

**MINUTES OF THE  
NASH COUNTY PLANNING BOARD MEETING  
HELD MONDAY, JUNE 15, 2020 AT 6:30 P.M.  
VIA CONFERENCE CALL DUE TO COVID-19**

**BOARD MEMBERS PRESENT**

Leonard Breedlove, Chairman  
Jeffrey Tobias, Vice-Chairman  
Moses Brown, Jr.  
Jimmy Glover  
Barbara Pulley  
Kevin Smith

**BOARD MEMBERS ABSENT**

Sandra Edwards  
DeLeon Parker, Jr.  
Chris Sandifer

**STAFF MEMBERS PRESENT**

Adam Tyson, Planning Director  
Adam Culpepper, Senior Planner

**OTHERS PRESENT**

None

**1. Call to Order.**

Chairman Breedlove called the meeting to order at 6:30 p.m., which was held via conference call instead of in person due to the COVID-19 pandemic and the fact that the one agenda item to be considered did not require public input.

**2. Determination of a Quorum.**

Chairman Breedlove recognized the presence of a quorum.

**3. Approval of the Minutes of the May 18, 2020 Regular Meeting.**

The minutes of the May 18, 2020 regular meeting were sent to each member of the Board for review. Chairman Breedlove asked for any revisions or corrections. None were offered.

**BOARD ACTION: Mr. Glover offered a motion, which was duly seconded by Ms. Pulley, to approve the minutes of the May 18, 2020 regular meeting as submitted. The motion was unanimously carried.**

**4. Subdivision Waiver Request made by Stone Auction & Realty in relation to the Major Subdivision Final Plat for Linda Foster Rich, S. J. Bartholemew Tract, Phase II to request a waiver of the additional lot width required along high traffic roads by UDO Article X, Section 10-7, Subsection 10-7.2 (F) subject to the establishment of shared driveway access easements.**

Mr. Tyson presented the staff report and supplemental materials related to the subdivision waiver request for the Major Subdivision Final Plat for Linda Foster Rich, S. J. Bartholemew Tract, Phase II as submitted to the Board in the June 15, 2020 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered the subdivision waiver request on May 29, 2020 and recommended approval based on its determinations that the requested waiver will result in equal or better performance in the furtherance of the purposes of the ordinance and that the proposed subdivision design is otherwise consistent with the applicable standards of the UDO.

Mr. Tyson noted that Board member DeLeon Parker, Jr. had chosen to recuse himself from the decision on this agenda item due to the fact that his law office was currently handling the property closings for one or more of the subject subdivision lots.

Chairman Breedlove stated that he was familiar with the subject area due to some recent appraisal work that he had performed along Simmons Road. He noted that, in his opinion, the two proposed shared driveway access easements should be adequate to address the traffic concerns.

Mr. Glover asked how the developer was demonstrating a physical hardship in relation to the request.

Mr. Tyson replied that the developer was only required to meet one of the three circumstances established by the Ordinance in order to be eligible for a subdivision waiver and that, in this particular case, the developer was citing the "equal or better performance" circumstance.

Mr. Glover asked why the consideration of a subdivision waiver request did not require public input or notice to be provided to the adjacent and surrounding property owners.

Mr. Tyson answered that the Ordinance does not typically require public notice or input for the application of subdivision regulations as it does for rezoning, conditional use permit, or text amendment requests.

**BOARD ACTION:** Mr. Smith offered a motion, which was duly seconded by Mr. Brown, to recommend approval of the subdivision waiver request related to the Major Subdivision Final Plat for Linda Foster Rich, S. J. Bartholemew Tract, Phase II for consideration by the Nash County Board of Commissioners. The motion was unanimously carried.

