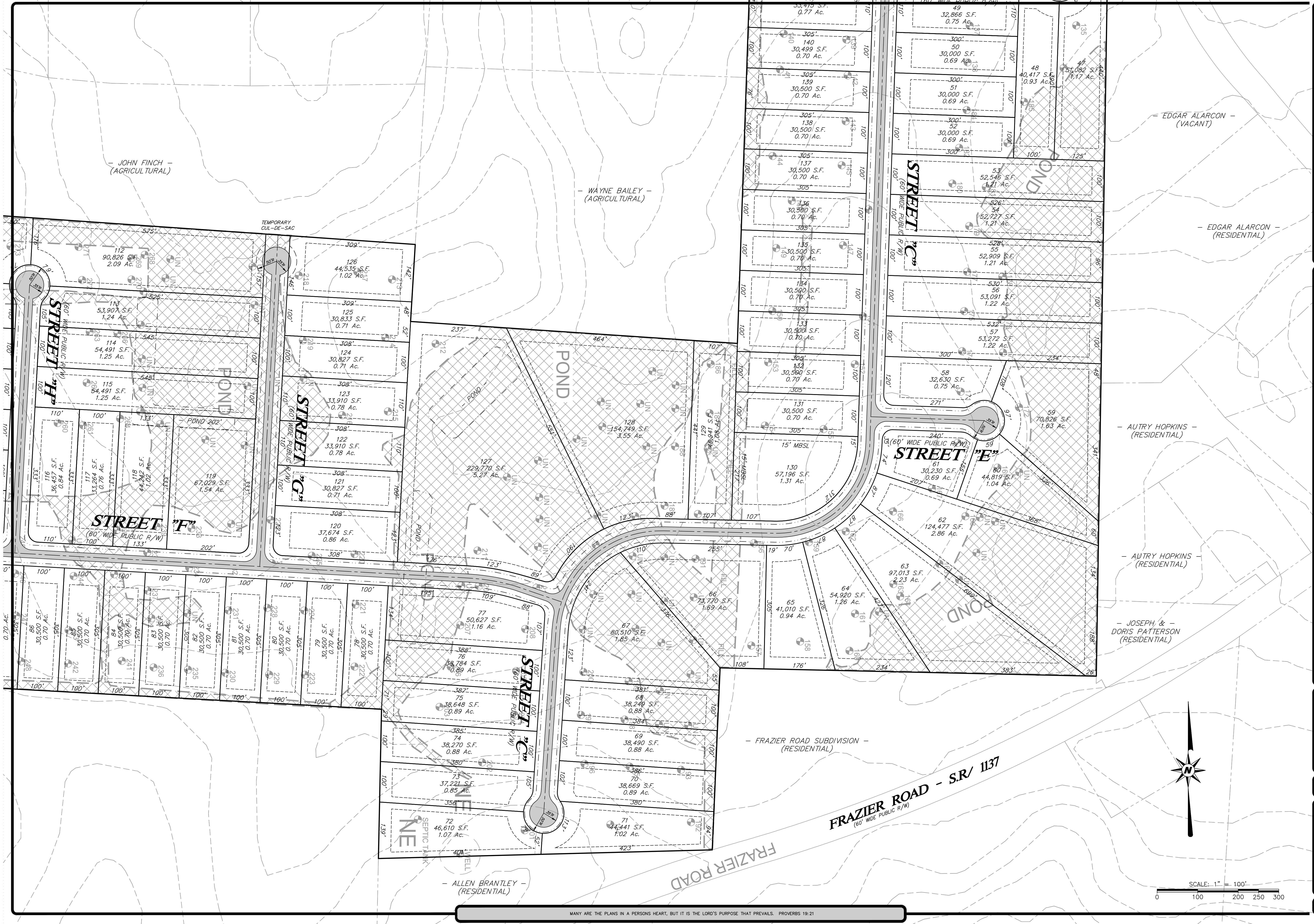


OVERALL SKETCH PLAN

[illegible]

CE-01

MANY ARE THE PLANS IN A PERSONS HEART, BUT IT IS THE LORD'S PURPOSE THAT PREVAILS. PROVERBS 19:21





STOCKS
ENGINEERING
801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
PHONE: (252) 459-6196
WWW.STOCKSENGINEERING.COM

BLN-C-1874

BISSETTS BAY SUBDIVISION
NASH COUNTY, NORTH CAROLINA



AREA "B"
SKETCH PLAN

REVISIONS

FILE NO.: 2025-009
HORZ. SCALE: 1"=100'
VERT. SCALE: NONE

CE-03

NASH COUNTY PLANNING BOARD
STAFF REPORT: CONDITIONAL REZONING REQUEST

File Number:	CZ-260301: Conditional Rezoning Request
Applicant / Property Owner:	Vision Homes, LLC
Designer:	Kimley-Horn
Location:	Southwest Side of Robertson Rd, Spring Hope, NC 27882
Tax ID #:	PIN 278700179568 / Parcel ID # 046223
Total Area to be Rezoned:	11.11 Acres
Current Zoning District:	A1 (Agricultural)
Proposed Zoning District:	RA-30-CZ (Single-Family Residential Conditional Zone)
Proposed Land Use:	Vision Homes at Robertson Subdivision (12 New Residential Lots)
Future Land Use Classification:	Residential / Agricultural Area
Water Supply:	Private Onsite Wells
Wastewater Disposal:	Private Onsite Septic Systems
Notice of Public Meeting:	Mailed to Property Owners within 600 Feet on Mar. 4, 2026

Subject Property:

The subject property is an 11.11-acre undeveloped tract of land owned by Vision Homes, LLC and located on the southwest side of Robertson Road, Spring Hope in the A1 (Agricultural) Zoning District.

Rezoning Request:

The property owner has submitted Conditional Rezoning Request CZ-260301 to rezone the subject property to RA-30-CZ (Single-Family Residential Conditional Zone) specifically for the development of the proposed 12-lot Vision Homes at Robertson 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.

Sketch Plan:

The subdivision sketch plan submitted by Kimley-Horn, which serves as the required site plan for this conditional rezoning request, proposes the development of two new public road rights-of-way to serve 12 new residential lots.

