

**MINUTES OF THE
NASH COUNTY PLANNING BOARD
HELD MONDAY, NOVEMBER 19, 2018 AT 7:00 P.M.
CLAUDE MAYO, JR. ADMINISTRATION BUILDING - THIRD FLOOR
FREDERICK B. COOPER COMMISSIONERS ROOM**

BOARD MEMBERS PRESENT

Leonard Breedlove, Chairman
Jeffrey Tobias, Vice-Chairman
Harold Colston
Moses Brown
Kevin Smith
Sandra Edwards
Deleon Parker
Chris Sandifer
Barbara Pulley

BOARD MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

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

OTHERS PRESENT

James Andrews Stocks
Daniel Proctor
Chris Collie

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 October 15, 2018 Regular Meeting.

The minutes of the October 15, 2018 regular meeting were mailed to each member of the Board for review. Chairman Breedlove asked for corrections or revisions. None were offered.

BOARD ACTION: Mr. Tobias offered a motion which was duly seconded by Mr. Smith to approve the minutes of the October 15, 2018 meeting as submitted. The Motion was unanimously carried.

4. Major Subdivision Final Plat - Friday Road Subdivision Submitted by Stocks Engineering and Bartlett Engineering & Surveying on Behalf of Five L Farms LLC, the Developer, to Subdivide a 6.39 Acre Tract Currently in the Ownership of Carol Lamm Brown & Wendy Lamm Taylor and Located on the East Side of Old Smithfield Road and the North Side of Friday Road into Ten Proposed New Residential Lots to be Served by the Nash County Public Water System and Individual Private Onsite Septic Systems.

Chairman Breedlove recognized Mr. Tyson to present the staff report.

Mr. Tyson presented the staff report and supplemental materials related to Major Subdivision Final Plat - Friday Road Subdivision as submitted to the Board in their November 19, 2018 Nash County Planning Board Meeting agenda document. He noted that the Nash County Technical Review Committee (TRC) considered Major Subdivision Final Plat - Friday Road Subdivision on November 1, 2018 and recommended approval based on its determination that the proposed design was consistent with the subdivision standards of the Nash County Unified Development Ordinance subject to the condition that the final plat be revised to include either easements or special purpose lots as necessary to accommodate the centralized mail delivery cluster boxes as required by the US Postal Service.

Mr. Tyson stated that Mr. Andrew Stocks was present to represent the application and both he and Mr. Stocks would answer any questions for the Board.

There were no questions.

BOARD ACTION: Mr. Parker offered a motion which was duly seconded by Mr. Smith to approve the Major Subdivision Final Plat for the Friday Road Subdivision subject to the following condition:

The final plat shall be revised to include either easements or special purpose lots as necessary to accommodate the locations of the shared cluster box unit mailboxes required by the United States Postal Service for centralized mail delivery. The motion was unanimously carried.

5. Text Amendment Request A-181101 – Unified Development Ordinance Made by Daniel Proctor with Smithson, Inc. to Amend the Nash County Unified Development Ordinance Article IX, Section 9-3, Table 9-3-1 and Article XI, Section 11-4, Subsection 11-4.78(d) in Order to Permit the Establishment of Temporary Major Construction Campgrounds / RV Parks in the GI (General Industrial) Zoning District and to Revise the Applicable Development Standards.

Mr. Tyson presented the staff report and supplemental materials related to Text Amendment A-181101 as submitted to the Board in the November 19, 2018 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered UDO Text Amendment Request A-181101 to revise the ordinance requirements for Temporary Major Construction Campgrounds/RV Parks on November 1, 2018 and recommended (1) approval of the request to add GI (General Industrial) Zoning District to the currently permitted commercial zoning districts subject to the applicable development standards, (2) denial of the request to increase the maximum number of campsites allowed per campground from 10 campsites to 20 campsites per campground but proposed an alternative that would increase the maximum number of campsites to 15 per campground if served by onsite septic systems or 20 campsites per campground if served by public sewer service. The TRC also recommended approval of the request to apply the current 100 foot minimum separation distance required between campground operations and an adjacent property line only if the adjoining property is either residentially-used or residentially-zoned.

Mr. Tyson informed the Board that, while no temporary major construction campgrounds or RV parks have been formally approved within Nash County's planning and zoning jurisdiction, the County has been informed of two sites currently operating in violation of the ordinance requirements, on NC Highway 33 in a GC General Commercial zone and on Swift Creek School Rd in an A1 Agricultural zoning district. Violations include not obtaining zoning approval according to the required standards such as number of campsites, zoning district location and no County-approved wastewater disposal provisions. He informed the Board that the applicant for this text amendment has no relation to the illegal sites that were just identified and that the TRC's recommendations were offered without the benefit of being aware that the existing regulations were already being abused.

Mr. Tyson concluded the staff report by informing the Board that Daniel Proctor, the applicant and Chris Collie, his client and a Nash County property owner, were present and ready to answer any questions.

Mr. Sandifer asked if separation distances applied to campground on other properties versus a campground on the same tract where the landowner resides. He suggested that the Board might not want to restrict a large landowner from having a campground on his own tract.

Mr. Tobias had questions regarding whether the "illegal" sites that had recently been identified were actually associated with the pipeline.

Ms. Nixon explained that based on the proximity of one of the sites to the pipeline currently under construction and its match to previous descriptions of what to expect, the reasonable assumption is that the site is pipeline related. She went on to describe what would be necessary to make the site compliant with both Zoning and Environmental Health.