## 5. Other Business.

### **Update on Board of Commissioners Planning Actions Taken on June 1, 2020:**

Mr. Tyson provided an update to the Board on the planning actions taken by the Nash County Board of Commissioners at their June 1, 2020 regular meeting, including:

The unanimous approval of Conditional Use Permit CU-200101 Amendment Request made to authorize the expansion of the previously approved East Nash PV1 solar farm to include the approximately 33.6 acre East Nash PV3 solar farm to be located at 1050 Bass Rd, Nashville, NC 27856;

The denial (with a split vote of 5 to 2) of the General Rezoning Request Z-200501 to rezone approximately 81 acres located on both sides of Stoney Hill Church Road, both sides of Chapman Road, and the east side of Juniper Road from R-40 & RA-30 to RA-20; and

The unanimous denial of General Rezoning Request Z-200502 to rezone approximately 66 acres located on both sides of Jordan Road from R-20 & R-20-CU to R-10.

Mr. Tobias asked for what reason did the Board of Commissioners deny General Rezoning Request Z-200501 along Stoney Hill Church Road.

Mr. Tyson answered that it was his interpretation that several members of the Board would prefer to see the developer complete the subdivision of the tract of land previously rezoned to RA-30 first through the construction of an interior road before further expanding the rezoned area.

Mr. Tobias asked whether the Planning Board could recommend a conditional approval of the requested rezoning which would specify that the interior road must be constructed first prior to the development of any other additional areas.

Mr. Tyson replied that the applicant would first need to submit a conditional use rezoning request instead of a general rezoning request in order for the Board to be able to recommend the attachment of any approval conditions. He also recommended that the Board consult with the County Attorney before suggesting a condition that would establish a specific order in which the subject property must be developed.

Mr. Smith asked which two Commissioners voted in favor of General Rezoning Request Z-200501 along Stoney Hill Church Road.

Mr. Tyson replied that Board Chairman Robbie Davis and Commissioner Fred Belfield, Jr. had voted in favor of the rezoning request.

Mr. Tobias asked for what reason did the Board of Commissioners deny General Rezoning Request Z-200502 along Jordan Road.

Mr. Tyson answered that it was his interpretation that some members of the Board considered the increased residential density allowed by the requested R-10 (High Density Residential) Zoning District to be incompatible with the surrounding area, while other members of the Board were opposed to some of the permitted land uses that the subject property could potentially be developed for under the requested R-10 Zoning District, especially multi-family dwellings and/or townhouses.

**Planning Board Member Changes:**

Mr. Tyson also reported that on June 1, 2020 the Nash County Board of Commissioners voted to reappoint Mr. Kevin Smith to a third three-year term and Ms. Barbara Pulley to a second three-year term on the Nash County Planning Board with both terms scheduled to expire on June 30, 2023. He noted that although Ms. Sandra Edwards was also eligible for reappointment, she had declined to serve a third term on the Board and her current term would expire on June 30, 2020.

Mr. Tyson shared the following statement with the Board from Ms. Edwards at her request:

“Dear Planning Board Members and Nash County Planning Staff. Thank you for the opportunity to serve with you as a board member for two consecutive terms. It has been an honor and a privilege to serve with people that genuinely care about the growth, integrity, and general well-being of each neighborhood, community, township, and city that defines Nash County. I pray for each of you and for the continued success of Nash County. Sincerely, Sandra Whitaker Edwards.”

Mr. Tyson reported that on June 1, 2020 the Nash County Board of Commissioners also voted to appoint Ms. Kimberly D. Moore as a replacement Board member for Ms. Edwards. He noted that her first three-year term would begin on July 1, 2020 and expire on June 30, 2023. He stated that Ms. Moore is a resident of West Hilliardston Road northwest of the Town of Red Oak and is currently employed with the North Carolina Department of Transportation as the Division Utilities Engineer for Highway Division 4 that includes Edgecombe, Halifax, Johnston, Nash, Wayne, and Wilson Counties.

**Next Meeting:**

Mr. Tyson reminded the Board that they would be asked to elect Board officers (Chairman & Vice-Chairman) to serve for the upcoming 2020-2021 year at the next regular meeting.

**6. Adjournment.**

There being no further business, Chairman Breedlove adjourned the meeting at 6:59 p.m.