All of the lots would be served by the new interior roads and none would have direct access to Robertson Road. The sketch plan includes stub road connections to the immediately adjacent properties located to the south and west for potential future road interconnectivity.

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. Since Nash County public utility service is not currently available along Robertson Road, these lots are proposed to be served by private onsite wells and septic systems.

The developer proposes a 15-foot wide planted vegetative screening buffer along the side and rear exterior boundaries of the subject property. The design also features a special purpose lot for open space and amenities on the east side of the cul-de-sac.

Comprehensive Land Use Plan:

Conditional Rezoning Request CZ-260301 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.

Reasonableness and “Spot Zoning”:

Conditional Rezoning Request CZ-260301 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.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered Conditional Rezoning Request CZ-260301 on February 26, 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-260301 to rezone the specified property to RA-30-CZ for the development of the Vision Homes at Robertson 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-260301 is:

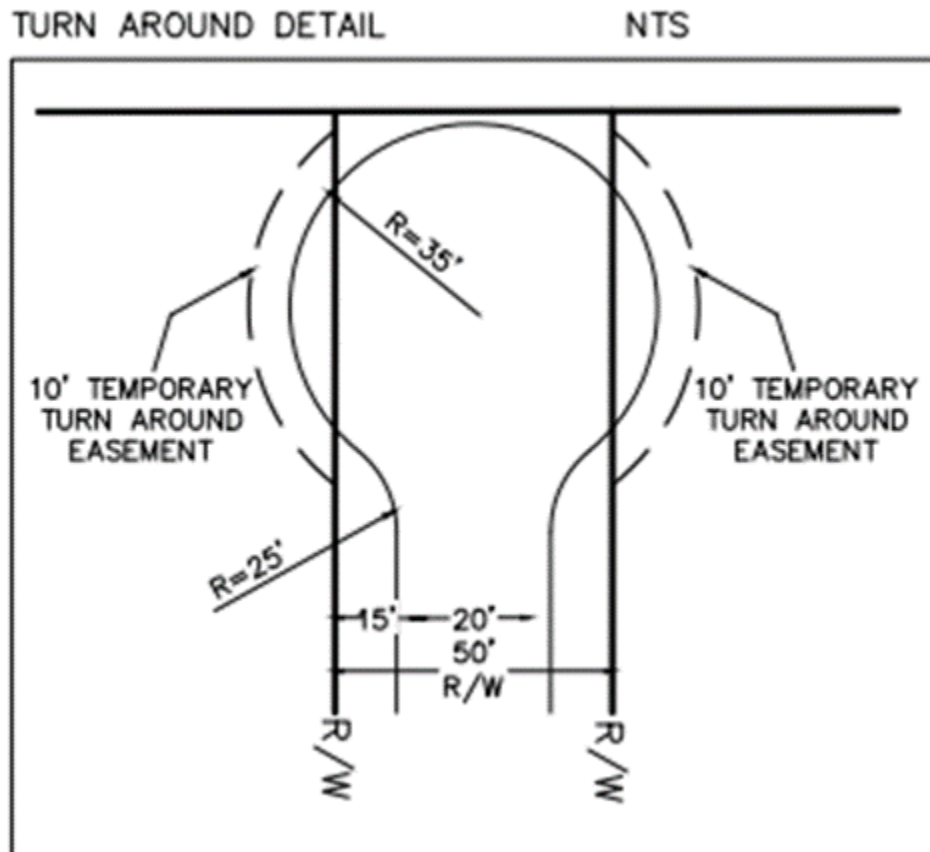
- (1) Consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
 - (a) The plan designates the subject property as a Residential / Agricultural Area.

- (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 Vision Homes at Robertson Subdivision, which shall be revised as follows:
- (a) The 5' NON-ACCESS EASEMENTS depicted along Robertson Road on Lots 1 & 7 shall be extended through the 15' LANDSCAPE BUFFERS on both sides to the exterior property lines of the subject property.
 - (b) The SPECIAL PURPOSE LOT FOR 15' LANDSCAPE BUFFER along the west side of the subject property and the SPECIAL PURPOSE LOT FOR OPEN SPACE / AMENITY AREA & 15' LANDSCAPE BUFFER along the east side of the subject property shall be more clearly defined as separate parcels from the residential lots and labeled as such along with their total areas in square footage and acreage.
 - (c) The location designated for the CLUSTER BOX UNIT mail kiosk on Lot 4 shall either be more clearly defined and labeled as an EASEMENT with dimensional measurements or it may be relocated into the public road right-of-way with a paved turnout in accordance with the applicable NCDOT specifications.
 - (d) The total area of the proposed road right-of-way shall be listed in the SITE DATA TABLE.
 - (e) 10' x 70' SITE DISTANCE TRIANGLE EASEMENTS shall be depicted on Lots 1 & 7 at the intersection of Robertson Road and the new subdivision entrance road.
 - (f) The minimum required pavement width of 20' shall either be labeled on the new public road rights-of-way or on a separate pavement detail diagram.

- (g) Each stub road cul-de-sac shall be shown as the example provided below, including depicting and labeling a 35' minimum pavement radius, extending the dedicated right-of-way to the property line of the adjacent tract, and labeling the portions of the cul-de-sac located outside of and on either side of the dedicated right-of-way as TEMPORARY TURN AROUND EASEMENTS.



- (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
- (4) Vegetative screening shall either be preserved or planted and maintained on the 15-foot wide landscape buffers depicted on the approved sketch plan along the side and rear

exterior boundaries of the subject property. Planted vegetative screening shall conform to the landscape buffer detail shown on the approved sketch plan and preserved natural vegetation shall be determined by Nash County to be comparable to that landscape buffer detail or it shall be supplemented with additional plantings as necessary prior to acceptance.