There was a general discussion among the Board members regarding wastewater handling at these campground/RV Parks such as the number of camper units that could attach to a single septic system

and pump and haul options, and additional discussion about whether the campers typically the site periodically to go "home" and purge their waste storage tanks at that time, and if that negated the necessity to tie into a septic system.

There were no further questions from the Board and no one from the public spoke.

BOARD ACTION: Mr. Parker put forth a motion, duly seconded by Mr. Smith to recommend the following consistency statement related to Text Amendment Request A-181101 for adoption by the Nash County Board of Commissioners:

Text Amendment Request A-181101 to revise the ordinance requirements for temporary major construction campgrounds or RV parks:

- (1) Is reasonable and in the public interest because it provides support for major construction projects that may have potentially important and broad impacts on Nash County, while mitigating the potential impact of these temporary housing facilities on the surrounding property owners and residences; and**
- (2) Is not inconsistent with the recommendations of the Nash County Land Development Plan because the plan does not address this particular type of land use.**

The motion was unanimously carried.

BOARD ACTION: Mr. Parker offered a motion, duly seconded by Mr. Sandifer to recommend the following actions in relation to Text Amendment Request A-181101 to revise the ordinance requirements for Temporary Major Construction Campground/RV Parks:

- (1) Approval of the request to permit their establishment in the GI (General Industrial) Zoning District in addition to the currently permitted commercial zoning districts subject to the applicable development standards;**
- (2) Approval of the applicant's request to increase the maximum number of campsites allowed per campground from the currently permitted 10 campsites to a new total of 20 campsites per campground;**
- (3) Approval of the request to apply the current 100 foot minimum separation distance required between campground operations and a property line only if the adjoining property is either residentially-used or residentially-zoned; and**
- (4) Revise the current text to reflect that Temporary Major Construction Campground/RV Park operations shall be located at least 500 feet from any existing residence located on another parcel.**

The motion was unanimously carried.

- 6. Text Amendment Request A-181102 – Unified Development Ordinance Made by the Nash County Planning Staff to Amend the Nash County Unified Development Ordinance Article XI, Section 11-2, Subsection 11-2.4 (C)(1)(c)(i) in Order to Exempt Parking Facilities for Public Parks Owned and Operated by Local Governments from the Standard Paving Requirements.**

Mr. Tyson presented the staff report and supplemental materials related to Text Amendment A-181102 as submitted to the Board in the November 19, 2018 Nash County Planning Board agenda document. He noted that the Nash County Technical Review Committee (TRC) considered Text Amendment Request A-181101 to exempt parking facilities for public parks owned and operated by local governments from the standard paving requirements on November 12, 2018 and recommended approval.

Ms. Nixon explained that parks are often constructed in phases with highest demand features in earlier phases. Financial configurations including grants and loans are often used for financing public parks and those come with time constraints for construction. Depending on construction costs at the time, little flexibility exists for postponing an expensive item like paving, and some needed or popular facilities otherwise planned for Phase 1 may have to be delayed until a later time. Nash County benefits more by being able to include as much of the parks services as possible in the initial phase of the project. Most likely, paving can be done at a future date. She stated that the new exemption, if adopted, would apply to the Nash County Miracle Park at Coopers, currently under construction.

Mr. Parker asked if the existing county parks predate the ordinance.

Mr. Tyson explained that there is only one existing facility at this time, the Bailey Middlesex Community Park. Ennis Park in Red Oak is not in the County's zoning jurisdiction and the Miracle Park at Coopers has not yet been constructed. The site plan that was reviewed and approved by the Planning Department for the Bailey Middlesex Park included paved parking. However, the parking was never paved because of lack of funds.

There were no further questions.

BOARD ACTION: Mr. Sandifer offered a motion, duly seconded by Mr. Smith to recommend the following consistency statement related to Text Amendment Request A-181102 for adoption by the Nash County Board of Commissioners:

Text Amendment Request A-181102 to exempt parking facilities for public parks owned and operated by local governments from the standard paving requirements is reasonable, in the public interest, and consistent with the Nash County Land Development Plan – specifically with Policy Recommendation #12 to support the implementation of the Nash County Parks & Recreation Comprehensive Master Plan - because it will provide flexibility in the required site design standards in order to facilitate the development of public parks and the provision of recreational programs and services to county residents.

The motion was unanimously carried.

BOARD ACTION: Mr. Smith offered a motion, duly seconded by Mr. Brown to recommend approval of Text Amendment Request A-181102 to exempt parking facilities for public parks owned and operated by local governments from the standard paving requirements.

The motion was unanimously carried.

7. Other Business.

Mr. Tyson reported that CU-181001 to rezone a 5.52 acre portion of a tract located on the east side of Old Smithfield Rd and the north side of Friday Road from R-40 to R-20-CU was approved by the Board of Commissioners. CU-181002 to rezone an approximately 1.38 acre portion of a tract located on the west side of Red Bud Road and the north side of Taylors Gin Road from A-1 to RC-CU for the development of a Motorcycle Sales and Repair Service was approved by the Board of Commissioners. Subdivision Waiver Requests for additional lot width along high traffic roads subject to the establishment of a shared driveway for a two acre tract located on the north side of Stoney Hill Church Rd by Judson Smith and waiver of the additional lot width required along high traffic roads subject to the establishment of a shared driveway access easement for 8445, 8467 & 8487 Bend of the River Rd by Barbara A. Batts were also approved by the Board of Commissioners.

9. Adjournment.

There being no further business, Chairman Breedlove adjourned the meeting at 7:57 p.m.