



**NASH COUNTY PLANNING BOARD  
FREDERICK B. COOPER COMMISSIONERS ROOM  
CLAUDE MAYO, JR. ADMINISTRATION BUILDING - THIRD FLOOR  
120 WEST WASHINGTON STREET  
NASHVILLE, NC 27856**

**MONDAY, FEBRUARY 17, 2020 - 6:30 P.M.**

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**MEETING AGENDA**

- 1. Call to Order.**
- 2. Determination of a Quorum.**
- 3. Approval of the Minutes of the December 16, 2019 Regular Meeting.**
- 4. Approval of the Minutes of the January 21, 2020 Regular Meeting – DELAYED.**
- 5. Approval of the Minutes of the February 11, 2020 Joint Strategic Land Use Planning Workshop – DELAYED.**
- 6. Major Subdivision Preliminary Plat – Poplar Creek Subdivision, Phases III & IV.**  
Submitted on behalf of Four Seasons Contractors LLC, the property owner and developer, for twenty-six (26) proposed new residential lots and one (1) conservation area lot to be developed along an extension of Poplar Creek Road and two other proposed new public rights-of-way on two tracts of land totaling 33.83 acres located in the RA-30 (Single-Family Residential) Zoning District.
- 7. Major Subdivision Final Plat – Buck’s Pointe Subdivision.**  
Submitted on behalf of Four Seasons Contractors LLC, the property owner and developer, for eleven (11) proposed new residential lots to be developed along the existing Red Road and W Beulah Road on a 13.18 acre portion of a tract of land located in the A1 (Agricultural) Zoning District.
- 8. Major Subdivision Final Plat – Worthington Farm Subdivision, Phase II.**  
Submitted on behalf of Fairfield Realty Down East LLC and the C. T. Williams Corporation, the property owners, for seventeen (17) proposed new residential lots to be developed along both sides of the existing Jordan Road on an 8.15 acre portion of two tracts of land located in the R-20 (Medium Density Residential) and R-20-CU (Medium Density Residential Conditional Use) Zoning Districts.

**9. Other Business.**

**Update on Board of Commissioners Planning Actions on February 3, 2020:**

**Text Amendment Request A-200101** to amend the Nash County UDO Article XI, Section 11-4, Subsection 11-4.72(a), (C) in order to remove the building setback requirements applicable within solar farm facilities along interior property lines dividing separately owned lots was **APPROVED**.

**Conditional Use Permit Request CU-200101** to authorize the development of the northern portion of the East Nash PV1, LLC solar farm at 1652 N Old Franklin Rd was **APPROVED**.

**Conditional Use Permit CU-190701 Amendment Request** to authorize an expansion of the previously approved Phobos Solar, LLC solar farm at 2949 Old Nash Rd and 3951 & 3990 Frazier Rd was **APPROVED**.

**10. Adjournment.**

**MINUTES OF THE  
NASH COUNTY PLANNING BOARD MEETING  
HELD MONDAY, DECEMBER 16, 2019 AT 7:00 P.M.  
FREDERICK B. COOPER COMMISSIONERS ROOM  
CLAUDE MAYO, JR. ADMINISTRATION BUILDING – THIRD FLOOR  
120 WEST WASHINGTON STREET  
NASHVILLE, NC 27856**

**BOARD MEMBERS PRESENT**

Leonard Breedlove, Chairman  
Jeffrey Tobias, Vice-Chairman  
Moses Brown  
Sandra Edwards  
Jimmy Glover  
DeLeon Parker  
Barbara Pulley  
Chris Sandifer  
Kevin Smith

**BOARD MEMBERS ABSENT**

None

**STAFF MEMBERS PRESENT**

Adam Tyson, Planning Director  
Adam Culpepper, Senior Planner  
Windy Braswell, Planning Technician  
Jessica Flores, Planning Technician

**OTHERS PRESENT**

Gary Lee, The Free Will Baptist Children's Home  
Steve Oliverio, Bartlett Engineering & Surveying  
Manuel Rodriguez  
Mr. & Mrs. David Williams

**1. Call to Order.**

Chairman Breedlove called the meeting to order at 7:00 p.m.

**2. Determination of a Quorum.**

Chairman Breedlove recognized a quorum.

**3. Approval of the Minutes of the November 18, 2019 Regular Meeting.**

The minutes of the November 18, 2019 regular meeting were mailed to each member of the Board for review. Chairman Breedlove asked for any revisions or corrections. None were offered.

**BOARD ACTION: Mr. Sandifer offered a motion, which was duly seconded by Mr. Smith to approve the minutes of the November 18, 2019 regular meeting as submitted. The motion was unanimously carried.**

**4. General Rezoning Request Z-191201 made by The Free Will Baptist Children's Home Inc., the property owner, to rezone 37.78 acres located at 7907 Buck Deans Rd, Middlesex, NC 27557 from A-1 (Agricultural) and R-40 (Single-Family Residential) to OI (Office & Institutional).**

Chairman Breedlove recognized Mr. Tyson to present the staff report for this item.

Mr. Tyson presented the staff report and supplemental materials related to General Rezoning Request Z-191201 as submitted to the Board in the December 16, 2019 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered General Rezoning Request Z-191201 on November 27, 2019 and recommended approval based on its determination that the request is reasonable, in the public interest, consistent with the recommendations of the Nash County Land Development Plan, and reasonable "spot zoning."

Mr. Tyson concluded the staff report by stating that Mr. Gary Lee, President and CEO of The Free Will Baptist Children's Home, and Mr. Steve Oliverio with Bartlett Engineering & Surveying were present at the meeting to address any questions from the Board.

Mr. Sandifer asked if orphanages were a permitted land use in the A1 Zoning District, then why not just request a rezoning of the R-40 portion of the campus to A1.

Mr. Tyson replied that orphanages in the A1 Zoning District require the issuance of a special use permit by the Board of Adjustment. He explained that a special use permit would restrict the applicant to a specifically approved site plan, which would require Board approval in order to amend as the campus changes or expands. The requested general OI Zoning District would afford the applicants some flexibility to develop in the future.

Mr. Oliverio offered to answer any questions that the Board may have.

There were no further questions.

**BOARD ACTION: Mr. Parker offered a motion, which was duly seconded by Ms. Pulley to recommend the following consistency statement related to General Rezoning Request Z-191201 for consideration by the Nash County Board of Commissioners:**

General Rezoning Request Z-191201 is reasonable and in the public interest for the following reasons:

- (1) The request is consistent with the recommendations of the Nash County Land Development Plan (LDP) because:
  - (a) The LDP designates the subject property as Suburban Growth Area.
  - (b) The LDP supports the existence of limited nonresidential land uses (including public or institutional uses) within the Suburban Growth Area that meet locational criteria.
  - (c) The subject property has frontage along and direct access to two state-maintained public road rights-of-way, Buck Deans Road (State Road #1128) and Childrens Home Road (State Road #1127).
  - (d) The subject property is located at the intersection of those two roads.
  - (e) The subject property has significant spatial separation from any surrounding, potentially non-compatible land uses such as existing residential development.
- (2) Approval of the request is reasonable "spot zoning" established in the public interest because:
  - (a) The subject property is the site of an existing institutional land use that has served a public purpose at this location for the benefit of the community for nearly 100 years.
  - (b) Approval of the request benefits the existing Free Will Baptist Children's Home by recognizing it as a permitted land use, while any potential impacts to the local area will be mitigated by the significant separation distance between the subject property and the nearest surrounding development.
  - (c) The relatively large size of the subject property (37.78 acres) demonstrates that the intention of the request is to establish a new "zoning district," rather than a small, isolated "spot zone."
  - (d) The request is consistent with the recommendations of the Nash County Land Development Plan for the reasons established above.

The motion was unanimously carried.

**BOARD ACTION:** Mr. Parker offered a motion, which was duly seconded by Mr. Smith to recommend approval of General Rezoning Request Z-191201 to rezone the 37.78 acre subject property to OI (Office & Institutional) for consideration by the Nash County Board of Commissioners.

