



**NASH COUNTY PLANNING BOARD
REGULAR MEETING**

MONDAY, APRIL 20, 2026 AT 6:30 P.M.

**COMMISSIONERS ROOM – THIRD FLOOR
NASH COUNTY ADMINISTRATION BUILDING
120 WEST WASHINGTON STREET
NASHVILLE, NC 27856**

MEETING AGENDA

- 1. Call to Order.**
- 2. Determination of a Quorum.**
- 3. Approval of Meeting Minutes.**
July 21, 2025 Regular Meeting - Delayed
March 16, 2026 Regular Meeting
- 4. Review of Public Comment Policy.**
- 5. Conditional Rezoning Request CZ-260401: Strickland Bros. Enterprises, Inc.**
Made by the property owner to rezone approximately 10 acres located at 3622 Wiggins Rd, Spring Hope from GI-CU (General Industrial Conditional Use) and A1 (Agricultural) to GI-CZ (General Industrial Conditional Zone) for the expansion of the existing metal fabrication and machining operation.
- 6. Other Business.**

Update on Board of Commissioners Planning Actions Taken April 6, 2026:

Conditional Rezoning Request CZ-260201 to rezone 71.75 acres on Strickland Rd, Bailey to RA-30-CZ for the 76-lot **Williams Run, Section 2, Phase 2 Subdivision** was **APPROVED**, but with the exclusion of the 12 proposed lots and road right-of-way that would have disrupted the existing path providing access to the adjacent property at 3766 Strickland Rd.

Conditional Rezoning Request CZ-251201 to rezone 43.8 acres on W Hornes Church Rd, Bailey to RA-30-CZ for the 49-lot **West Hornes Church Road Subdivision** was **APPROVED** based on the applicant's agreement to extend the County's public water system to serve the new development.

Conditional Rezoning Request CZ-260301 to rezone 11.11 acres on Robertson Rd, Spring Hope to RA-30-CZ for the 12-lot **Vision Homes at Robertson Subdivision** was **DENIED** due to the incompatibility of the proposed development with the surrounding land uses and the unavailability of public utility service at that location.

Conditional Rezoning Request CZ-260303 to rezone 1.68 acres at 6881 & 6911 Squirrel Den Rd, Bailey to RA-30-CZ to subdivide the property of **The TantFarms Rental, LLC** into two separate residential lots was **APPROVED**.

Upcoming UDO Update Steering Committee Meeting:

Wednesday, April 29, 2026 @ 4:00 p.m. to 7:00 p.m. (3 Hours)

7. Adjournment.

Nash County Planning Board
Public Comment Policy

Adopted: March 15, 2021
Last Amended: February 21, 2022

1. The Board Chairman will recognize the Planning Director or Senior Planner to present the staff report for each agenda item.
2. For agenda items requiring public input (rezoning requests and ordinance amendments), the Board Chairman will then recognize individual members of the public, one at a time, who wish to address the Board with regard to that specific agenda item.
3. Each individual will be permitted to speak once per agenda item for a maximum of three (3) minutes. No time may be yielded or transferred from one speaker to another.
4. To avoid repetition, groups of individuals supporting the same position are encouraged to designate a spokesperson to address the Board on their behalf.
5. A staff member will notify each speaker when their three (3) minutes have expired.
6. At the conclusion of the speaker's comments, the Board Chairman will provide an opportunity for the Board members to ask the speaker any clarifying questions regarding their previous comments.
7. After all interested members of the public have spoken, the Board Chairman will recognize the applicant for the agenda item to address the Board and to answer any questions or comments raised by the previous speakers. The applicant is not subject to a specific time limit.
8. The Board Chairman reserves the right to call upon anyone present during the Board's discussion of the agenda item if he or she determines that additional information is relevant to the Board's decision.

