

**MINUTES OF THE
NASH COUNTY PLANNING BOARD
REGULAR MEETING
HELD MONDAY, FEBRUARY 16, 2026 AT 6:30 P.M.
COMMISSIONERS ROOM – THIRD FLOOR
NASH COUNTY ADMINISTRATION BUILDING
120 WEST WASHINGTON STREET
NASHVILLE, NC 27856**

BOARD MEMBERS PRESENT

DeLeon Parker, Jr., Chairman
Jimmy Glover, Vice-Chairman
Randy Adcox
Evelyn Bulluck
Ethan Vester
Steve Williams

BOARD MEMBERS ABSENT

Robert Cordell
Kim Moore
Chris Sandifer

STAFF MEMBERS PRESENT

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

OTHERS PRESENT

Marvin C. Arrington	Billy Dickinson	Paula G. Lamm
Joseph Bailey	Heather Louise Finch	Michael Moss
Derek Bisette	Reid Harper	Jill Olson
Todd Bisette	Catherine Hill	Amy Pearson
Judy Cheney	Sam Johnson	Nancy West-Brake
Will Cheney	Elaine D. Jones	Cecil T. Williams, Jr.
Ned Coleman	Joseph M. Lamm, Jr.	Helen Williams
Robbie B. Davis		

1. Call to Order.

Chairman Parker called the meeting to order at 6:30 p.m.

2. Determination of a Quorum.

Chairman Parker confirmed the presence of a quorum.

3. Approval of Meeting Minutes.

Chairman Parker asked for any revisions or corrections to the draft minutes of the January 20, 2026 regular meeting. None were offered.

BOARD ACTION: Mr. Vester offered a motion, which was duly seconded by Vice-Chairman Glover, to approve the minutes of the January 20, 2026 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. General Rezoning Request Z-260201: Old Lewis School Rd made by the property owner, the Derek & Matthew Bisette 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).

Mr. Tyson presented the staff report on General Rezoning Request Z-260201 as submitted to the Board in the February 16, 2026 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the request on January 29, 2026 and recommended approval of the request.

Nancy West-Brake with The Nashville Graphic addressed the Board with questions regarding the applicant's intended future use of the subject property and whether the applicant owned other farmland nearby. No other members of the public addressed the Board with regard to this request.

Derek Bisette addressed the Board on behalf of the applicant and in support of the request.

BOARD ACTION: Vice-Chairman Glover offered a motion, which was duly seconded by Mr. Vester, to recommend 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.

The motion was unanimously carried.

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.

Mr. Tyson presented the staff report on Conditional Rezoning Request CZ-260201 as submitted to the Board in the February 16, 2026 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the request on January 29, 2026 and recommended approval of the request, subject to the development conditions listed in the staff report.

The following six members of the public addressed the Board in opposition to the request, stating concerns regarding the proposed increase in residential density, the loss of farmland to residential development, a failure to preserve the rural character of the area, the lack of public sewer service, the inability of the existing public water infrastructure to provide fire suppression service, the potential impacts on local traffic safety, the potential impacts on local water supply and quality, a potential increase in trespassing on the surrounding properties, a difficulty for large farm equipment to access the adjacent fields, a request to preserve the existing path providing access to the Josh Lamm property at 3766 Strickland Rd, and a request for the developer to provide additional visual screening around the development in the form of a berm.

Paula Lamm
Amy Pearson
Joseph Bailey
Billy Dickinson
Joseph M. Lamm, Jr.
Heather Louise Finch

Cecil T. Williams, Jr. addressed the Board on behalf of the applicant and in support of the request.

The Board discussed that proposed Development Condition #4 should more clearly specify that the developer is required to extend the public water system to serve each new residential lot, the maintenance that might be required for the proposed special purpose lots in the future, the vinyl fencing proposed by the developer along the Strickland Road frontage, the alternative access to the Josh Lamm property at 3766 Strickland Rd that was to be provided by the developer, the maximum width of typical farm equipment, the safety of children on the proposed new subdivision roads in relation to the farm equipment traffic, the request for a berm to provide additional visual screening, the type of fencing to be permitted by the homeowners’ association on the new residential lots, and the consistency of the rezoning request with the recommendations of the Comprehensive Land Use Plan.

BOARD ACTION: Mr. Adcox offered a motion, which was duly seconded by Ms. Bulluck, to recommend 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.

The motion was unanimously carried.

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.

Mr. Tyson presented the staff report on Conditional Rezoning Request CZ-260202 as submitted to the Board in the February 16, 2026 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the request on January 29, 2026 and recommended approval of the request, subject to the development conditions listed in the staff report.

The following three members of the public addressed the Board in opposition to the request, stating concerns regarding increased traffic, traffic safety, water drainage, the lack of a berm or buffer proposed around the new lots, and the loss of farmland.

Reid Harper
Joseph Bailey
Todd Bisette

Ned Coleman addressed the Board on behalf of the applicant and in support of the request.