The motion was unanimously carried.

5. Conditional Use Permit CU-091102 Amendment Request made by Dennis R. Langley, the property owner, to add "miscellaneous retail sales (party supplies/rentals and used merchandise store)" as an additional permitted land use in the approximately 0.8 acre existing RC-CU (Rural Commercial Conditional Use) Zoning District located at 7442 S NC Highway 58, Elm City, NC 27822.

Chairman Breedlove recognized Mr. Tyson to present the staff report for this item.

Mr. Tyson presented the staff report and supplemental materials related to the Conditional Use Permit CU-091102 Amendment Request as submitted to the Board in the December 16, 2019 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the request to amend Conditional Use Permit CU-091102 on November 27, 2019 and recommended approval based on its determination that the operation of the proposed commercial land use - miscellaneous retail sales (party supplies/rentals) – should be no more intensive than the

other land uses already approved for development on the subject property (coin-operated amusement and/or church.)

Mr. Tyson concluded the staff report by stating that Mr. Manuel Rodriguez, the operator of the proposed business, was present at the meeting to address any questions from the Board.

Ms. Pulley asked if the surrounding residents had received notification of this amendment request.

Mr. Tyson replied that public notice letters were mailed to property owners located within 600 feet of the subject property and that the only response received thus far had been from the immediately adjacent resident who stated that she was not opposed to the requested amendment.

Mr. Sandifer asked about limitations on signage.

Mr. Tyson stated that the existing sign located on the subject property would likely be re-used.

Mr. Sandifer asked about screening around the subject property.

Mr. Tyson replied that the Board of Commissioners had not required the installation of screening as a condition of the previous rezoning and since this proposed additional land use should not impact the exterior of the building, then no screening was proposed at this time.

Mr. Manuel Rodriguez addressed the Board in support of the request, explaining that he and his father desired to provide a local alternative for area residents who might currently travel greater distances to purchase or rent party supplies or to purchase quality used goods.

Mr. Tyson questioned Mr. Rodriguez about the intended signage on the subject property.

Mr. Rodriguez stated his intent to re-use the existing sign.

There were no further questions.

**BOARD ACTION: Mr. Smith offered a motion, which was duly seconded by Mr. Glover to recommend the following conclusions with supporting findings of fact related to Conditional Use Permit CU-091102 for consideration by the Nash County Board of Commissioners:**

- (1) The proposed development will not materially endanger the public health or safety because:
  - (a) None of the land uses specifically approved for development on the subject property – coin-operated amusement, church, and/or miscellaneous retail sales (party supplies / rentals and used merchandise store) – typically pose a known threat to the public health or safety.
  - (b) There are no substantial physical changes proposed either to the subject property or to the existing commercial structure in relation to the proposed development.
- (2) The proposed development will not substantially injure the value of adjoining or abutting property because:
  - (a) Any of the land uses specifically approved for development on the subject property – coin-operated amusement, church, and/or miscellaneous retail sales (party supplies /

rentals and used merchandise store) – would be conducted inside the already existing commercial structure.

- (b) The conditional use nature of the development ensures that the permitted use of the subject property will be limited to coin-operated amusement, church, and/or miscellaneous retail sales (party supplies / rentals and used merchandise store) only and that the property may only be developed in accordance with the approved site plan.
- (3) The proposed development will be in harmony with the area in which it is to be located because:
  - (a) The subject property has historically been used for commercial purposes as a convenience store even prior to the adoption of zoning regulations.
  - (b) The conditional use nature of the development ensures that the permitted use of the subject property will be limited to coin-operated amusement, church, and/or miscellaneous retail sales (party supplies / rentals and used merchandise store) only and that the property may only be developed in accordance with the approved site plan.
- (4) The proposed development will be in general conformity with the Nash County Land Development Plan (LDP) because:
  - (a) The LDP designates the subject property as Suburban Growth Area.
  - (b) The LDP recognizes churches as a land use typically allowed within the Suburban Growth Area.
  - (c) The LDP also supports the existence of limited commercial land uses within the Suburban Growth Area that meet locational criteria.
  - (d) Although the subject property is not located at a major intersection, it does have frontage along and direct access to S NC Highway 58, a major state-maintained highway.
  - (e) Although the subject property is not located in proximity to any other existing commercial land uses, it does contain an existing commercial structure that has historically been used for commercial purposes.
  - (f) Although the subject property does not have significant spatial separation from the surrounding residential development, the specifically approved commercial land uses - coin-operated amusement and/or miscellaneous retail sales (party supplies / rentals and used merchandise store) – shall be conducted inside the existing commercial structure with limited impact to the neighboring properties.

The motion was unanimously carried.

**BOARD ACTION:** Mr. Smith offered a motion, which was duly seconded by Mr. Parker to recommend approval of the request to amend the conditions of Conditional Use Permit CU-091102 as follows for consideration by the Nash County Board of Commissioners.

**Amended Conditions:**

- (1) The approved use of the subject property shall be limited to coin-operated amusement, church, and/or miscellaneous retail sales (party supplies / rentals and used merchandise store) only.
- (2) The subject site shall not be used as a pawnshop. Used merchandise may be resold at this location, but collateral-based loans may not be offered on pledges of tangible goods or personal property.
- (3) No outdoor storage of goods or equipment shall be permitted on the subject property.
- (4) No gambling activity of any type shall be allowed on the subject property.
- (5) The hours of operation of any land use on the subject property shall not exceed 10:00 p.m.

(6) The subject property shall be developed in accordance with the approved site plan and shall meet all the requirements of the Nash County Unified Development Ordinance, the Nash County Environmental Health Division, and the North Carolina Building Code. The motion was unanimously carried.

6. Major Subdivision Sketch Plan for the Bentrige Subdivision submitted by Joyner Keeny, PLLC on behalf of Williams Builders of Rocky Mount LLC, the property owner and developer, for forty (40) proposed new residential lots and one (1) expanded common area lot to be developed along a proposed extension of Michelle Road on an approximately 35 acre tract of land in the R-30 (Single & Two-Family Residential) Zoning District.

Mr. Tyson recognized Mr. Culpepper to present the staff report for this item.

Mr. Culpepper presented the staff report and supplemental materials related to the Major Subdivision Sketch Plan for the Bentrige Subdivision as submitted to the Board in the December 16, 2019 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the Major Subdivision Sketch Plan for the Bentrige Subdivision on November 27, 2019 and recommended approval subject to suggested conditions.

Mr. Culpepper concluded the staff report by offering to answer any questions from the Board.

Chairman Breedlove asked why subdivision approvals expire after one year.

Mr. Tyson explained that the expiration period allows the County to change its regulatory standards or policies in the future if the development is not actively pursued.

There were no further questions.

**BOARD ACTION:** Mr. Parker offered a motion, which was duly seconded by Mr. Sandifer to approve the Major Subdivision Sketch Plan for the Bentrige Subdivision subject to the following conditions:

**Conditions for Preliminary Plat Approval & Construction Authorization:**

- (1) The developer shall submit a Subdivision Review Approval issued by the N.C. Department of Transportation District Engineer based on a review of the proposed road construction plans, the required widening of the E NC Highway 97 right-of-way, and the proposed location of the cluster box unit (CBU) mailbox prior to construction.
- (2) The developer's engineer shall submit the construction plans for the proposed extension of the six-inch (6") public waterline along the Michelle Road right-of-way along with all the required applications and permits submitted to or issued by the N.C. Department of Environmental Quality to Nash County Public Utilities for review and approval prior to construction.
- (3) The developer's engineer shall submit the required Tar-Pamlico River Basin Overlay District stormwater management plan including an application, sealed calculation worksheet, and narrative project description along with any other necessary documents and fees required for the issuance and recording of a Nash County Stormwater Permit (including documentation of any necessary conservation easements.)
- (4) The developer shall submit an Erosion and Sedimentation Control Plan Approval issued by the N.C. Department of Environmental Quality, Division of Land Resources.

