

**MINUTES OF THE  
NASH COUNTY PLANNING BOARD  
REGULAR MEETING  
HELD MONDAY, APRIL 17, 2023 AT 6:30 P.M.  
COMMISSIONERS ROOM – THIRD FLOOR  
NASH COUNTY ADMINISTRATION BUILDING  
120 WEST WASHINGTON STREET  
NASHVILLE, NC 27856**

**BOARD MEMBERS PRESENT**

Kevin Smith, Chairman  
DeLeon Parker, Jr., Vice-Chairman  
Moses Brown, Jr.  
Jimmy Glover  
Barbara Pulley  
Chris Sandifer  
Ethan Vester

**BOARD MEMBERS ABSENT**

Kim Moore

**STAFF MEMBERS PRESENT**

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

**OTHERS PRESENT**

Georgia Martin  
Kenneth Martin  
Marvin Turner  
Michael Turner  
Seth Turner  
Kevin Varnell

**1. Call to Order.**

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

**2. Determination of a Quorum.**

Chairman Smith recognized the presence of a quorum.

**3. Approval of the Minutes of the March 20, 2023 Regular Meeting.**

The minutes of the March 20, 2023 regular meeting were provided to each Board member for review. Chairman Smith asked for any revisions or corrections. None were offered.

**BOARD ACTION: Vice-Chairman Parker offered a motion, which was duly seconded by Mr. Glover, to approve the minutes of the March 20, 2023 regular meeting as submitted.**

**The motion was unanimously carried.**

**4. Introduction of New Senior Planner Aaron Chalker.**

Mr. Tyson introduced Senior Planner Aaron Chalker, who began work on March 27.

**5. Review of Public Comment Policy.**

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

**6. Conditional Rezoning Request CZ-230401 made by Georgia L. Martin, the property owner, to rezone approximately 1.15 acres of land located on Millie Field Ln off the north side of W Tarboro Rd, Rocky Mount, NC 27803 from R-20 (Medium Density Residential) to A1-CZ (Agricultural Conditional Zone) for the development of a private campground/RV park.**

Mr. Tyson presented the staff report and supplemental materials related to Conditional Rezoning Request CZ-230401 as submitted to the Board in the April 17, 2023 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the request on April 5, 2023 and recommended denial, due to its inconsistency with the recommendations of the 2022 Nash County Comprehensive Land Use Plan and the determination that approval of the request would be unreasonable "spot zoning" and not in the public interest.

Mr. Sandifer asked for clarification on the site plan regarding the portion located on the left side of Millie Field Ln.

Mr. Tyson explained that it depicted the additional parking spaces required by the applicable UDO standards.

Mr. Sandifer asked for clarification on the wastewater disposal plan for the site.

Mr. Tyson noted that Site Plan Revision #10 as recommended by the TRC in the staff report requested that the applicant "specify the proposed water supply source and wastewater disposal method for the facility."

The following members of the public addressed the Board with regard to the request, citing concerns including a potential increase in traffic, noise, and crime; a potential decrease in surrounding property values; and the apparent lack of nearby attractions or recreational activities for campers.

Debbie Branch Phillips, 8557 W Tarboro Rd (via written statement read aloud by Mr. Tyson)  
Michael Turner, 8373 W Tarboro Rd  
Marvin Turner, 8435 W Tarboro Rd

Kevin Varnell with Stocks Engineering, PA and the property owners, Georgia L. Martin and Kenneth G. Martin, addressed the Board in support of the request. Mr. Varnell stated that the proposed campsites would be served by an onsite septic system.

Mr. Sandifer asked what would prevent someone who was not a customer of the proposed campground/RV park from emptying their wastewater tank into the septic system.

Mr. Varnell answered that access to the septic system would have to be regulated by the owner/operator of the campground/RV park, potentially by using locks on the service caps.

Mr. Glover asked about the size of the proposed campsite lots.

Mr. Varnell answered that each proposed campsite would be 22 feet by 70 feet as shown on the site plan.

Mr. Sandifer asked what would attract campers to the site.

Mrs. Martin answered that campers would be drawn to the farm campground through agritourism including seasonal farm events and festivals, with a particular focus on catering to those traveling along Interstate 95 – only nine miles away – for horse racing events.

Mr. Brown asked why this particular portion of the applicants' sixty acre property was chosen for the proposed campground/RV park.

Mrs. Martin answered it was chosen due to its accessibility from the existing Millie Field Ln.

Mr. Glover asked whether Millie Field Ln was a paved road.

