

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

**BOARD MEMBERS PRESENT**

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

**BOARD MEMBERS ABSENT**

DeLeon Parker, Jr., Chairman  
Robert Cordell  
Steve Williams

**STAFF MEMBERS PRESENT**

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

**OTHERS PRESENT**

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

**1. Call to Order.**

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

**2. Determination of a Quorum.**

Vice-Chairman Glover confirmed the presence of a quorum.

**3. Approval of Meeting Minutes.**

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

**BOARD ACTION: Ms. Moore offered a motion, which was duly seconded by Mr. Adcox, to approve the minutes of the December 15, 2025 regular meeting as submitted. The motion was unanimously carried.**

**4. Review of Public Comment Policy.**

Mr. Tyson reviewed the Board's public comment policy for everyone present at the meeting.

**5. Conditional Rezoning Request CZ-260101: NC Highway 4, Battleboro made by the property owner, William Holt Ward, to rezone two acres located on the north side of NC Highway 4, Battleboro from GC (General Commercial) and R-30 (Single & Two-Family Residential) to A1-CZ (Agricultural Conditional Zone) to permit the set-up of a Class B single-wide manufactured home.**

Mr. Tyson presented the staff report on Conditional Rezoning Request CZ-260101 as submitted to the Board in the January 20, 2026 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the request on January 2, 2026 and recommended denial of the request, due to its inconsistency with the Comprehensive Land Use Plan and finding it to be unreasonable "spot zoning."

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

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

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

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

**BOARD ACTION: Mr. Vester offered a motion, which was duly seconded by Ms. Bulluck, to recommend approval of Conditional Rezoning Request CZ-260101 to rezone the specified property to A1-CZ in order to permit the set-up of a Class B single-wide manufactured home along with the statement of plan consistency and reasonableness below and subject to the following development conditions recommended for the consideration of the Nash County Board of Commissioners:**

**Statement of Plan Consistency and Reasonableness:**

Conditional Rezoning Request CZ-260101 is:

- (1) Inconsistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
  - (A) The plan designates the subject property primarily as a Major Employment / Industrial Area, with the exception of the rear, which is designated as a Water Protection / Natural Resource Area due to the presence of Swift Creek and its related wetlands to the north.
  - (B) The plan recommends that residential development should be restricted in this Major Employment / Industrial Area in order to ensure that it does not limit the land's potential future development for major industrial uses, wholesale, office, and public/institutional uses, and limited commercial uses, which may serve as important employment centers.
  - (C) The current plan upholds zoning policy adopted by Nash County twenty years ago as a result of the previous 2006 Land Development Plan, which is intended to "phase out" the presence of single-wide manufactured homes in all zoning districts except the A1 (Agricultural) Zone.
- (2) Reasonable and in the public interest because although the request may be considered "spot zoning," it is reasonable due to the fact that there was recently a single-wide manufactured home located on the immediately adjacent property at 7890 NC Highway 4 and there is still a single-wide manufactured home located on the rear of that same adjacent property at 8036 NC Highway 4.

**Development Conditions:**

- (1) The subject property shall be developed in accordance with the approved site plan for a Class B single-wide manufactured home.
- (2) The Class B single-wide manufactured home may be supplemented with customary residential accessory land uses.
- (3) Prior to the set-up of the Class B single-wide manufactured home, the landowner shall obtain the following permits:
  - (a) Zoning Permit issued by Nash County Planning;
  - (b) Compliance Permit issued by Nash County Environmental Health; and
  - (c) Manufactured Home and Trade Permits issued by Nash County Inspections.
- (4) Significant or substantial modifications or revisions to the approved site plan may require additional review by the Nash County Technical Review Committee and the Nash County Planning Board as well as re-approval by the Nash County Board of Commissioners at the discretion of the Zoning Administrator.
- (5) This conditional zoning map amendment shall be invalid unless and until the petitioner(s) consent in writing to all the attached development conditions.
- (6) The Class B single-wide manufactured home may remain on the subject property for a maximum period of up to five (5) years from the date of the approval of this rezoning request, at which time it must be removed from the subject property.

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

**The motion was unanimously carried.**

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

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

**Statement of Plan Consistency and Reasonableness:**

Conditional Rezoning Request CZ-260101 is:

- (1) Inconsistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
  - (A) The plan designates the subject property primarily as a Major Employment / Industrial Area, with the exception of the rear, which is designated as a Water Protection / Natural Resource Area due to the presence of Swift Creek and its related wetlands to the north.
  - (B) The plan recommends that residential development should be restricted in this Major Employment / Industrial Area in order to ensure that it does not limit the land's potential future development for major industrial uses, wholesale, office, and public/institutional uses, and limited commercial uses, which may serve as important employment centers.
  - (C) The current plan upholds zoning policy adopted by Nash County twenty years ago as a result of the previous 2006 Land Development Plan, which is intended to "phase out" the presence of single-wide manufactured homes in all zoning districts except the A1 (Agricultural) Zone.
- (2) Reasonable and in the public interest because although the request may be considered "spot zoning," it is reasonable due to the fact that there was recently a single-wide manufactured home located on the immediately adjacent property at 7890 NC Highway 4, there is still a single-wide manufactured home located on the rear of that same adjacent property at 8036 NC Highway 4, and the subject property includes an existing, viable onsite well and septic system.

**The motion was unanimously carried.**

- 6. Subdivision Waiver Request: Wadford Estates Subdivision made by the property owner, Jerry W. Packer, to permit the construction of the entire length of the proposed John Wadford Lane public road off the west side of Straight Gate Road, Whitakers – exceeding the 1,200-foot maximum cul-de-sac length limitation – prior to the construction of the intersecting Doctor John Court public road.**

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

**7. Other Business.**

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

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

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

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

**8. Adjournment.**

There being no further business, Vice-Chairman Glover adjourned the meeting at 7:10 p.m.