- (5) The developer shall submit a Stream Buffer Determination issued by the N.C. Department of Environmental Quality, Division of Water Resources addressing the location and buffer status of all the stream features present on the subject property and/or depicted on the Soil Survey Map of Nash County, North Carolina.
- (6) The developer shall submit a wetland jurisdictional determination issued by the U.S. Army Corp of Engineers for the subject property.
- (7) The developer shall record a deed to transfer the ownership of the parcel identified as Tax Map PIN # 373700483602 / Parcel ID # 032562 (currently an inadvertently created and illegally subdivided lot remainder) from David M. Williams & Linda F. Williams to Williams Builders of Rocky Mount, LLC and to combine it with the larger surrounding tract.

**Conditions for Final Plat Approval:**

- (1) The constructed turn lane and road extension shall be inspected and approved by the N.C. Department of Transportation District Engineer.
- (2) The developer's engineer shall submit a utility construction certification approved by the N.C. Department of Environmental Quality and record drawings related to the completed extension of the six-inch (6") public waterline along the Michelle Road right-of-way to Nash County Public Utilities and shall establish the required one (1) year warranty period for the utility related improvements.
- (3) The developer shall submit documents for recording along with the final plat that:
  - (a) Include the new residential lots in the existing Bentrige Homeowners Association;
  - (b) Transfer the ownership and maintenance responsibility for the additionally designated common area from Williams Builders of Rocky Mount, LLC to the Bentrige Homeowners Association; and
  - (c) Combine the additionally designated common area with the already existing special purpose lot.

The motion was unanimously carried.

**7. Other Business.**

Mr. Tyson offered the following update on planning actions taken by the Board of Commissioners on December 2, 2019: General Rezoning Request Z-191101 made by L & F Farms, LLC to rezone approximately 163 acres located along Stoney Hill Church Road, Whitley Road, and Chapman Road from R-40 to RA-30 was denied because "the request is not reasonable at this time until the adjacent tract previously rezoned to the RA-30 Zoning District is further developed in order to demonstrate its compatibility with the surrounding area."

Mr. Tyson also reminded the Board of the upcoming Nash County Joint Strategic Land Use Planning Workshop to be held on Tuesday, February 11, 2020 from 6:00 p.m. to 8:30 p.m.

Chairman Breedlove asked the Board to consider revising the start time of the regular monthly meetings from 7:00 p.m. to 6:30 p.m.

**BOARD ACTION:** Mr. Sandifer offered a motion, which was duly seconded by Mr. Smith to revise the start time of the Board's regular monthly meetings from 7:00 p.m. to 6:30 p.m. The motion was unanimously carried.

The Board had a general discussion regarding the expiration period for subdivision approvals and the possibility of a related text amendment to the Unified Development Ordinance.

**8. Adjournment.**

There being no further business, Chairman Breedlove adjourned the meeting at 7:41 p.m.

**NASH COUNTY PLANNING BOARD**  
**MAJOR SUBDIVISION PRELIMINARY PLAT – STAFF REPORT**

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<b>Type of Plat:</b>	Major Subdivision Preliminary Plat
<b>Subdivision Name:</b>	Poplar Creek Subdivision Phases III & IV
<b>Property Owner / Developer:</b>	Four Seasons Contractors, LLC
<b>Surveyor / Engineer:</b>	Joyner Keeny, PLLC (Nicholas S. Rightmyer, PE)
<b>Location:</b>	West End of Poplar Creek Rd off Red Rd
<b>Tax ID #:</b>	PIN # 380300647399 / Parcel ID # 026723 PIN # 380300731869 / Parcel ID # 021983
<b>Total Development Area:</b>	33.83 Acres
<b>Number of Lots:</b>	26 New Residential Lots & 1 Conservation Area Lot
<b>Street Improvements:</b>	Extension of Poplar Creek Road & Two Additional New Public Road Rights-of-Way
<b>Water Supply:</b>	Individual Private Onsite Wells
<b>Wastewater Disposal:</b>	Individual Private Onsite Septic Systems
<b>Zoning District:</b>	RA-30 (Single-Family Residential)
<b>LDP Classification:</b>	Suburban Growth Area

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**Description of the Subject Property:**

The subject property consists of two tracts of land totaling 33.83 acres owned by Four Seasons Contractors, LLC and located west of the Town of Red Oak on the western end of the existing Poplar Creek Road off Red Road.

The undeveloped property is immediately adjacent to the existing Poplar Creek Subdivision Phase I (Garner Court) and Phase II (Nelson Court) which were constructed by Pinnacle Land Development, LLC and recorded in October 2006 before being reconfigured in April 2019 to address soil conditions related to the permitting of septic systems.

The property was rezoned by the Nash County Board of Commissioners on September 23, 2019 along with one other adjacent tract from A1 (Agricultural) to RA-30 (Single-Family Residential). The RA-30 Zoning District permits the development of single-family dwellings and modular homes, but prohibits the development of single-wide or double-wide manufactured homes and duplexes.

The property is not located in a regulated floodplain or a watershed protection overlay district; however, it does contain an existing stream branch subject to a 50' wide riparian stream buffer and related wetland areas, which must be protected from disturbance. It is also located in the

Tar-Pamlico River Basin, meaning that its future development will be subject to Nash County stormwater nutrient management regulations related to disturbed land area and impervious surfaces.

The property is included in the designated Northern Nash Water/Sewer District Area and a preliminary proposal to extend Nash County public water service to the Poplar Creek Subdivision is included as part of (the currently unfunded) Phase II of that utilities expansion project. However, because the property does not currently have access to either public water or sewer service, any development in the near future will continue to rely on private individual onsite wells and septic systems.

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***Description of the Proposed Subdivision:***

Joyner Keeny, PLLC has submitted a major subdivision preliminary plat for Phases III & IV of the Poplar Creek Subdivision on behalf of the property owner which proposes the development of twenty-six (26) new residential lots and one (1) conservation area lot along an extension of the existing fifty (50) foot wide Poplar Creek Road public right-of-way as well as two additional new fifty (50) foot wide public road rights-of-way providing connectivity to the immediately adjacent properties to both the north and south.

A sketch plan for these phases of the subdivision was previously reviewed and approved by the Planning Board on October 21, 2019, however, this preliminary plat includes a revised design that creates three additional lots and, therefore, requires reconsideration and re-approval by the Board.

This RA-30 Zoning District requires a minimum lot size of 30,000 square feet and a minimum lot width of 100 feet. All the proposed lots meet or exceed the applicable dimensional requirements.

The preliminary plat designates a location for the shared cluster box unit (CBU) mailbox as required by the United States Postal Service to accommodate centralized mail delivery for new development. The mailbox location has been designed in accordance with the applicable N.C. Department of Transportation requirements.

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***Subdivision Review Procedure:***

The proposed preliminary plat shall remain valid for one year (12 months) from the date of its approval by the Planning Board 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.

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**TRC Recommendation:**

The Nash County Technical Review Committee (TRC) considered the Major Subdivision Preliminary Plat for Phases III and IV of the Poplar Creek Subdivision on January 31, 2020 and recommended **APPROVAL** subject to required revisions.

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**Suggested Motion:**

*I move that the Nash County Planning Board **APPROVE or DENY (choose one)** the Major Subdivision Preliminary Plat for Phases III and IV of the Poplar Creek Subdivision, subject to the following **REVISIONS** and **CONDITIONS**:*

**Revisions:**

1. Specify and relabel the total lot widths as measured along the curve of the 40' front minimum building setback for Lots 25 and 26.
2. Per the request of the NCDOT District Engineer, please note on the plans the total amount of paved area in the cul-de-sacs (4,403 square feet as measured from the end of the typical section per information provided by the developer.)
3. Correct the scale at which the preliminary plat is prepared. (The current plat was not prepared at the noted 1" = 100' scale.)