Mr. Martin answered that Millie Field Ln was a gravel road.

**BOARD ACTION: Mr. Sandifer offered a motion, which was duly seconded by Vice-Chairman Parker, to recommend denial of Conditional Rezoning Request CZ-230401 to rezone the specified property to A1-CZ for the development of a private campground/RV park 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-230401 is:**

- (1) Mostly inconsistent with the recommendations of the 2022 Nash County Comprehensive Land Use Plan for the establishment of nonresidential and/or commercial land uses within this designated Residential / Agricultural Area because:**
  - (a) The subject property is not located within ¼ mile of a major intersection.**
  - (b) The subject property is not located in proximity to other, similar existing nonresidential and/or commercial land uses.**

- (c) The subject property is not significantly spatially separated from the surrounding, existing residences.
  - (d) The proposed commercial/recreational private campground/RV park would not be considered a “context-appropriate” land use, given the residential nature of the immediately surrounding area.
  - (e) However, the request is consistent with the plan’s recommendation that the subject property have frontage along and access to a state-maintained secondary road because the site is located directly along W Tarboro Rd.
- (2) Unreasonable “spot zoning” and not in the public interest due to the significant degree of difference between the transient, short-term recreational nature of the proposed private campground/RV park and the permanent, long-term residential nature of the immediately adjacent dwellings.

The motion was unanimously carried.

**7. Hidden Oaks Subdivision Sketch Plan proposed by the Joseph & Stephanie Mirando Family Trust, the property owner, for the development of twelve (12) new residential cluster lots along two new public roads on a 15.36-acre tract of land located on the south side of Old US Highway 64, Spring Hope, NC 27882 in the A1 (Agricultural) Zoning District.**

Mr. Chalker presented the staff report and supplemental materials related to the Hidden Oaks Subdivision sketch plan as submitted to the Board in the April 17, 2023 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the sketch plan on April 5, 2023 and recommended approval, subject to the development notes listed in the staff report.

Mr. Tyson clarified that the cluster development subdivision option remains viable, despite the recommendations of the recently adopted 2022 Comprehensive Land Use Plan, unless and until the Unified Development Ordinance has been formally amended to revise or remove the option.

Mr. Sandifer asked whether the proposed new roads would be paved.

Mr. Chalker answered that the roads would be paved public rights-of-way with temporary turn-around easements.

Mr. Glover asked whether the proposed lots that are 40,000 square feet or more in area would also have access to the common area lots.

Mr. Chalker answered that was correct because all of the lots in the subdivision would belong to the property owners’ association that will own and maintain the common area lots.

**BOARD ACTION: Mr. Sandifer offered a motion, which was duly seconded by Mr. Vester, to approve the Hidden Oaks Subdivision sketch plan, subject to the following development notes.**

**Development Notes:**

**Future Preliminary Construction Plat Approval Requirements:**

- (1) Road Design Approval & Driveway Permit Issued by NCDOT
- (2) Sedimentation & Erosion Control Plan Approval Issued by NCDEQ
- (3) Stream Buffer Determination Issued by NCDEQ

- (4) Tar-Pamlico Overlay District Stormwater Permit Issued by Nash County Planning
- (5) Road Name Approval by Nash County Emergency Services
- (6) Applicable Review Fee

**Future Final Plat Approval Requirements:**

- (1) Wastewater Improvement Permits or Licensed Soil Scientist Report Approval by Nash County Environmental Health
- (2) Declaration Establishing a Property Owners' Association
- (3) Deed Transferring Ownership of the Common Area Lots to the Property Owners' Association
- (4) Applicable Review, Recording, and Road Sign Fees

The motion was unanimously carried.

**8. Other Business.**

Mr. Tyson provided the following updates on the planning actions taken by the Nash County Board of Commissioners at its regular meeting on April 3, 2023:

Conditional Rezoning Request CZ-230301 to rezone 14.33 acres on Squirrel Den Rd, Bailey to RA-30-CZ for the Harris Farms Subdivision was approved.

Conditional Rezoning Request CZ-230302 to rezone 858 acres on Taylors Gin Rd, Castalia to A1-CZ for the Skylight Solar, LLC solar farm facility was approved.

Mr. Tyson also provided an update on the upcoming Board member term expirations on June 30, 2023 including Chairman Smith who will be ineligible for reappointment due to having served three consecutive terms as well as Mrs. Pulley and Mrs. Moore who will both be eligible for reappointment.

**9. Adjournment.**

There being no further business, Chairman Smith adjourned the meeting at 7:25 p.m.