NASH COUNTY PLANNING BOARD
STAFF REPORT: CONDITIONAL REZONING REQUEST

File Number:	CZ-260401: Conditional Rezoning Request
Property Owner:	Strickland Bros. Enterprises, Inc.
Location:	3622 Wiggins Rd, Spring Hope, NC 27882
Tax ID #:	PIN 277800671368 / Parcel ID # 303465 (Portion)
Total Area to be Rezoned:	Approx. 10 Acres
Current Zoning Districts:	GI-CU (General Industrial Conditional Use) & A1 (Agricultural)
Proposed Zoning District:	GI-CZ (General Industrial Conditional Zone)
Proposed Land Use:	Expansion of Existing Metal Fabrication and Machining Operation with Addition of New 16,000 Square Foot Assembly Building
Future Land Use Classification:	Residential / Agricultural Area and Water Protection & Natural Resource Area
Notice of Public Meeting:	Mailed to Property Owners within 600 Feet on April 8, 2026

Subject Property:

The subject property is an approximately 10-acre tract of land owned by Strickland Bros. Enterprises, Inc. and located at 3622 Wiggins Road, Spring Hope at the western corner of the intersection of Wiggins Road and Macedonia Road and southeast of the Town of Spring Hope.

The property includes the existing metal fabrication and machining business operated by the owner. The property was previously rezoned back in January 2013 to expand the existing GI-CU (General Industrial Conditional Use) Zoning District from approximately one acre to four acres in order to accommodate the growth and expansion of the existing business (Case File #CU-121201.)

Rezoning Request:

Conditional Rezoning Request CZ-260401 has been submitted by the property owner to:

- (1) Replace the outdated GI-CU (General Industrial Conditional Use) Zoning District with an updated GI-CZ (General Industrial Conditional Zone);

- (2) Expand the new GI-CZ (General Industrial Conditional Zone) to include the entire, approximately 10-acre parcel, including those portions of land that have been acquired by the property owner and combined with the previous parcel since the last zoning amendment back in January 2013; and
- (3) To amend the approved site plan for the conditional zone to authorize the construction of a proposed new 16,000 square foot assembly building along Wiggins Road.

The “conditional” nature of this rezoning request allows for the attachment of reasonable, site-specific development conditions with the consent of the applicant.

Site Plan:

The proposed site plan submitted by the property owner depicts the existing structures already located on the subject property, including the combined office/shop building, the warehouse, a paint shop, and two open storage shelters.

It also depicts the proposed, additional 200-foot by 80-foot (16,000 square foot) new assembly building to be constructed on the rear of the subject property along Wiggins Road. Because the proposed site for the new building is located outside the boundary of the existing GI-CU Zoning District, approval of this request is necessary for its construction.

Comprehensive Land Use Plan:

Although Conditional Rezoning Request CZ-260401 is inconsistent with the recommendation of the 2022 Nash County Comprehensive Land Use Plan that industrial land uses should primarily be developed in designated Major Employment and Industrial Areas – which does not currently include the subject intersection – it should also be noted that the existence of the metal fabrication and machining operation on this site predates the adoption of the plan and that the request is consistent with the plan’s recommendation that nonresidential land uses should be located within a ¼-mile of a road intersection.

Additionally, although a portion of the rear of the subject property is designated as a Water Protection & Natural Resource Area, it does not appear that the construction of the proposed assembly building would have any significant impact on existing streams or wetlands given the location of the existing drainage ditch and pond as shown on the proposed site plan.

Reasonableness and “Spot Zoning”:

Conditional Rezoning Request CZ-260401 may be considered reasonable and in the public interest because it is not “spot zoning,” but rather the expansion of a previously established

industrial zoning district and because it would permit the growth of an already-existing and successful business operation.

TRC Recommendation:

The Nash County Technical Review Committee (TRC) considered Conditional Rezoning Request CZ-260401 on April 2, 2026 and recommended **APPROVAL**, subject to the development conditions suggested below.