**Conditions for Construction Authorization:**

1. The proposed new road name "Reynard Lane" shall be reviewed and approved by Nash County Emergency Services. (Note: "Newport Court" has already received approval.)
2. The developer shall submit a Subdivision Review Approval issued by the N.C. Department of Transportation District Engineer based on a review of the proposed road construction plans and the proposed location of the cluster box unit (CBU) mailbox prior to construction.
3. The developer's engineer shall submit the required Tar-Pamlico River Basin Overlay District stormwater management plan revised to include the previous Phases I & II as well as the currently proposed Phases III & IV. The submittal shall include the required stormwater application, a detailed narrative describing the project and how the calculations were derived, an updated Tar-Pamlico nutrient calculation worksheet, and any other documents and fees deemed necessary for review and approval.
4. The developer shall submit a soils report prepared by a licensed soil scientist for review and approval by the Nash County Environmental Health Division verifying that each proposed new lot will be suitable for the installation of an individual private on-site septic system.

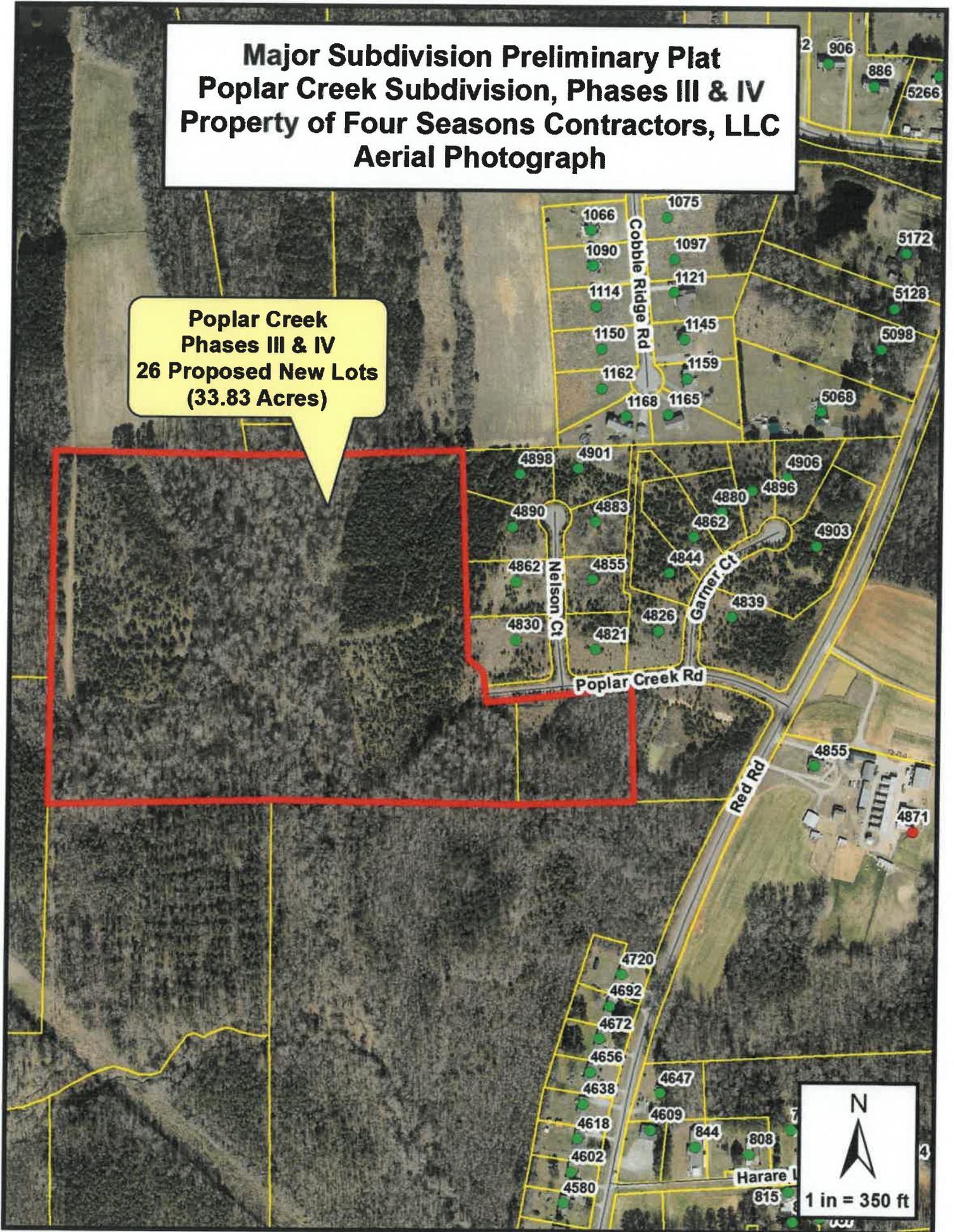
5. The developer shall submit an Erosion and Sedimentation Control Plan Approval issued by the N.C. Department of Environmental Quality, Division of Land Resources.
6. The developer shall submit a Stream Buffer Determination issued by the N.C. Department of Environmental Quality regarding the potential stream feature depicted on the Soil Survey Map of Nash County located in the area of Lots 40-43.
7. The developer shall submit copies of any necessary permits, approvals, and/or documentation as required by the N.C. Department of Environmental Quality and/or the U.S. Army Corps of Engineers related to the impact of the proposed road construction across the existing riparian stream buffer and any related wetland areas.

**Conditions for Future Final Plat Approval:**

1. Post-construction inspection and approval of the new public road rights-of-way by the N.C. Department of Transportation District Engineer. (**Note:** The NCDOT District Engineer has determined that the existing asphalt for Phases I & II of the Poplar Creek Subdivision will require repair and maintenance before these roads are eligible to be accepted for state maintenance.)
  2. A homeowners or property owners association declaration document satisfying all the applicable requirements of UDO Article X, Section 10-5 shall be recorded concurrently with the final plat in order to establish the responsible entity for the ownership and maintenance of the conservation area lots.
  3. A deed conveying the fee-simple title of the conservation area lots from the current property owner to the owners association shall be recorded concurrently with the final plat.
  4. The developer shall pay a one-time fee in the total amount of \$120.00 (\$60.00 per sign blade) at the time of the submittal of the final plat for the purchase and installation of two new road name signs.
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**Major Subdivision Preliminary Plat  
Poplar Creek Subdivision, Phases III & IV  
Property of Four Seasons Contractors, LLC  
Aerial Photograph**