The Board discussed the broad range of permitted land uses allowed in the proposed A1 Zoning District and the need to restrict the development of the subject property to only those residential land uses that would also be permitted in the immediately adjacent R-30 Zoning District.

BOARD ACTION: Mr. Williams offered a motion, which was duly seconded by Vice-Chairman Glover, to recommend approval of Conditional Rezoning Request CZ-260202 to rezone the specified property to A1-CZ (Agricultural Conditional Zone) for the development of six proposed new residential lots along with the statement of plan consistency and reasonableness below and subject to the following development conditions recommended for the consideration of the Nash County Board of Commissioners:

Statement of Plan Consistency and Reasonableness:

Conditional Rezoning Request CZ-260202 is:

- (1) Consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because the plan designates the subject property as a Residential / Agricultural Area and, while the plan does not specifically comment on the voluntary “downzoning” of a property’s permitted development intensity from commercial to residential, the proposed A1-CZ Zoning District is consistent with the plan for this area.
- (2) Reasonable, in the public interest, and not “spot zoning” because the proposed A1-CZ Zoning District is very similar to the large, existing, and immediately adjacent A1 Zoning District located to the north and east of the subject property.

Development Conditions:

- (1) The subject property shall be developed in accordance with the approved sketch plan, which depicts the subdivision of the six proposed new residential lots.
- (2) The subject property shall be developed for residential use only and the approved permitted land uses shall be limited to single-family stick-built detached dwellings, modular homes, Class A double-wide manufactured homes, and customary residential accessory uses and structures.
- (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.

Mr. Coleman consented to the amended Development Condition #2 on behalf of the rezoning request applicant.

The motion was unanimously carried.

- 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.**

Mr. Tyson presented the staff report on Conditional Rezoning Request CZ-260203 as submitted to the Board in the February 16, 2026 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the request on January 29, 2026 and recommended approval of the request, subject to the development conditions listed in the staff report.

Todd Bisette addressed the Board with questions regarding the stub road connections.

Michael Moss with CMP Professional Land Surveyors addressed the Board on behalf of the applicant and in support of the request.

BOARD ACTION: Mr. Williams offered a motion, which was duly seconded by Vice-Chairman Glover, to recommend approval of Conditional Rezoning Request CZ-260203 to rezone the specified property to RA-30-CZ for the development of The Hollow at Hope Creek Subdivision along with the statement of plan consistency and reasonableness below and subject to the following development conditions recommended for the consideration of the Nash County Board of Commissioners:

Statement of Plan Consistency and Reasonableness:

Conditional Rezoning Request CZ-260203 is:

- (1) Consistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan because:
 - (a) The plan designates the subject property as a Residential / Agricultural Area.
 - (b) The plan recommends a minimum allowable residential lot size of 30,000 square feet for the Residential / Agricultural Area and the proposed RA-30-CZ Zoning District has a minimum residential lot size requirement of 30,000 square feet.
 - (c) The plan also recommends that rezonings allowing for greater residential density in the Residential / Agricultural Area should prohibit the development of manufactured homes and the proposed RA-30-CZ Zoning District does not permit the development of manufactured homes.
- (2) Reasonable and in the public interest because:
 - (a) The request is not unreasonable "spot zoning" because the subject property already is and will continue to be zoned for residential use, similar to the adjacent and surrounding properties.
 - (b) Approval of the request will permit smaller minimum lot areas and increased residential density, but the new zoning district is also much more restrictive in terms of permitted land uses than the current zoning district.

Development Conditions:

- (1) The subject property shall be developed in accordance with the approved sketch plan for The Hollow at Hope Creek Subdivision.
- (2) The subject property may be developed for the land uses permitted in the RA-30 (Single-Family Residential) Zoning District in accordance with the standard requirements and procedures established for that district by the Nash County Unified Development Ordinance.
- (3) Prior to construction of the proposed subdivision, the developer shall obtain the following additional permits and/or approvals as necessary:
 - (a) NCDEQ Erosion & Sedimentation Control Plan Approval
 - (b) NCDOT Road Design Approval & Driveway Permit
 - (c) Nash County Stormwater Management Permit
 - (d) New Road Name Approval by Nash County Emergency Services
- (4) Significant or substantial modifications or revisions to the approved design of the subdivision sketch plan may require additional review by the Nash County Technical Review Committee and the Nash County Planning Board as well as re-approval by the Nash County Board of Commissioners at the discretion of the Zoning Administrator.

(5) This conditional zoning map amendment shall be invalid unless and until the petitioner(s) consent in writing to all the attached development conditions.

The motion was unanimously carried.

9. Other Business.

Mr. Tyson provided the following update on the planning actions taken by the Nash County Board of Commissioners at its February 2, 2026 regular meeting:

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.

Mr. Tyson also reminded the Board of the upcoming meeting of the Unified Development Ordinance (UDO) Update Steering Committee on Wednesday, March 4, 2026 from 4:00 p.m. to 6:00 p.m.

10. Adjournment.

There being no further business, Chairman Parker adjourned the meeting at 8:45 p.m.