Suggested Motions:

MOTION TO RECOMMEND APPROVAL OF THE ZONING MAP AMENDMENT:

*I move that the Nash County Planning Board recommends **APPROVAL** of Conditional Rezoning Request CZ-260401 to rezone the specified property to GI-CZ (General Industrial Conditional Zone) to permit the expansion of the existing metal fabrication and machining operation, including the construction of the proposed 16,000 square foot assembly building, along with the statement of plan consistency and reasonableness below and subject to the following development conditions recommended for the consideration of the Nash County Board of Commissioners.*

Statement of Plan Consistency and Reasonableness:

Conditional Rezoning Request CZ-260401 is:

- (1) Inconsistent with the recommendation of the 2022 Nash County Comprehensive Land Use Plan that industrial land uses should primarily be developed in designated Major Employment and Industrial Areas – which does not currently include the subject intersection.
- (2) However, the existence of the metal fabrication and machining operation on this site predates the adoption of the plan and the request is consistent with the plan’s recommendation that nonresidential land uses should be located within a ¼-mile of a road intersection.
- (3) Although a portion of the rear of the subject property is designated as a Water Protection & Natural Resource Area, it does not appear that the construction of the proposed assembly building would have any significant impact on existing streams or wetlands given the location of the existing drainage ditch and pond as shown on the proposed site plan.