**Poplar Creek  
Phases III & IV  
26 Proposed New Lots  
(33.83 Acres)**



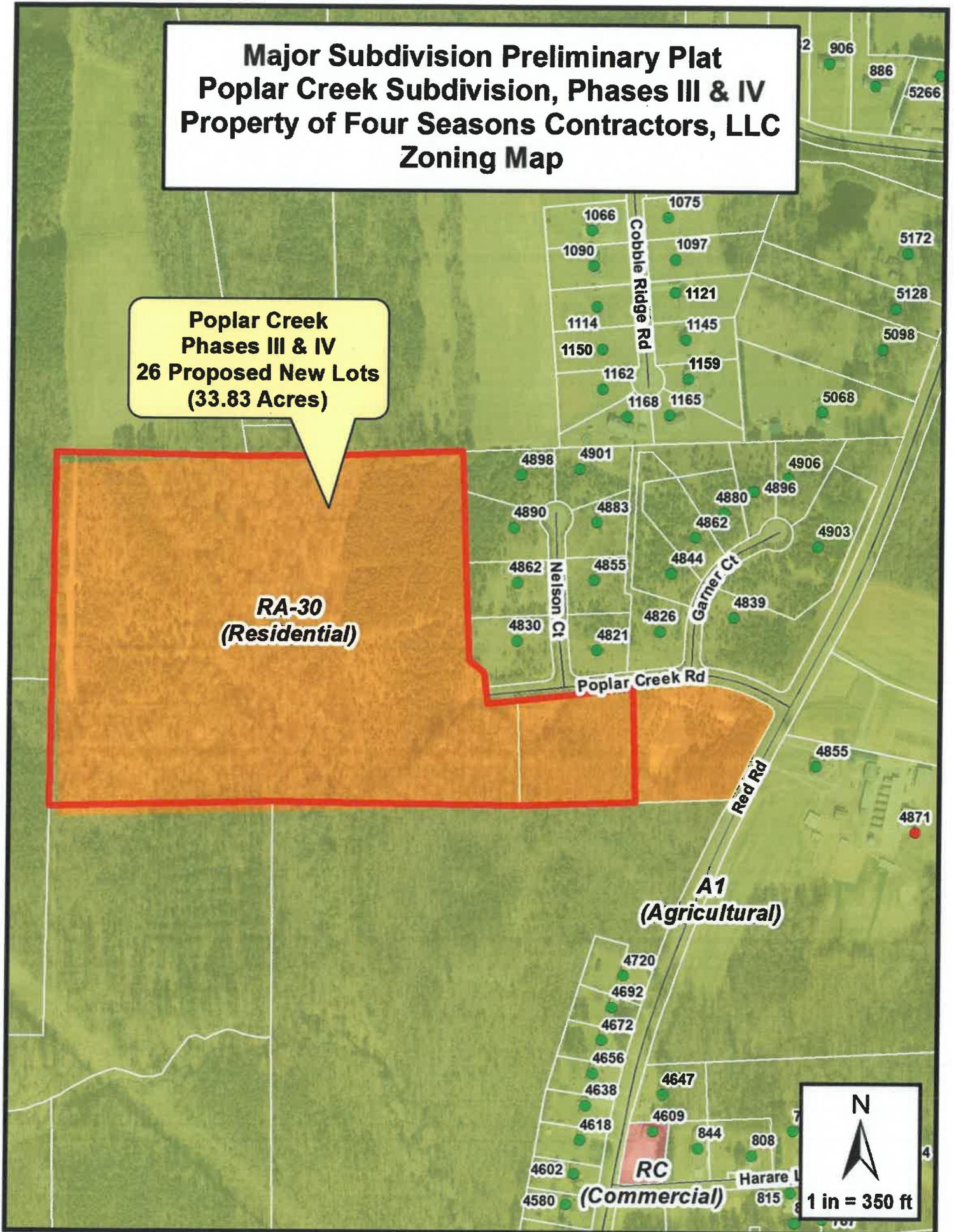
**Major Subdivision Preliminary Plat  
Poplar Creek Subdivision, Phases III & IV  
Property of Four Seasons Contractors, LLC  
Zoning Map**

**Poplar Creek  
Phases III & IV  
26 Proposed New Lots  
(33.83 Acres)**

**RA-30  
(Residential)**

**A1  
(Agricultural)**

**RC  
(Commercial)**







**NASH COUNTY PLANNING BOARD**  
**MAJOR SUBDIVISION FINAL PLAT – STAFF REPORT**

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**Type of Plat:** Major Subdivision Final Plat  
**Subdivision Name:** Buck's Pointe Subdivision  
**Property Owner / Developer:** Four Seasons Contractors, LLC  
**Surveyor / Engineer:** Joyner Keeny, PLLC (Bill Brewster)  
**Location:** Red Road & W Beulah Road  
**Tax ID #:** PIN # 380200343785 / Parcel ID # 331946  
**Total Development Area:** 13.18 Acres  
**Number of Lots:** 11 New Residential Lots  
**Street Improvements:** No Street Improvements  
**Water Supply:** Individual Private Onsite Wells  
**Wastewater Disposal:** Individual Private Onsite Septic Systems  
**Zoning District:** A1 (Agricultural)  
**LDP Classification:** Suburban Growth Area

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***Description of the Subject Property:***

The subject property consists of a 13.18 acre tract of land owned by Four Seasons Contractors, LLC and located north of the Town of Nashville between the existing Red Road and W Beulah Road in the A1 (Agricultural) Zoning District. The property is adjacent to the existing Walnut Grove Subdivision, which consists of residential lots previously recorded in February 1989 along W Beulah Road.

The property is currently undeveloped and is not located in a regulated floodplain or a watershed protection overlay district; however, it is immediately adjacent to an existing stream branch subject to a 50' wide riparian stream buffer, which must be protected from disturbance. It is also located in the Tar-Pamlico River Basin, meaning that its future development will be subject to Nash County stormwater nutrient management regulations related to disturbed land area and impervious surfaces. The developer has designated two conservation easements on proposed Lots 9 and 11 to satisfy the stormwater management requirements.

The property does not have access to public water or sewer service, therefore any future residential development would utilize individual onsite well and septic systems.

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***Description of the Proposed Subdivision:***

Joyner Keeny, PLLC has submitted a major subdivision final plat on behalf of the property owner for the Buck's Pointe Subdivision, which proposes the development of eleven (11) new residential lots along the existing Red Road and W Beulah Road.

This A1 (Agricultural) Zoning District requires a minimum lot size of 40,000 square feet and a minimum lot width of 100 feet. All the proposed lots meet or exceed these minimum dimensional requirements.

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***Subdivision Review Procedure:***

The proposed final plat shall remain valid for one year (12 months) from the date of its approval by the Planning Board 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.

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***TRC Recommendation:***

The Nash County Technical Review Committee (TRC) considered the Major Subdivision Final Plat for the Buck's Pointe Subdivision on January 31, 2020 and recommended **APPROVAL** subject to required revisions.

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***Suggested Motion:***

*I move that the Nash County Planning Board **APPROVE or DENY (choose one)** the Major Subdivision Final Plat for the Buck's Pointe Subdivision, subject to the following **REVISIONS** and **CONDITIONS**:*

**Revisions:**

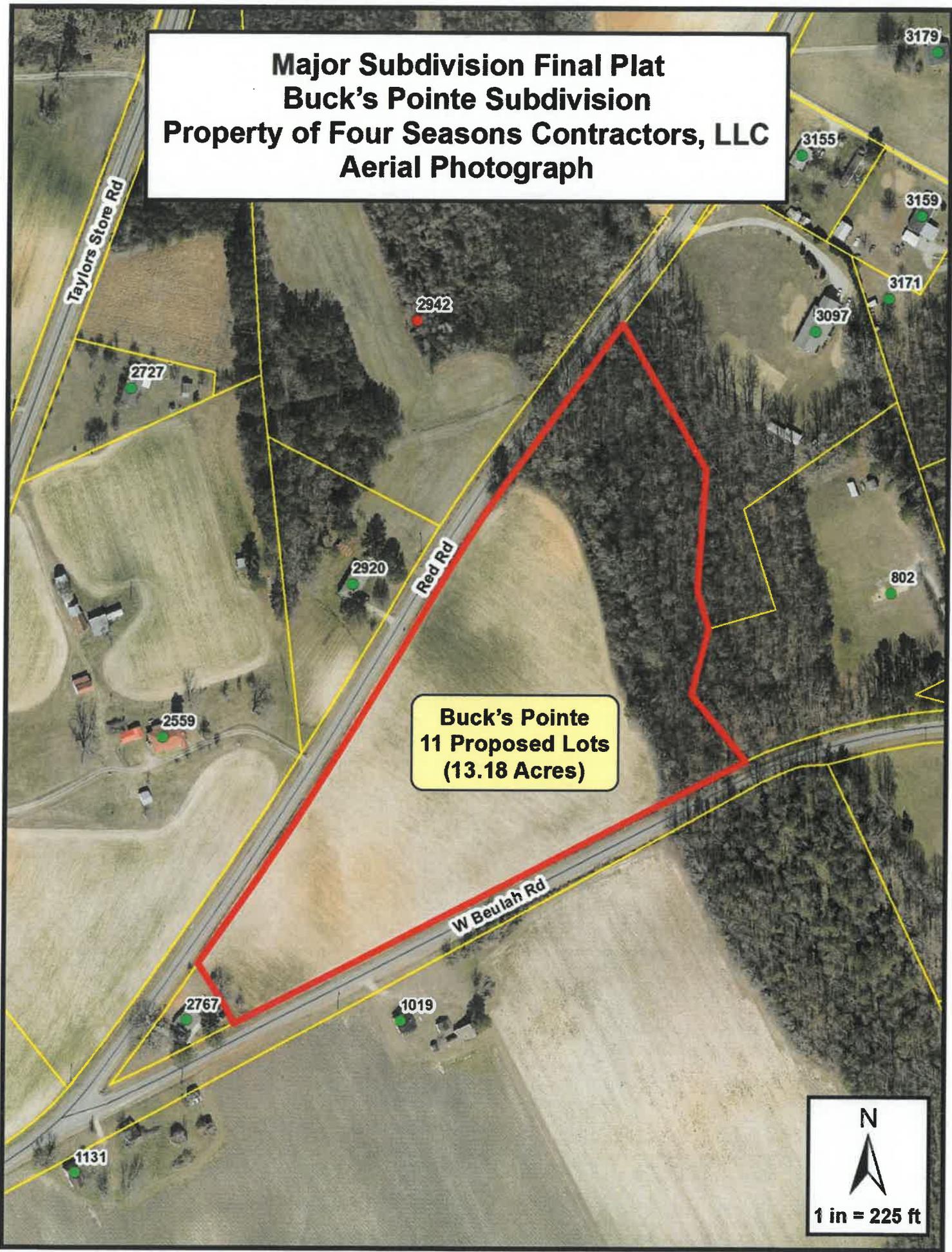
1. Correct the Tax Map PIN Number to the newly created: 380200343785.
2. Label the cemetery lot as "Special Purpose Lot for use as a Cemetery."
3. Remove the word "Proposed" from the label for the 10' wide cemetery access easement.
4. Add the Riparian Buffer Note (See Certificate P found in the Nash County UDO Appendix 2: A-2-2.)

