

**MINUTES OF THE
NASH COUNTY JOINT STRATEGIC LAND USE PLANNING WORKSHOP
HELD TUESDAY, FEBRUARY 11, 2020 AT 6:00 P.M.
EMERGENCY SERVICES TRAINING ROOM
CLAUDE MAYO, JR. ADMINISTRATION BUILDING – FIRST FLOOR
120 WEST WASHINGTON STREET
NASHVILLE, NC 27856**

COUNTY COMMISSIONERS PRESENT

Robbie B. Davis, Chairman, District 7
J. Wayne Outlaw, Vice-Chairman, District 5
Fred Belfield, Jr., District 2
Dan Cone, District 3
Sue Leggett, District 4
Lou M. Richardson, District 1
Mary P. Wells, District 6

PLANNING BOARD MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

Zee Lamb, County Manager
Stacie Shatzer, Assistant County Manager
Janice Evans, Clerk to the Board
Vince Durham, County Attorney
Adam Tyson, Planning Director
Adam Culpepper, Senior Planner
Jonathan Boone, Public Utilities & Facilities Director
Andy Hagy, Economic Development Director
Susan Phelps, Retail Economic Developer
Patsy McGhee, Assistant to the County Manager
Jonathan Edwards, Communications Manager
Sandy Hall, County Extension Director
Maryanna Waters, Agriculture Extension Agent

OTHERS PRESENT

Bruce Naegelen, Workshop Facilitator
Nancy Nixon, Retired Planning Director

1. Call to Order.

Chairman Robbie B. Davis called the recessed meeting of the Nash County Board of Commissioners to order at 6:00 p.m. in the Frederick B. Cooper Commissioners Room on the third floor of the Claude Mayo, Jr. Administration Building.

BOARD ACTION: Commissioner Richardson offered a motion, which was duly seconded by Commissioner Cone to move the location of the meeting to the Emergency Services Training Room on the first floor of the Claude Mayo, Jr. Administration Building in order to meet jointly with the Nash County Planning Board. The motion was unanimously carried.

Chairman Leonard Breedlove called the meeting of the Nash County Planning Board to order at 6:00 p.m. and recognized a quorum being present.

2. Welcome and Introductions.

Chairman Davis welcomed everyone in attendance.

Planning Director Adam Tyson introduced Mr. Bruce Naegelen with the N.C. Department of Commerce Main Street & Rural Planning Center, who served as the facilitator for the meeting.

Mr. Tyson further explained that this joint meeting of the Nash County Board of Commissioners and the Nash County Planning Board as well as select County staff members was intended to serve as the kick-off for the process to update the Nash County Land Development Plan. The purpose of the workshop was to identify and discuss general land use concerns, topics, and ideas that will provide direction for the consultant selected to update the plan.

3. Open-Ended Discussion Questions.

Mr. Naegelen facilitated a group discussion of the following open-ended questions:

1. What things about Nash County do you think make it a good place to live and work?
2. What are some positive development changes or trends in Nash County that you have noticed over the past 10 years or so?
3. What are some negative development changes or trends in Nash County that you have noticed over the past 10 years or so?
4. In general, do you think that Nash County's current development regulations are too strict, not strict enough, or just about right? (Please give examples.)
5. What are some development goals that you think Nash County should pursue over the next 10 years or so?
6. What are the biggest development challenges that you think Nash County will face over the next 10 years or so?

4. Specific Land Development Topics.

Mr. Naegelen facilitated a group discussion of the following specific land development topics:

1. Public Water System
2. Solar Farms
3. Manufactured Homes
4. Airport Development
5. Subdivision of Lots Along Existing State Roads
6. Floodplain Regulations
7. Accessory Dwelling Units

8. Site Plan Requirements
9. Public Engagement
10. Other Topics

5. Group Map Exercise.

The meeting participants formed three groups to discuss and mark up large maps of Nash County to indicate locations to be considered for future commercial or industrial growth as well as locations to be considered for lower, medium, and/or higher density residential development. Each individual group presented their map and the reasoning behind their choices.

6. Conclusion & Adjournment.

BOARD ACTION: Commissioner Cone offered a motion, which was duly seconded by Commissioner Wells to recess the meeting of the Nash County Board of Commissioners until February 19, 2020 at 6:00 p.m. in the Nash Central High School Media Center located at 4279 Nash Central High Road, Rocky Mount, NC 27804 for a joint meeting with the Nash-Rocky Mount Board of Education. The motion was unanimously carried.

Vice-Chairman Jeffrey Tobias adjourned the meeting of the Nash County Planning Board at 8:30 p.m.