- (4) Reasonable, in the public interest, and not “spot zoning” because it expands a previously established industrial zoning district in order to permit the growth of an existing and successful business operation.

Development Conditions:

- (1) The subject property shall continue to be used for a metal fabrication and machining operation only.
- (2) The subject property shall be developed only in accordance with the approved site plan and all the applicable requirements of the Nash County Unified Development Ordinance.
- (3) Significant or substantial modifications or revisions to the approved site plan may require additional review by the Nash County Technical Review Committee and the Nash County Planning Board as well as re-approval by the Nash County Board of Commissioners at the discretion of the Zoning Administrator.
- (4) This conditional zoning map amendment shall be invalid unless and until the petitioner(s) consent in writing to all the attached development conditions.

--- OR ---

MOTION TO RECOMMEND DENIAL OF THE ZONING MAP AMENDMENT:

I move that the Nash County Planning Board recommends DENIAL of Conditional Rezoning Request CZ-260401 to rezone the specified property to GI-CZ (General Industrial Conditional Zone) and the adoption of the statement of plan consistency and reasonableness below for the consideration of the Nash County Board of Commissioners.

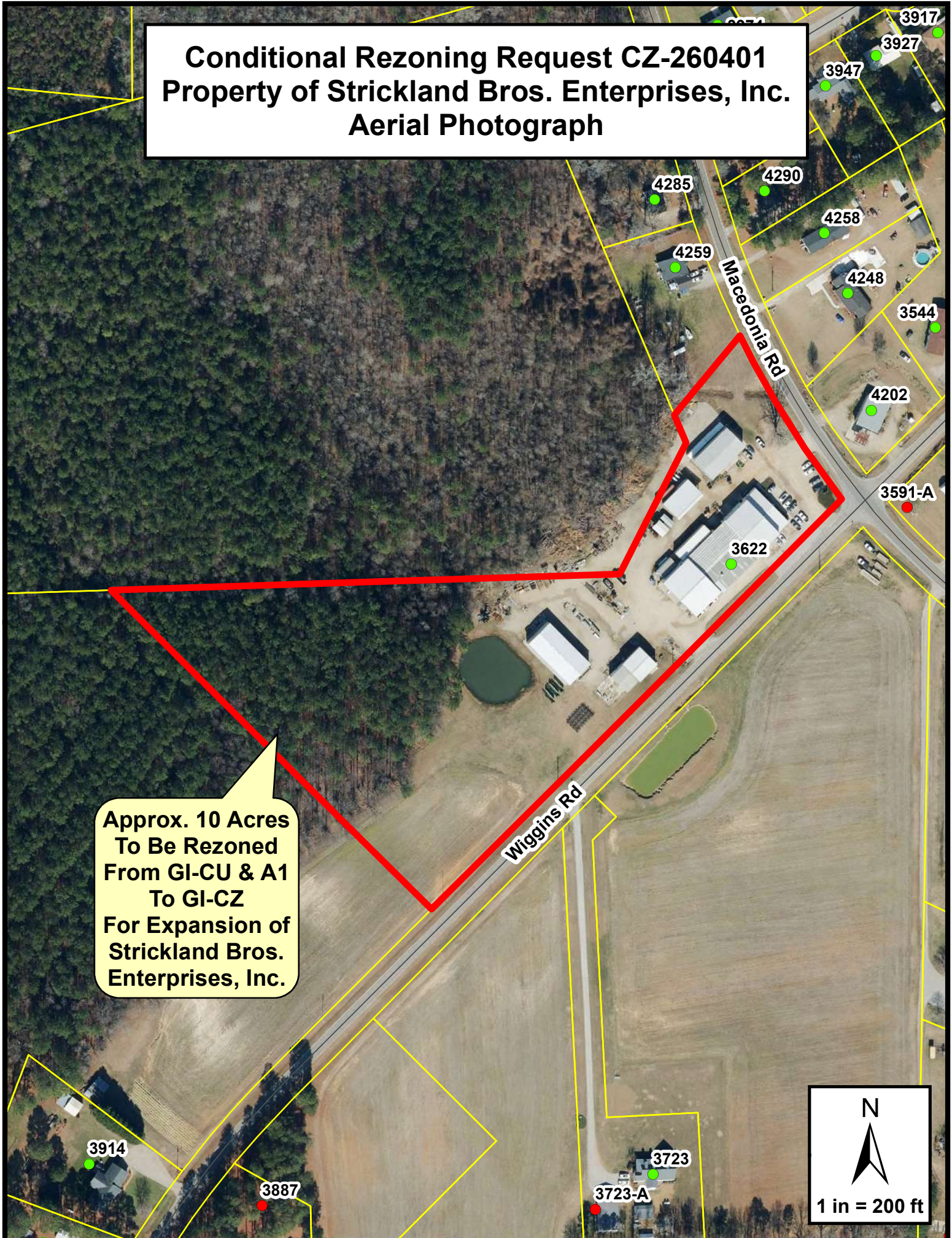
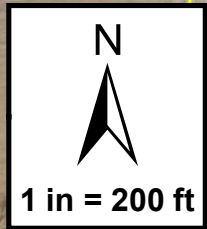
Statement of Plan Consistency and Reasonableness:

Conditional Rezoning Request CZ-260401 is:

- (1) Inconsistent with the recommendation of the 2022 Nash County Comprehensive Land Use Plan that industrial land uses should primarily be developed in designated Major Employment and Industrial Areas – which does not currently include the subject intersection.
 - (2) However, the existence of the metal fabrication and machining operation on this site predates the adoption of the plan and the request is consistent with the plan’s recommendation that nonresidential land uses should be located within a ¼-mile of a road intersection.
 - (3) Although a portion of the rear of the subject property is designated as a Water Protection & Natural Resource Area, it does not appear that the construction of the proposed assembly building would have any significant impact on existing streams or wetlands given the location of the existing drainage ditch and pond as shown on the proposed site plan.; **BUT**
 - (4) **Unreasonable, not in the public interest, and/or “spot zoning” because: (Specify reasons related to the proposed land use, the proposed site design, and/or the incompatibility of the request with the adjacent and surrounding area.)**
-

**Conditional Rezoning Request CZ-260401
Property of Strickland Bros. Enterprises, Inc.
Aerial Photograph**

Approx. 10 Acres
To Be Rezoned
From GI-CU & A1
To GI-CZ
For Expansion of
Strickland Bros.
Enterprises, Inc.



3917

3927

3947

3871

4285

4290

4258

4259

Macedonia Rd

4248

3544

4202

3591-A

3622

Wiggins Rd

3914

3887

3723

3723-A

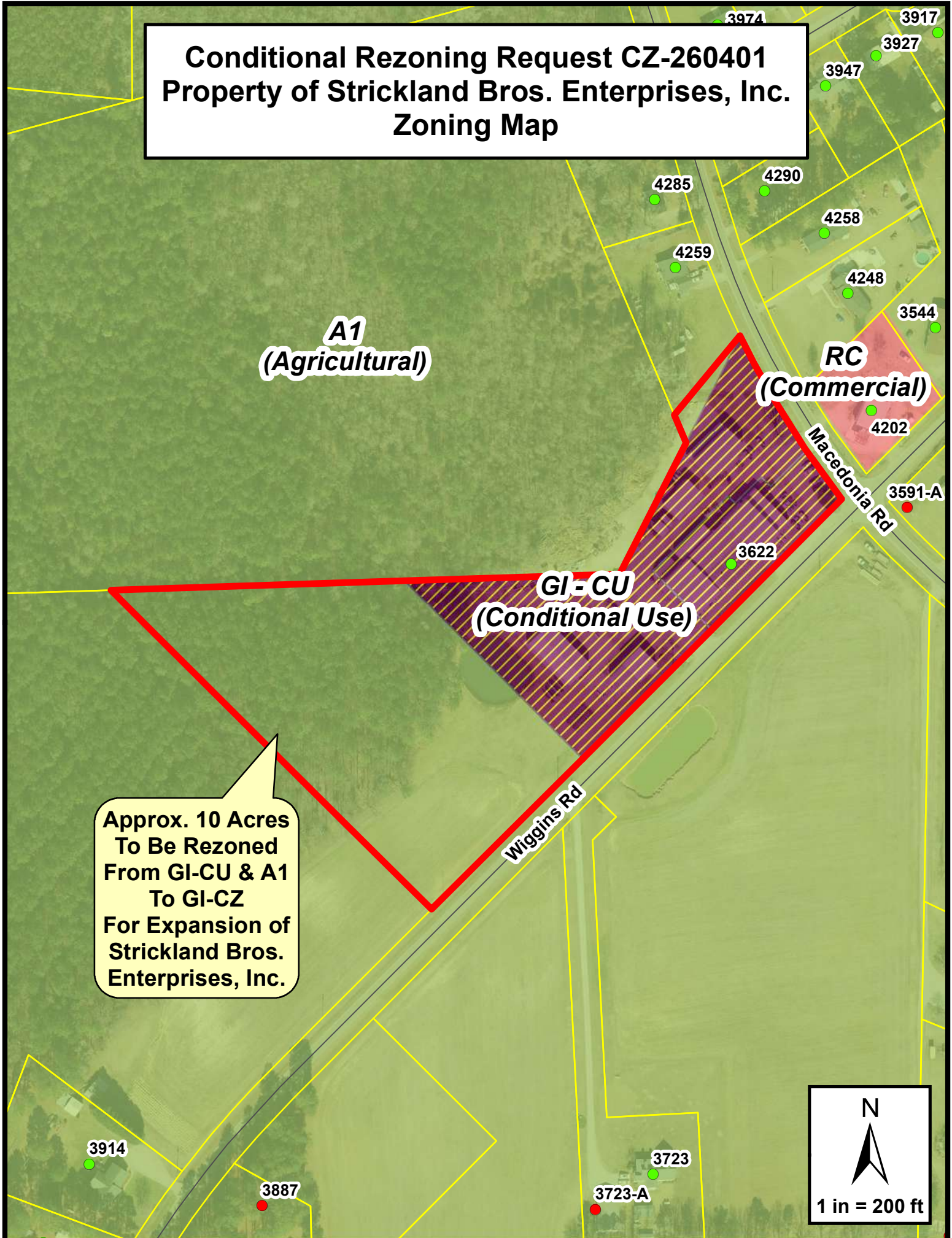
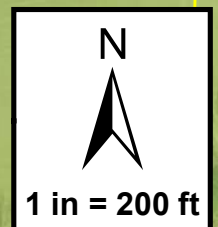
Conditional Rezoning Request CZ-260401
Property of Strickland Bros. Enterprises, Inc.
Zoning Map