**Conditions for Final Plat Approval:**

1. The developer shall submit a soils report prepared by a licensed soil scientist for review and approval by the Nash County Environmental Health Division verifying that each proposed new lot will be suitable for the installation of an individual private on-site septic system.
  2. A Tar-Pamlico River Basin Overlay District Stormwater Permit shall be issued and recorded along with the related documents establishing the required conservation easements. The developer shall submit the applicable recording fees for both documents.
  3. The developer shall designate a location for a shared cluster box unit (CBU) mailbox to accommodate centralized mail delivery if required by the United States Postal Service Nashville Postmaster. The mailbox location shall be designed in accordance with all applicable U.S.P.S. and N.C. Department of Transportation requirements.
-

**Major Subdivision Final Plat  
Buck's Point Subdivision  
Property of Four Seasons Contractors, LLC  
Aerial Photograph**

**Buck's Point  
11 Proposed Lots  
(13.18 Acres)**





**NASH COUNTY PLANNING BOARD**  
**MAJOR SUBDIVISION FINAL PLAT – STAFF REPORT**

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<b>Type of Plat:</b>	Major Subdivision Final Plat
<b>Subdivision Name:</b>	Worthington Farm Subdivision Phase II
<b>Property Owner/Developer:</b>	Fairfield Realty Down East, LLC & C. T. Williams Corporation
<b>Surveyor/Engineer:</b>	Bartlett Engineering & Surveying, PC (William A. Bartlett)
<b>Location:</b>	Jordan Road (Both North & South Sides)
<b>Tax ID #:</b>	PIN # 373700415380 / Parcel ID # 330935 (Portion) PIN # 373700508927 / Parcel ID # 108021 (Portion)
<b>Total Development Area:</b>	8.15 Acres
<b>Number of Lots:</b>	17 New Residential Lots
<b>Street Improvements:</b>	None
<b>Water Supply:</b>	Nash County Public Water System (Existing 4" Line)
<b>Wastewater Disposal:</b>	Town of Sharpsburg Municipal Sewer System (S.T.E.P. Stations)
<b>Zoning District:</b>	R-20 (Medium Density Residential) & R-20-CU (Medium Density Residential Conditional Use)
<b>LDP Classification:</b>	Suburban Growth Area

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**Description of the Subject Property:**

The subject property consists of an 8.15 acre portion of two larger tracts of land located along both the north and south sides of the existing Jordan Road public right-of-way between the Rocky Mount-Wilson Regional Airport to the west and the Town of Sharpsburg to the east.

The western tract is owned by the C. T. Williams Corporation and was rezoned in October 2018 to R-20-CU (Medium Density Residential Conditional Use). The required conditions of the rezoning exclude the development of boarding and rooming houses, congregate care facilities, and/or manufactured home parks and specifically prohibit the use of individual grinder pump stations to provide sewer service to any residential lots. This tract was previously subdivided in July 2019 for Phase I of the Worthington Farm Subdivision, which included nine road front lots.

The eastern tract is owned by Fairfield Realty Down East, LLC and was rezoned in May 2009 to R-20 (Medium Density Residential) with no attached conditions based on the extension of the Nash County Public Water System along Jordan Road. This tract was also previously subdivided in June 2007 and May 2009 for Phases III & IV of the Williams Meadows Subdivision, which included three road front lots.

The undeveloped subject property is located in the Tar-Pamlico River Basin and is not located in either a regulated floodplain or a designated watershed protection overlay district. It is located in the AO-H Horizontal Airport Height Limitation Zone due to its proximity to the Rocky Mount-Wilson Regional Airport and any structures developed on the property would be subject to a height limitation of no more than approximately 166 feet above the ground elevation, which should not directly affect typical residential structures.

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***Description of the Proposed Subdivision:***

Bartlett Engineering & Surveying has submitted a major subdivision final plat on behalf of the property owners and developer for Phase II of the Worthington Farm Subdivision, which proposes the development of seventeen (17) new residential lots along both sides of Jordan Road.

Both the R-20 and R-20-CU Zoning Districts require a minimum lot size of 20,000 square feet and a minimum lot width of 100 feet. All the proposed lots meet or exceed these minimum dimensional requirements. The developer has reserved space on the western tract of land between Phases I and II of the Worthington Farm Subdivision for the future construction of a 60' wide right-of-way to provide access to the remaining property in the rear. The developer previously reserved space on the eastern tract of land as part of Phase IV of the Williams Meadows Subdivision for the future construction of a 50' wide right-of-way.

The lots will be served by an existing four-inch (4") Nash County public water line installed along the Jordan Road right-of-way and the Town of Sharpsburg has agreed to provide municipal sewer service to the lots via an existing sewer force main line also located within the right-of-way. The developer proposes to install secondary sewer force main lines on either side of the road within 10' wide utility easements to be established on the front portion of the proposed new lots. The developer will also install septic tank effluent pump (S.T.E.P.) stations on each individual lot as they are developed in order to facilitate their connection to the pressurized sewer force main lines. Once installed, the Town of Sharpsburg has agreed to own, operate, maintain, repair, and replace (as needed) the new sewer lines and the individual S.T.E.P. stations.

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***Subdivision Review Procedure:***

The proposed final plat shall remain valid for one year (12 months) from the date of its approval by the Planning Board 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.

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***TRC Recommendation:***

The Nash County Technical Review Committee (TRC) considered the Major Subdivision Final Plat for Phase II of the Worthington Farm Subdivision on January 31, 2020 and recommended **APPROVAL** subject to required revisions.

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***Suggested Motion:***

*I move that the Nash County Planning Board **APPROVE or DENY (choose one)** the Major Subdivision Final Plat for Phase II of the Worthington Farm Subdivision, subject to the following **REVISION** and **CONDITIONS**:*

**Revision:**

1. Correct the labeled width of the area reserved for a future right-of-way shown beside the Laura F. Godwin lot from 60' to 50'.