- (5) The developer shall establish a property owners' association to own and maintain the special purpose lots.
- (6) 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.
- (7) 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-260301 to rezone the specified property to RA-30-CZ for the development of the Vision Homes at Robertson 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-260301 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, the subdivision design, and/or the request's incompatibility with the adjacent and surrounding area.)**
-

**Conditional Rezoning Request CZ-260301
Property of Vision Homes, LLC
Aerial Map**

5370
5370-A
5370-B
5370-C

5341

Robertson Rd

**11.11 Acres
To Be Rezoned
To RA-30-CZ
For 12 New
Residential Lots**

5612

5641

5622



**Conditional Rezoning Request CZ-260301
Property of Vision Homes, LLC
Zoning Map**



**Conditional Rezoning Request CZ-260301
Property of Vision Homes, LLC
Future Land Use Map**

5370
5370-A
5370-B
5370-C

5341

Robertson Rd

**Residential /
Agricultural
Area**

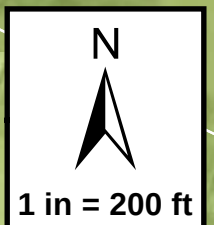
**11.11 Acres
To Be Rezoned
To RA-30-CZ
For 12 New
Residential Lots**

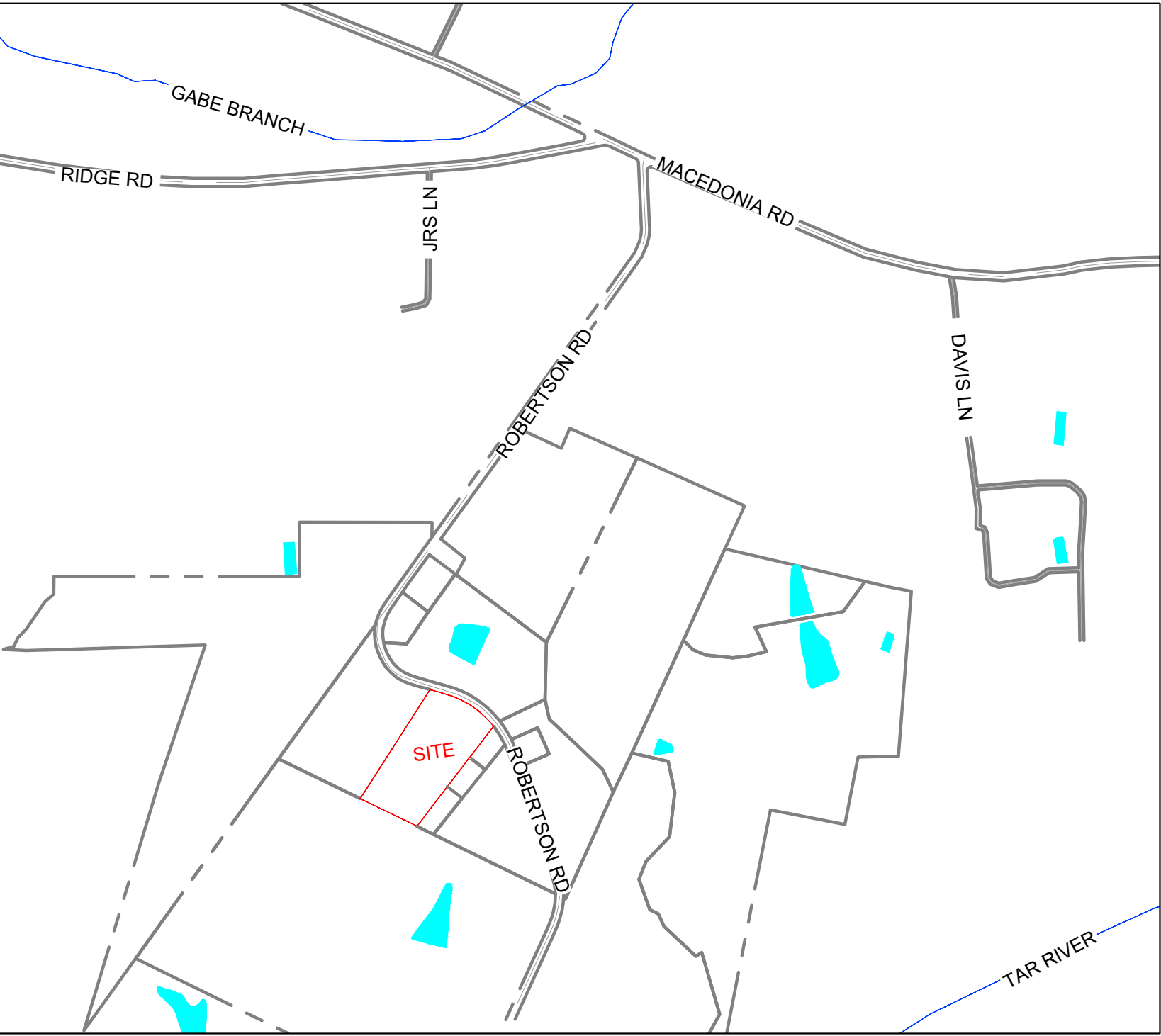
5612

5641

5622

**Water Protection /
Natural Resource
Area**





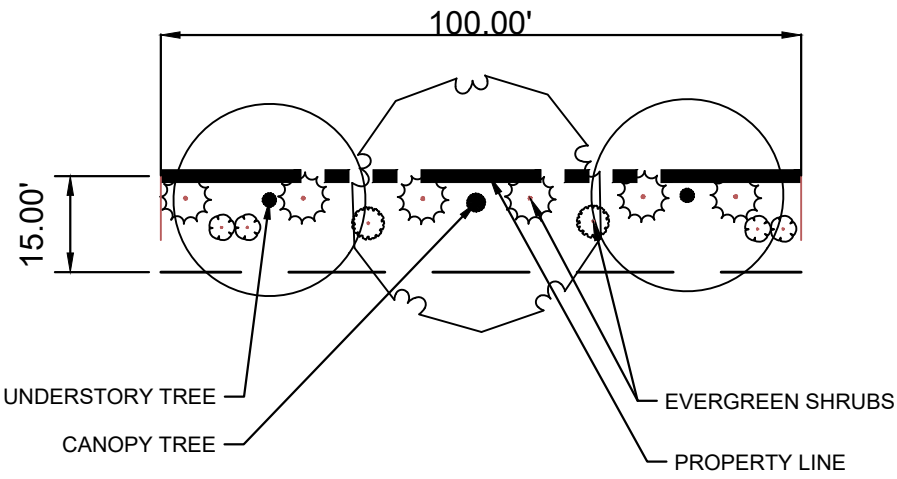
VICINITY MAP

SCALE: 1" = 1000'-0"