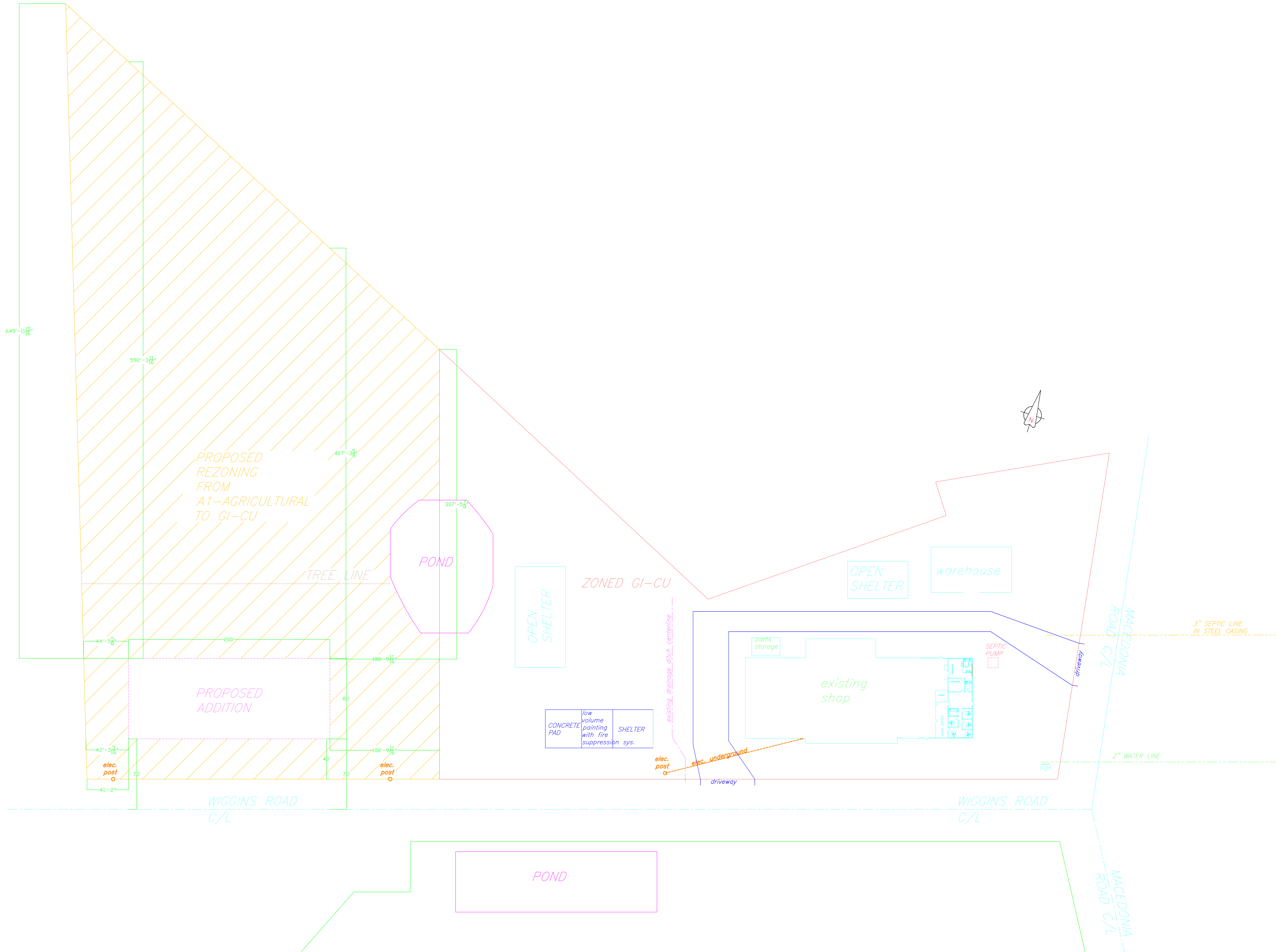
A1
(Agricultural)

RC
(Commercial)

GI-CU
(Conditional Use)

Approx. 10 Acres
To Be Rezoned
From GI-CU & A1
To GI-CZ
For Expansion of
Strickland Bros.
Enterprises, Inc.





PROPOSED REZONING FROM A1-AGRICULTURAL TO GI-CU

PROPOSED ADDITION

POND

OPEN SHELTER

ZONED GI-CU

OPEN SHELTER

warehouse

existing shop

parts storage

SEPTIC PUMP

CONCRETE PAD	low volume painting with fire suppression sys.	SHELTER
--------------	--	---------

elec. post

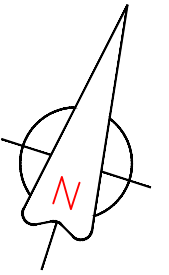
elec. post

elec. post

elec. underground

sign

POND



WIGGINS ROAD C/L

WIGGINS ROAD C/L

MACEDONIA ROAD C/L

MACEDONIA ROAD C/L

3" SEPTIC LINE IN STEEL CASING

2" WATER LINE

existing drainage ditch centerline

driveway

driveway