**Conditions for Final Plat Approval:**

1. The developer shall designate a location for a shared cluster box unit (CBU) mailbox to accommodate centralized mail delivery if required by the United States Postal Service Rocky Mount Postmaster. The mailbox location shall be designed in accordance with all applicable U.S.P.S. and N.C. Department of Transportation requirements.
  2. The developer's engineer shall submit the application, nutrient calculations, and other necessary documentation and fees as applicable for the required issuance and recording of an approved Tar-Pamlico River Basin Overlay District Stormwater Permit.
  3. Any documents as deemed necessary by the Town of Sharpsburg shall be recorded concurrently with the final plat in order to establish any required easements or agreements for the operation and maintenance of the municipal sewer system and related septic tank effluent pump (S.T.E.P.) stations.
-

**Major Subdivision Final Plat  
Worthington Farm Subdivision, Phase II  
Property of Fairfield Realty Down East, LLC  
& C. T. Williams Corporation  
Aerial Photograph**

**Worthington Farm  
Phase I  
9 Existing Lots**

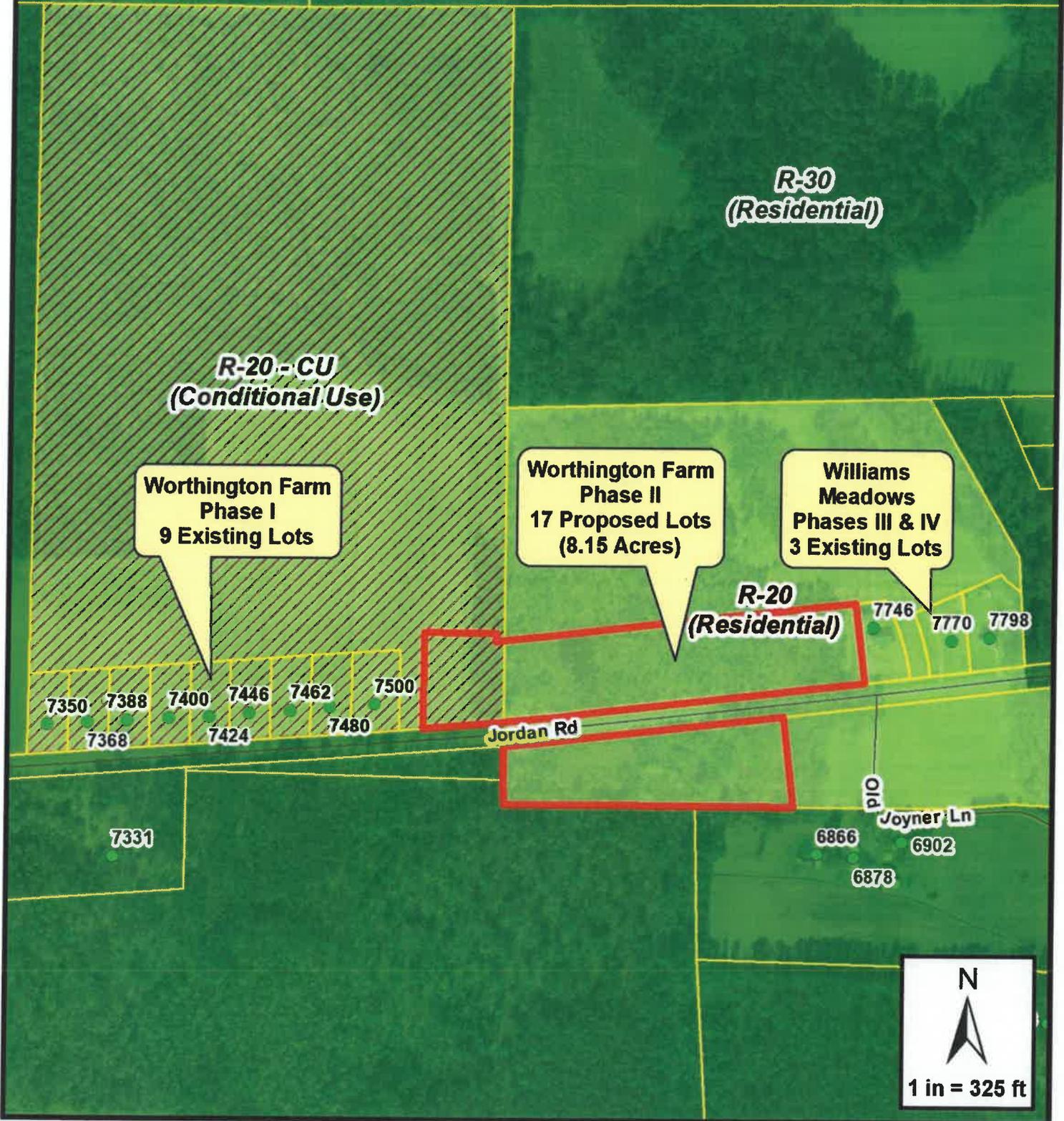
**Worthington Farm  
Phase II  
17 Proposed Lots  
(8.15 Acres)**

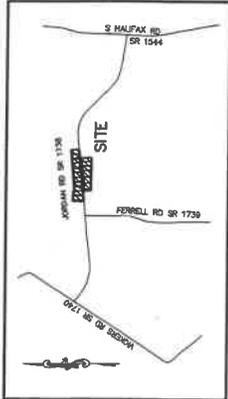
**Williams  
Meadows  
Phases III & IV  
3 Existing Lots**



**N**  
  
**1 in = 325 ft**

**Major Subdivision Final Plat  
Worthington Farm Subdivision, Phase II  
Property of Fairfield Realty Down East, LLC  
& C. T. Williams Corporation  
Zoning Map**





VICINITY MAP  
NOT TO SCALE

- LEGEND
- NEW IRON PIPE
  - IRON REBAR FOUND
  - IRON PIPE FOUND
  - COMPUTED POINT
  - EXIST. FORCE MAIN-SANITARY SEWER

I hereby certify that the Town of Sherruburg, will provide sanitary sewer pump (S.T.P.) stations and that all related and required municipal installed sewer system utility improvements and appraisals have either been installed or are in progress. I further acknowledge that the use of the information of this subdivision is subject to the approval of the North Carolina Department of Transportation. I further acknowledge that the use of the information of this subdivision is subject to the approval of the North Carolina Department of Transportation.