SITE DATA TABLE	
PROJECT NAME	VISION HOMES AT ROBERTSON SUBDIVISION
COORDINATES:	35.883018, -78.047832
PARCEL IDENTIFICATION NUMBER:	278700179568U
NET SITE AREA:	483.617 SF (11.10 AC)
PROPERTY LOCATION:	COOPERS TOWNSHIP, NASH COUNTY, NC.
DEVELOPER	AMANI HOOKER - VISION HOMES 2840 PLAZA PLACE SUITE 107A, RALEIGH, NC 27612
PREPARER	KIMLEY-HORN 421 FAYETTEVILLE ST SUITE 600, RALEIGH, NC 27601 919-677-2000
CURRENT ZONING	A1
PROPOSED ZONING	RA-30 CZ
PROPOSED ROADS LINEAR FEET	± 1,133 LF
BUILDING SETBACKS:	FRONT STREET = 40' SIDE STREET = 20' SIDE YARD = 15' REAR/ = 30'
MINIMUM LOT SIZE:	30,000 SF
MINIMUM LOT WIDTH	100 FT

NOTES:

1. THIS EXHIBIT IS CONCEPTUAL ONLY AND IS PREPARED FOR PLANNING AND FEASIBILITY PURPOSES. IT IS NOT A FINAL DESIGN AND SHALL NOT BE USED FOR CONSTRUCTION.
2. ZONING IS ASSUMED TO BE RA30 SINGLE FAMILY RESIDENTIAL. FINAL DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE COUNTY ORDINANCES IN EFFECT AT THE TIME OF SUBMITTAL.
3. LOT CONFIGURATION, ROAD ALIGNMENT, AND SITE FEATURES SHOWN ARE DIAGRAMMATIC AND SUBJECT TO CHANGE BASED ON DETAILED ENGINEERING, SURVEY, AND AGENCY REVIEW.
4. THIS EXHIBIT ASSUMES NO ENVIRONMENTAL CONSTRAINTS, INCLUDING WETLANDS, STREAMS, BUFFERS, FLOODPLAINS, OR OTHER REGULATED FEATURES.
5. THIS EXHIBIT ASSUMES EXISTING UTILITIES AND ELECTRICAL POLES CAN BE RELOCATED OR ADJUSTED AS NECESSARY TO ACCOMMODATE THE CONCEPTUAL LAYOUT.



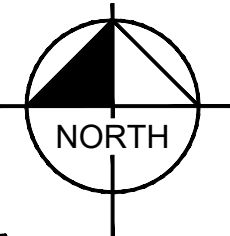
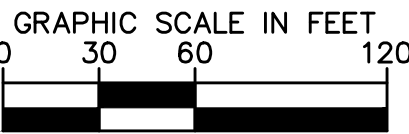
15' LANDSCAPE BUFFER DETAIL

SCALE: 1" = 30'-0"

MAJOR SKETCH PLAN FOR VISION HOMES AT ROBERTSON SUBDIVISION

COOPERS TOWNSHIP, NASH COUNTY, NC.

MARCH,9 2026



Kimley»Horn

NASH COUNTY PLANNING BOARD
STAFF REPORT: CONDITIONAL REZONING REQUEST

File Number:	CZ-260303: Conditional Rezoning Request
Applicant / Property Owner:	The TantFarms Rental, LLC
Designer:	John Lowdermilk, PLS
Location:	6881 & 6911 Squirrel Den Rd, Bailey, NC 27807
Tax ID #:	PIN 276600518345 / Parcel ID # 026669
Total Area to be Rezoned:	1.68 Acres
Current Zoning District:	R-40 (Single-Family Residential)
Proposed Zoning District:	RA-30-CZ (Single-Family Residential Conditional Zone)
Proposed Land Use:	Two-Lot Residential Subdivision
Future Land Use Classification:	Residential / Agricultural Area
Water Supply:	Private Onsite Well
Wastewater Disposal:	Private Onsite Septic Systems
Notice of Public Meeting:	Mailed to Property Owners within 600 Feet on Mar. 4, 2026

Subject Property:

The subject property is a 1.68-acre residential lot owned by The TantFarms Rental, LLC and located at 6881 & 6911 Squirrel Den Rd, Bailey, NC 27807 north of the Town of Bailey in the R-40 (Single-Family Residential) Zoning District.

The lot contains two existing residential dwellings, however, it includes insufficient total land area to permit its subdivision into two separate lots due to the 40,000 square foot minimum lot area requirement of the R-40 Zoning District.

Rezoning Request:

The property owner has submitted Conditional Rezoning Request CZ-260303 to rezone the subject property to RA-30-CZ (Single-Family Residential Conditional Zone) in order to permit its subdivision into two separate lots – one for each existing residential dwelling.

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, permitting the subject property to be subdivided into two separate lots.**

- (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 land surveyor John Lowdermilk, which serves as the required site plan for this conditional rezoning request, is a minor subdivision plat proposing the separation of the subject property into two lots – each with a total area greater than 30,000 square feet and each containing one of the existing residential dwellings.

Comprehensive Land Use Plan:

Conditional Rezoning Request CZ-260303 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.

Reasonableness and “Spot Zoning”:

Conditional Rezoning Request CZ-260303 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 the subdivision of the subject property, but because each resulting lot only remains eligible for one residential dwelling, it will not result in an increase in overall residential density.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered Conditional Rezoning Request CZ-260303 on February 26, 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-260303 to rezone the specified property to RA-30-CZ to permit its subdivision into two separate 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-260303 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 the subdivision of the subject property, but because each resulting lot only remains eligible for one residential dwelling, it will not result in an increase in overall residential density.