Authorized Representative of the Town of Sherruburg, North Carolina Date

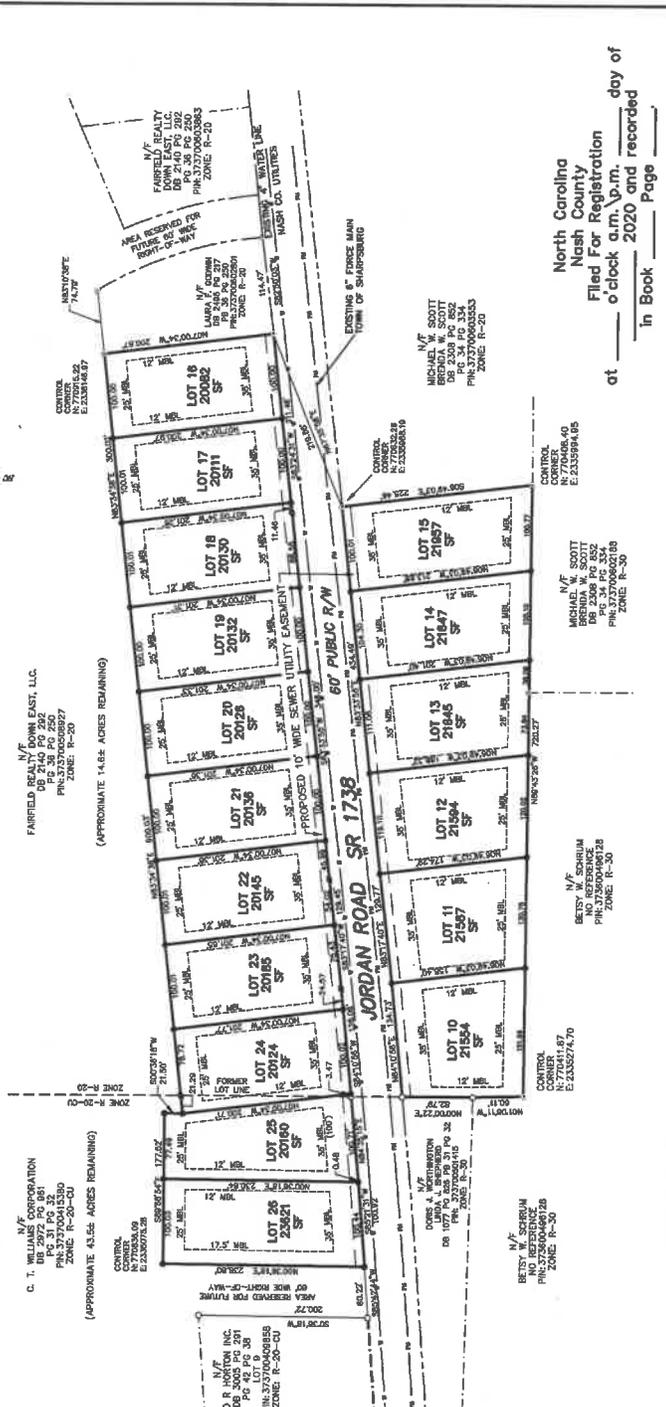
**SITE DATA**

TOTAL AREA: 35484.5 SF (81.45 AC)  
 ZONE: R-20 & R-20-CU  
 MIN. BUILDING LINES: FRONT 35', SIDE 17.5', REAR 25', 100' MIN. AT 30' SETBACK

LOT WIDTH: 170 FT.  
 PARCEL ID: 330835  
 PIN NO: 372700415380  
 DEED BOOK 2972 PAGE 381  
 DEED BOOK 2485 PAGE 217  
 DEED BOOK 1077 PAGE 852  
 DEED BOOK 31 PAGE 32  
 DEED BOOK 34 PAGE 334  
 DEED BOOK 42 PAGE 38

**REFERENCES**

1. 1982Z1  
 2. 372700415380  
 3. 372700415380  
 4. 372700415380  
 5. 372700415380  
 6. 372700415380  
 7. 372700415380  
 8. 372700415380  
 9. 372700415380  
 10. 372700415380



**PRELIMINARY PLAT:  
NOT FOR RECORDATION  
SALES OR CONVEYANCES**

North Carolina  
 Nash County  
 Filed For Registration  
 at \_\_\_\_\_ o'clock a.m. p.m. day of \_\_\_\_\_  
 In Book \_\_\_\_\_ Page \_\_\_\_\_  
 Register of Deeds

PROPERTY OF  
 FAIRFIELD REALTY DOWN EAST, LLC.  
 &  
 C. T. WILLIAMS CORPORATION

MAJOR FINAL PLAT

DEVELOPER/OOWNER:  
 FAIRFIELD REALTY DOWN EAST, LLC.  
 and C.T. WILLIAMS CORPORATION  
 3303 SUNSET AVE., SUITE H  
 ROCKY MOUNT, NC 27804  
 252-205-1151

**BARTLETT  
ENGINEERING & SURVEYING, PC**  
 1008 WASH STREET NORTH  
 ROCKY MOUNT, NC 27804  
 License No. C-1155  
 DATE: JAN. 2020 SURVEY BY: TMO/BMF  
 SCALE: 1" = 100' DRAWN BY: TRB  
 REVISIONS: ADDRESS NASH COUNTY COMMENTS 2-5-2020  
 CODE: WELCC  
 DWG FILE: B301FP3

**WORTHINGTON FARM  
PHASE II**

ROCKY MOUNT OUTSIDE TWP  
 NORTH CAROLINA  
 ZONE: R-20 & R-20-CU

Graphic scale: 1 inch = 100 feet

- NOTES:**
- AREAS COMPUTED BY COORDINATE CALCULATIONS
  - ALL DISTANCES SHOWN ARE HORIZONTAL
  - ALL RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE
  - NO METERS ARE SHOWN ON THIS PROPERTY
  - NO METERS HAVE BEEN DELINEATED ON THIS PROPERTY
  - THIS PLAT IS SUBJECT TO ALL APPLICABLE LOCAL ORDINANCES AND RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
  - A TITLE REPORT HAS \_\_\_\_\_ HAS NOT \_\_\_\_\_ BEEN SUPPLIED FOR THIS PROPERTY OR THIS SURVEY.
  - THIS PROPERTY IS LOCATED IN THE TWP-PALMICO RIVER BASIN.
  - THIS PROPERTY IS LOCATED IN THE \_\_\_\_\_ STATE WATER SYSTEM.
  - A STEP SYSTEM THROUGH THE TOWN OF SHERRUBURG.
  - NASH COUNTY PUBLIC WATER IS AVAILABLE ALONG JORDAN RD.
  - CONTACT NASH COUNTY PUBLIC UTILITIES AT 252-462-2435 FOR MORE INFORMATION.
  - BLANKET UTILITY EASEMENTS TO BE ESTABLISHED ON EACH PROPOSED LOT.
  - TANK, PUMP, AND/OR REPLACEMENT OF THE SEPTIC TANK, PUMP, AND/OR STATIONS INCLUDING THE ASSOCIATED TANKS, PUMPS AND LINES.
  - TO BE DETERMINED BY ACTUAL LOCATION OF HOUSE AND DRIVEWAY.
  - A MAIL DELIVERY CLUSTER BOX UNIT (CBU) IS REQUIRED BY THE UNITED STATES POSTAL SERVICE PRIOR TO APPROVAL OF THIS PLAT. THE CBU DESIGN WILL NEED TO BE APPROVED BY THE U.S.P.S. AND N.C.D.O.T.

I hereby certify that the other subdivision shown on this plat does not involve the creation of a new public road, that the subdivision shown is in all respects in compliance with the North Carolina Department of Transportation and that I have filed this plat with the Planning Director, subject to its being recorded in the Nash County Registry within sixty days of the date hereof.

**Planning Director**

Date \_\_\_\_\_

I (We) hereby certify that I am (we are) the owner(s) of the property described herein, which property is within the subdivision regulation jurisdiction of the Town of Sherruburg, North Carolina. I (We) hereby certify that I (we) have not previously subdivided this property, and that I (we) have not previously subdivided this property within two years of the date of recordation unless a sketch plan only/for preliminary plat and final plat are submitted for the entire remainder.

Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

- I, William A. Bartlett, certify that the grid is as shown was determined by the following information was used to perform the survey:
- (1) State of Survey Case A.
  - (2) Fielded accuracy: 0.0001 US FT.
  - (3) Type of GPS field procedure: Real Time Kinematic (RTK).
  - (4) Datum/Epoch: NAD 83/2011.01.01
  - (5) Horizontal/vertical accuracy: NASS, James, Esser, & Jones, Charlotte, NC
  - (6) Combined grid factor(s): 0.00002644 & 0.000026221
  - (7) North: US Survey East.

Professional Land Surveyor L-3786

I, William A. Bartlett, certify that this survey creates a subdivision that has an ordinance that regulate parcels of land.

I, William A. Bartlett, certify that this plat was drawn under my supervision. (See description recorded in Book 2516, page 282, etc.) (Other: \_\_\_\_\_) that the boundaries not surveyed are clearly indicated as shown on this plat. The area of this plat is \_\_\_\_\_ acres. The ratio of precision as calculated is 1:10,000. This plat was prepared in accordance with G.S. 17-30 as amended. Witness my original signature, \_\_\_\_\_ A.D., 2020.

Surveyor L-3786

North Carolina  
 Nash County

I, \_\_\_\_\_ Review Officer of Nash County certify that this plat meets the requirements for recordation.

Reviewer Officer \_\_\_\_\_ Date \_\_\_\_\_