Development Conditions:

- (1) The subject property shall be developed in accordance with the approved minor subdivision plat for The TantFarms Rental, LLC.
- (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) 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-260303 to rezone the specified property to RA-30-CZ to permit its subdivision into two separate 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-260303 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, the subdivision design, and/or the request's incompatibility with the adjacent and surrounding area.)**
-

**Conditional Rezoning Request CZ-260303
Property of The TantFarms Rental, LLC
Aerial Map**



Squirrel Den Rd

6898

6881

6881-A

6911

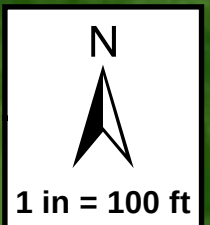
**1.68 Acres
To Be Rezoned
To RA-30-CZ
For Two
Residential Lots**



**Conditional Rezoning Request CZ-260303
Property of The TantFarms Rental, LLC
Zoning Map**

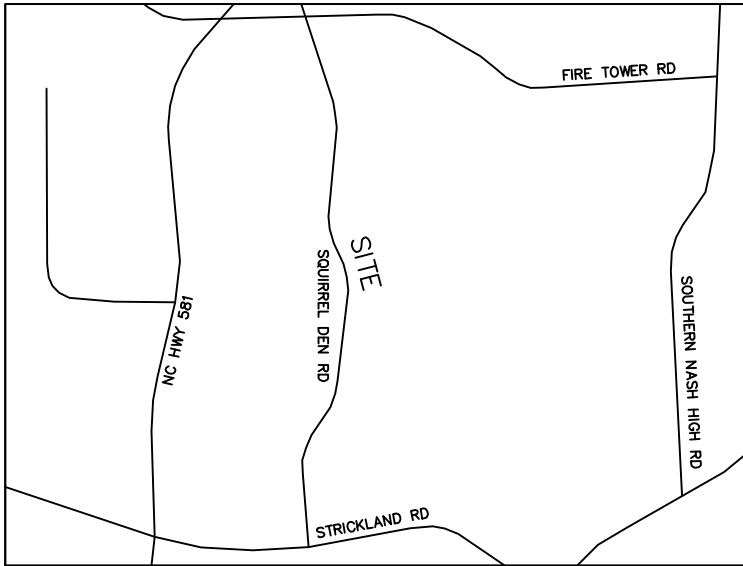


**1.68 Acres
To Be Rezoned
To RA-30-CZ
For Two
Residential Lots**



**Conditional Rezoning Request CZ-260303
Property of The TantFarms Rental, LLC
Future Land Use Map**





VICINITY MAP
N.T.S.

Certificate of Ownership (For Use With Minor Plats Only)

I (We) hereby certify that I am (we are) the owner(s) of the property described hereon, which property is within the subdivision regulation jurisdiction of Nash County, and that I (we) freely adopt this plan of subdivision. I (We) further certify that the residual tract on this plan cannot be further subdivided within two years of the date of recordation unless a sketch plan and/or preliminary plat and final plat are submitted for the entire remainder.

OWNER _____ DATE _____
OWNER _____ DATE _____

Certificate of Minor Plat Approval

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public roads or any change in existing public roads, that the subdivision shown is in all respects in compliance with the Nash County Unified Development Ordinance, and that therefore this plat has been approved by the Nash County Planning Director, subject to its being recorded in the Nash County Registry within sixty days of the date below.

PLANNING DIRECTOR _____ DATE _____
NASH COUNTY, NORTH CAROLINA

STATE OF NORTH CAROLINA
NASH COUNTY

I, _____, REVIEW OFFICER OF NASH COUNTY
CERTIFY THAT THIS MAP OR PLAT TO WHICH THE CERTIFICATION
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

SURVEYOR'S DISCLAIMER : NO ATTEMPT WAS MADE TO
LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL
SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES
ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

DATE _____ SURVEYOR _____

I CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA
OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR L-4829

I, JOHN B. LOWDERMILK, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER
MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3271
PAGE 464); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK
31 PG 296); THAT THE RATIO OF PRECISION AS CALCULATED IS
1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH
G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE,
LICENSE NUMBER (L-4829), AND SEAL THIS DAY OF _____, A.D., 2026.

L-4829
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

All or portions of the property contained in this subdivision are located within a Public Water Supply Watershed. Additional development restrictions regarding such matters as residential density, maximum impervious surface area, and stormwater control measures may apply to this property. Any engineered stormwater controls shown on this plat are to be operated and maintained by the property owners and/or a property owners' association pursuant to the Operation and Maintenance Agreement filed with the Nash County Register of Deeds.

EXISTING WASTEWATER SYSTEM
NON-EVALUATED (LOTS 1 & 2)

HEALTH DEPARTMENT _____ DATE _____
NASH COUNTY, NORTH CAROLINA

NOTES:

- 1) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS, ENCUMBRANCES, AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
- 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
- 3) AREA COMPUTED BY COORDINATE GEOMETRY METHOD
- 4) NO NC GRID MONUMENTS RECOVERED WITHIN 2000'
- 5) MINIMUM REQUIRED LOT SIZE 30,000 S.F.
- 6) CURRENT MINIMUM BUILDING SETBACKS : FRONT = 40'
SIDE = 15'
REAR = 30'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1906.91'	101.26'	101.25'	N 15°25'20" W
C2	945.62'	96.96'	96.92'	N 11°14'52" W
C3	900.96'	95.19'	95.14'	N 05°29'09" W
C4	930.96'	100.71'	100.67'	N 04°37'58" W
C5	975.62'	91.39'	91.36'	N 10°59'49" W
C6	975.62'	8.52'	8.52'	N 13°55'51" W
C7	1936.91'	102.94'	102.93'	N 15°25'33" W

LINE	BEARING	DISTANCE
L1	S 82°32'42" E	33.17'
L2	N 88°10'35" W	31.17'
L3	N 87°31'33" W	28.74'

CL LOCATION OF EXISTING 12' DIRT PATH		
LINE	BEARING	DISTANCE
L4	N 11°42'48" E	1.86'
L5	N 78°18'14" W	69.41'
L6	S 79°44'23" E	89.83'
L7	N 86°54'14" W	29.44'
L8	N 84°22'08" E	14.27'
L9	N 75°40'48" E	13.31'

REFERENCES:

DB 3271 PG 464
PB 31 PG 296
PB 18 PG 38
PB 34 PG 301

N/F
MARSHALL & DEBORAH HIGH
DB 2678 PG 784
PIN 276600703961U

LEGEND

- PROPERTY LINE
- RIGHT OF WAY (R/W)
- OVERHEAD ELECTRIC
- PRIMARY BUILDING SETBACK LINE
- EASEMENT
- IPF - IRON PIPE FOUND
- IRF - IRON ROD FOUND
- IPS - IRON PIPE SET
- PKF - PK NAIL FOUND
- PKS - PK NAIL SET
- CP - COMPUTED POINT
- RRSF - RAILROAD SPIKE FOUND



MINOR SUBDIVISION
FOR
THE TANTFARMS RENTAL, LLC

JACKSONS TOWNSHIP
DATE: 02-09-26
PIN# 276600518345

NASH COUNTY, N.C.
SCALE : 1"=40'
ZONED : RA-30 CZ

RECORDED IN BOOK OF MAPS _____, PAGE _____ NASH COUNTY REGISTRY

NASH COUNTY PLANNING BOARD
STAFF REPORT: MAJOR SUBDIVISION SKETCH PLAN

Type of Plat:	Major Subdivision Sketch Plan
Name of Plat:	Leon Road Subdivision
Property Owner:	Leon Road, LLC
Designer:	Stocks Engineering
Location:	West Side of Leon Rd, Nashville, NC 27856
Tax ID #:	PIN 371800810042 / Parcel ID # 023077 PIN 371700895853 / Parcel ID # 023647 PIN 371700898886 / Parcel ID # 042493
Area of Development:	Approx. 69.34 Acres
Number of Lots:	55 New Residential Lots
Zoning District:	RA-40 (Single-Family Residential)
Water Supply:	Nash County Public Water Service (Extension)
Wastewater Disposal:	Private Onsite Septic Systems

Subject Property:

The subject property consists of three adjacent tracts of land totaling approximately 69.34 acres, owned by Leon Road, LLC, and located on the west side of Leon Rd in the RA-40 (Single-Family Residential) Zoning District south of the Town of Nashville and southwest of the City of Rocky Mount.

Two of the tracts are undeveloped, while the other tract is mostly undeveloped but includes an existing home located at 5512 Leon Rd (to be removed). The two southernmost tracts are adjacent to the Tar River Reservoir to the south and west.

Sketch Plan:

Stocks Engineering has submitted a sketch plan for the Leon Road Subdivision on behalf of the property owner and developer, which proposes fifty-five (55) new residential lots. All of the lots would be accessed from three new interior public road rights-of-way. The sketch plan includes a proposed stub road connection to the immediately adjacent property to the west.

All of the lots must satisfy the minimum dimensional requirements of this RA-40 Zoning District, meaning that they must be at least 100 feet wide and include at least 40,000 square feet of area.

The developer would be required to construct a new waterline to connect each lot to the existing Nash County public waterline installed along the Leon Rd right-of-way and each lot would have an individual private onsite septic system.

Review Procedure:

The Planning Board's review of a subdivision sketch plan is an administrative determination that must be based only upon the technical regulations and standards of the Nash County Unified Development Ordinance.

The proposed sketch plan shall remain valid for one year (12 months) from the date of its approval. The Planning Staff may review and approve a preliminary plat (authorizing the construction of the new roads) and a final plat (post-construction) unless the overall proposed design of the subdivision deviates substantially enough from the previously approved version to require reconsideration and re-approval by the Board.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered the Leon Road Subdivision sketch plan on February 26, 2026 and recommended **APPROVAL**, subject to the **SKETCH PLAN REVISIONS** and **DEVELOPMENT NOTES** listed below.

Suggested Motion:

*I move that the Nash County Planning Board **APPROVE** or **DENY (choose one)** the Leon Road Subdivision sketch plan, subject to the following sketch plan revisions and development notes:*

Sketch Plan Revisions:

1. On the VICINITY MAP, the spelling of BARNES HILL CHURCH RD shall be corrected.
2. On Lot 1, the minimum building setback lines (MBSL) shall be corrected as follows:
 - (a) 50' FRONT MBSL along Leon Road
 - (b) 25' SIDE STREET MBSL along Street "A"
 - (c) 15' SIDE MBSL along side measuring 236'
 - (d) 30' REAR MBSL along side measuring 331'
3. The watershed NOTE shall be revised to read: "SITE IS LOCATED IN THE WS-IV-NSW CRITICAL WATERSHED."

4. A sight distance triangle shall be shown on Lot 1 at the intersection of Leon Road and Street "A".

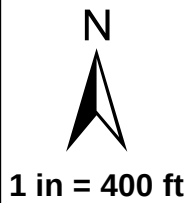
Development Notes:

Future Preliminary Construction Plat Approval Requirements:

1. Nash County Tar-Pamlico River Basin Stormwater Permit
 2. NCDOT Road Design Approval & Driveway Permit
 3. NCDEQ Erosion & Sedimentation Control Plan Approval
 4. NCDEQ & Nash County Public Utilities Water System Design Approval
-

**Leon Road Subdivision
Property of Leon Road, LLC
Aerial Map**

**55 Proposed
New Residential
Lots**



General Notes:

- Topographical and Boundary data obtained from Nash County GIS.
- The contractor shall notify and cooperate with all utility companies or firms having facilities on or adjacent to the site before disturbing, altering, removing, relocating, adjusting or connecting to said facilities.
- All excavation is unclassified and shall include all materials encountered.
- All structural fill material shall be free of all sticks, rocks, and clumps of mud.
- Unusable excavated materials and all waste resulting from clearing and grubbing shall be disposed of off-site by the contractor in an approved solid waste landfill.
- Location of underground utilities are approximate and must be field verified. Contact the NC One Call Center at least 48 hours prior to digging @ 1.800.632.4949. Stokes Surveying & Mapping, PLLC has only located the utilities that are above ground at the time of field survey. Underground lines shown hereon are approximate or as reported by various responsible parties. The surveyor does not guarantee that any underground structures such as utilities, tanks and pipes are located hereon.
- All pipe lengths are horizontal distances and are approximate.
- All work shall comply with all applicable codes, regulations, and/or local standards imposed by local utility.
- All construction and materials shall meet NCDOT Standards, latest edition. All work within NCDOT right-of-way shall meet the specifications and standards of NCDOT.
- All concrete pipe is to be ASTM C-76, Class IV with ram-nuk.
- This property is not located in a Flood Hazard Zone per FEMA Map.
- All lot dimensions shown are approximate. Consult the boundary survey for actual site boundary information.
- The contractor shall be responsible for all work zone traffic control in or adjacent to NCDOT right-of-way. All signs, pavement markings and other traffic control devices shall conform to the Manual on Uniform Traffic Control Devices (MUTCD), 2003 edition as amended.
- Prior to placing C&G stone base, the contractor should notify the Engineer to inspect and proof roll the subgrade. Any stone placed without prior approval will be the sole responsibility of the contractor.
- DESIGN/FIELD CONDITIONS quite easily may vary from that represented in the initial soils report and/or topographical report. Isolated areas may show up weak and adverse soils or groundwater conditions may be discovered that were not revealed during the initial soils investigation. Therefore, the Contractor is to be aware that Stocks Engineering, P.A. will not and cannot be held responsible for any failures to street pavement design as a result of soil conditions.
- All utility services, (power, telephone, cable, etc.) are proposed to be underground. Do not seed or much disturbed areas until all underground utilities have been installed. Utility Contractors to bring Main Services to R/W as shown in plans.
- Regulatory signs, stop signs and street name signs shall be manufactured from high intensity reflective materials and shall be supplied by the contractor.
- All excess topsoil and undisturbed excavation is to be hauled off-site, unless otherwise directed by the owner.
- All site construction must be inspected by The Project Engineer at the following stages:
 - Completion of grading subgrade prior to placing Stone Base.
 - Completion of Stone placement prior to paving.
 - Final inspection when all work is complete.
- The surveyor did not visibly see any cemeteries in any open areas unless otherwise noted.
- This property does not depict encumbrances that are found during a thorough title search.
- Contractor to furnish all paint striping as shown.
- All dimensions are to edge of pavement (EOP) unless indicated otherwise.
- Contractor shall saw-cut to provide smooth transitions where existing asphalt and/or curb and gutter is to be removed, or where proposed asphalt meets existing asphalt.
- Information concerning underground utilities was obtained from available records and field conditions when possible, but the contractor must determine the exact location and elevation of all existing utilities by digging test pits by hand at all utility crossings well in advance of trenching. If the clearances are less than specified on the plans or 12 inches, which ever is less, contact the project engineer and the Owner prior to proceeding with construction.
- The contractor is responsible for the design and implementation of all required/necessary sheeting, shoring, and special excavation measures required on the project to meet OSHA, Federal, State and Local regulations pursuant to the installation of the work indicated on the drawings. The Owner and Stocks Engineering, P.A. accept no responsibility for the design to install said items.
- The contractor shall include in the contract price daily record keeping of the as-built condition of all of the underground utilities, construction stakeout associated with the project. Preparation of the necessary required as-built plans to be submitted to the Engineer and all other information required in connection with release of bonds.
- The Land Disturbance Permit must be kept on the work site and shown upon request.
- The contractor shall include in the contract price any de-watering necessary to construct the project as shown on the plans.
- The contractor shall include in the price, any and all costs associated with providing a professional engineer on site if required, during the construction of the storm water management facilities, underground utilities, etc. as required for as-built certification.
- All grass, topsoil and building debris material dumped onsite shall be removed in the base bid prior to placement of structural fill material.
- All generated waste shall be disposed of on-site as directed by the owner.
- Do not apply permanent seed and mulch until underground electric has been installed.
- All right-of-ways are to be public.
- Evaluation of 404 Jurisdictional Wetlands. No filling of grading is to be performed in areas designated as 404 Jurisdictional wetland until an approved permit has been obtained from the USCOE and NCDEN DWQ.
- The site is to be served by private sewer and public water.
- Soils on the property have been taken from county soil mapping data.
- Contractor is responsible for coordinating installation of underground utilities and shall regrade and reseed any areas disturbed during installation.

SITE INFORMATION

SITE ADDRESS: LEON ROAD
NASHVILLE, N.C. 27856

TRACT ACREAGE:.....±69.34 Ac. TOTAL

NUMBER OF LOTS:.....55 TOTAL

LINEAR FOOTAGE OF STREETS:.....3,870 LF

AREA OF PROPOSED STREET R/W:.....5.43 Ac.

DISTURBED AREA:.....±6.52 Ac.

ZONE:.....RA-40

PIN:.....3718 0081 0042U
3718 0089 8886U
3717 0089 5853U

REFER TO:.....D.B. 3460 - PG. 539-546
P.B. 20 - PG. 106
P.B. 24 - PG. 23

IMPERVIOUS AREA:.....

STREET AREA:.....85,510 SF (1.96 Ac.)

LOT AREA:.....3,900 SF / LOT
X 55 = 214,500 SF (4.92 Ac.)
TOTAL 6.88 Ac. = 9.9%

MINIMUM BUILDING SETBACKS: (RA-40)

FRONT:.....50'

SIDE:.....15'

REAR:.....30'

SIDE STREET:.....25'

MINIMUM STREET FRONTAGE:.....100 FT.

MINIMUM LOT SIZE:.....40,000

TOWNSHIP:.....COOPERS

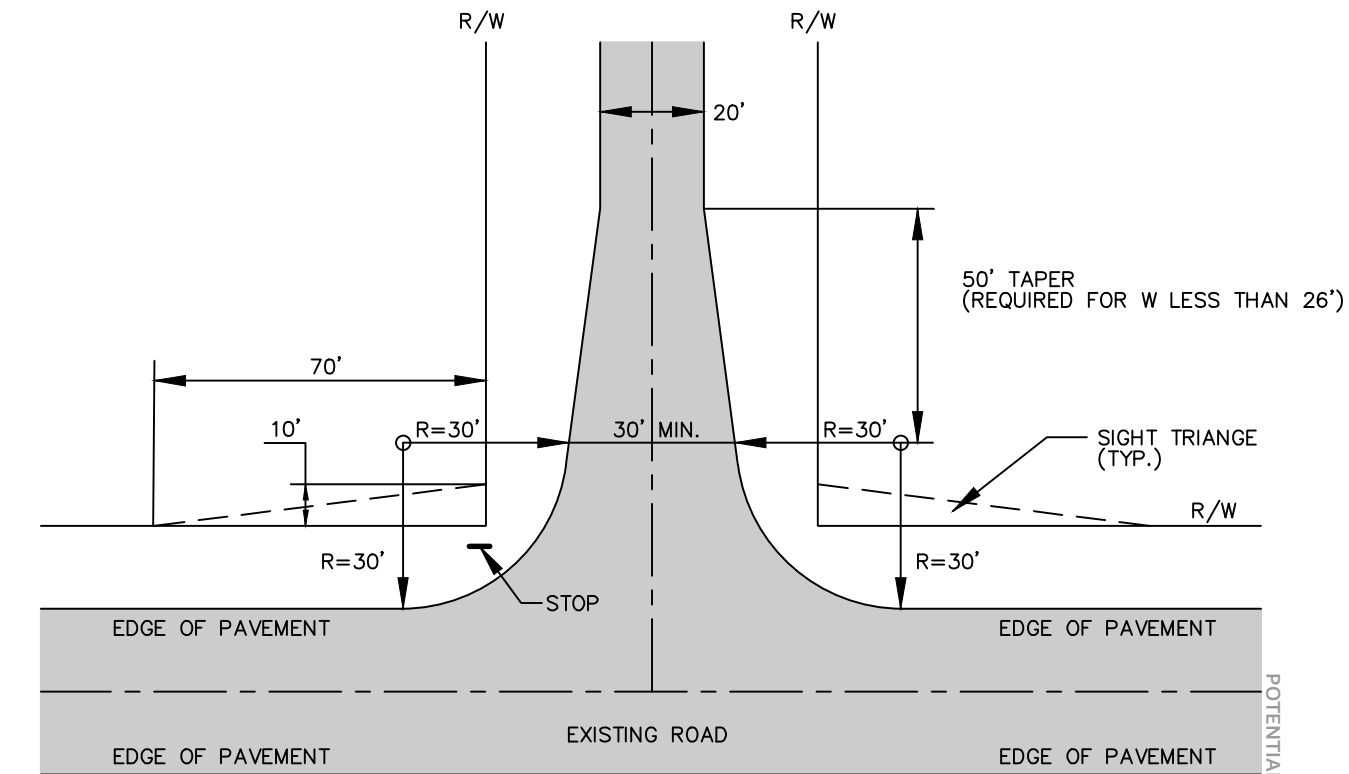
NOTE: SITE IS LOCATED IN THE
WS-IV-NSW PROTECTED WATERSHED.

Denotes: Unsuitable
Soils for Septic System

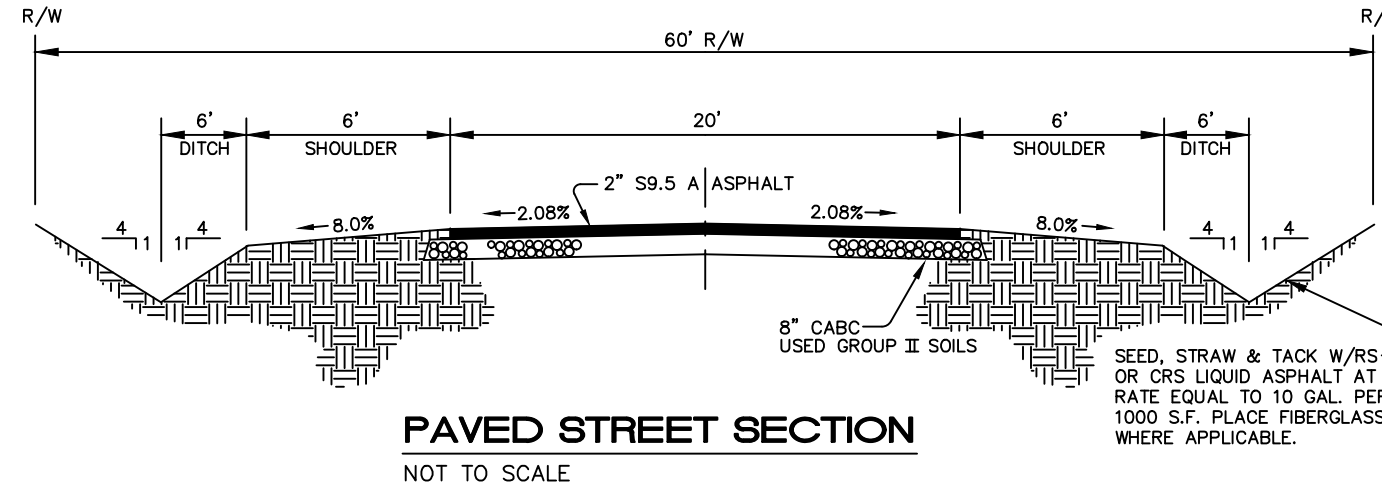
OWNER:
LEON ROAD, LLC
120 N. FRANKLIN ST. STE E
ROCKY MOUNT, N.C. 27804

SCALE: 1" = 100'

0 100 200 250 300



ENTRANCE DETAIL



PAVED STREET SECTION

NOT TO SCALE



Leon Road - S.R. 1800

NOTE: SUBDIVISION WILL BE
SERVED BY NASH COUNTY
PUBLIC WATER

NC GRID NORTH



STOCKS
ENGINEERING

BLN-C-1874

SKETCH PLAN for LEON ROAD SUBDIVISION
NASH COUNTY, NORTH CAROLINA

SEAL
19843
MICHAEL STOCKS
2/12/26

Preliminary Sketch Plan

REVISIONS
3-2-26 TRC COMMENTS

FILE NO.: 2025-087
HORIZ. SCALE: 1"=100'
VERT. SCALE: NONE

CE-01

BEFORE YOU DIG, CALL 811 NORTH CAROLINA ONE CALL CENTER www.ncocc.org

801 EAST WASHINGTON STREET
NASHVILLE, N.C. 27856
PHONE: (252) 459-6196
WWW.STOCKSENGINEERING.COM