



RANDOLPH COUNTY

PLANNING AND DEVELOPMENT

204 E Academy Street, Asheboro NC 27203 (336) 318-6555

RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

AGENDA

September 13, 2022

1. Call to Order of the Randolph County Zoning Board of Adjustment.
2. Roll call of the Board members:
 - Reid Pell, Chair;
 - John Cable;
 - Kemp Davis;
 - Melinda Vaughan;
 - Reggie Beeson;
 - Ken Austin;
 - Barry Bunting, Alternate; and
 - Brandon Hedrick, Alternate.
3. Consent Agenda:
 - Approval of agenda for September 13, 2022, Zoning Board of Adjustment meeting.
 - Approval of the Order of the Zoning Board of Adjustment approving the Variance for Jamie Crumley.
 - Approval of the minutes from the August 2, 2022, Zoning Board of Adjustment meeting.
4. Conflict of Interest
 - Are there any Conflicts of Interest or *ex parte* communication that should be disclosed?
 - If there is a Conflict of Interest, the Board must vote to allow the member with the Conflict of Interest to not participate in the hearing of the specific case where the Conflict of Interest has been identified.
5. Old Business.
6. New Business.

VARIANCE REQUEST #2022-00002144

The Randolph County Zoning Board of Adjustment will hold a duly published and notified Quasi-judicial Hearing on the Variance requested by **MELINDA**

MARTIN, Trinity, NC, to use the property located at 3244 Mountainview St, Trinity Township, Lake Reese Balance Watershed, Tax ID #7705893170, 0.49 acres, *RM - Residential Mixed District*. in a way not permissible under the literal terms of the *Randolph County Unified Ordinance*. It is the desire of the applicant to obtain a Variance to specifically allow a 19 ft. front setback from the State road right-of-way in lieu of the required 35 ft. front setback from the State road right-of-way as required by the *Randolph County Unified Development Ordinance*, Article 600, Section 630: Dimensional Requirements and Table of Area and Yard Requirements.

7. Adjournment.

Attachments



RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

MINUTES

August 2, 2022

The Randolph County Zoning Board of Adjustment held its scheduled public hearing on August 2, 2022, at the 1909 Historic Courthouse, 145-C Worth St, Asheboro, NC.

Chairman **Reid Pell** called the meeting to order at 6:30 p.m. and welcomed those in attendance.

County Attorney **Ben Morgan** called the roll of Planning Board members:

- Reid Pell, Chair, *present*;
- Wayne Joyce, Vice-Chair, *present*;
- John Cable, *absent*;
- Kemp Davis, *present*;
- Melinda Vaughan, *absent*;
- Reggie Beeson, *present*;
- Ken Austin, *present*;
- Barry Bunting, Alternate, sitting for John Cable, *present*;
- Brandon Hedrick, Alternate, sitting for Melinda Vaughan, *present*.

Morgan informed **Pell** there was a quorum of the Board members present.

Pell called for consideration and approval of the consent agenda

- Approval of the agenda for August 2, 2022, Zoning Board of Adjustment meeting.

Davis made the motion to approve the consent agenda as presented, and **Austin** made the second to the motion to approve the consent agenda as presented. **Pell**, having a proper motion and a second, called the question on approving the consent agenda, and the Board members voted unanimously to approve the consent agenda.

Pell asked the Board if there were any conflicts of interest with the case before them. Hearing none, he asked Morgan to proceed with the case.

Morgan presented the case along with site plans and pictures of the site and surrounding properties.

VARIANCE REQUEST #2022-00001911

The Randolph County Zoning Board of Adjustment will hold a duly published and notified Quasi-judicial Hearing on the Variance requested by **JAMIE CRUMLEY**, Asheboro, NC, to use the property located at 2469 Old Cox Rd, Grant Township, Tax ID #7678098499, 30.48 acres, *CEO-CD - Commercial Environmental Overlay - Conditional District*. in a way not permissible under the literal terms of the *Randolph County Unified Ordinance*. It is the desire of the applicant to obtain a Variance to specifically allow a meat processing facility as per the site plan in the *CEO-CD – Commercial Environmental Overlay – Conditional District* in lieu of the *HI – Heavy Industrial District* zoning required per the *Randolph County Unified Development Ordinance*.

Morgan administered the oath to **Jamie Crumley**.

Crumley passed out a packet of information to the Board. See exhibit one at the end of these minutes for the full packet that is referenced in these minutes.

Crumley stated that farmers have asked her if the taxidermy business previously approved by the existing Conditional District Permit was able to process animals. After doing research, **Crumley** said that there seems to be a great need in this community to allow farmers and homesteaders to have a place close to home to have their animals processed. **Crumley** relayed to the Board how she had traveled the country learning the business and various means of processing the animals.

Crumley said that she talked with former Planning Director **Jay Dale** about her plans to do the meat processing and **Dale** advised her to obtain a variance.

Crumley told the Board of Adjustment that Randolph County is the number one beef-producing county in all of North Carolina and that there are no “true” slaughterhouses in Randolph County like the one she is proposing and that there are few options for homeowners to receive this service. **Crumley** mentioned that the President in his State of the Union address about needing more businesses and people to help with food supply chain issues that have been going on for several months.

Crumley said that the largest part of this project has been overcoming the stereotypes that many people have when they think of a slaughterhouse and that she is trying to encourage citizens to buy local and the need to produce the product locally led her to explore this option and she is working to change the mindset of citizens.

Crumley referred the Board of Adjustment to her handout and page four where there was information on the *Heavy Industrial* zoning district. **Crumley** pointed out that the zoning district allows small facilities of an agricultural nature. **Crumley** then directed the Board of Adjustment to page seven which listed residential areas with some agricultural uses. **Crumley** said that the building at the top is a processing center. **Crumley** also said that in an agricultural setting, you can slaughter your animals and that two other people at the public hearing are in the “environmental overlay” and do their animal slaughters on their farm.

Crumley told the Board of Adjustment about **Dr. Mary Temple Grandin, Ph. D**, animal scientist, academic, and animal behaviorist at Colorado State University, that **Dr. Grandin** is her mentor on this process and that **Dr. Grandin** may come to this site if it is approved. **Crumley** told the Board of Adjustment that Colorado State University has the same type of facility in the middle of the university campus, but no one knows that the site is on the campus since the site is environmentally sensitive and the University works to make sure that it has no impact on the campus.

Crumley then called the attention of the Board to page nine of her exhibit. **Crumley** described that her proposed building is what is being shown as an example and that the building would have interior holding pens and would be smaller buildings that do not meet the definition of buildings normally seen in the *Heavy Industrial* zoning and the size and design of the building is why **Dale** suggested the variance instead of rezoning the property to *Heavy Industrial* as required by the *Randolph County Unified Development Ordinance*. **Crumley** said that farmers and homeowners are wanting to do a few animals for their use.

Crumley then turned to page twelve in her exhibit and said that the buildings in the pictures are examples of what their building would look like if the request was approved. **Crumley** said that the map on page thirteen shows the proposed site of the building, and that page fourteen is the submitted, proposed site plan for the operation.

Crumley then addressed four tests that are listed in the *Randolph County Unified Development Ordinance*, Article 600: Zoning Ordinance, Section 605: Quasi-Judicial Zoning Decisions, Subsection D: Variances and that must be answered for the variance request to be approved.

Crumley started by addressing the hardship of the property. The hardship, as identified by **Crumley**, is the lack of access to the municipal sewer. **Crumley** said that her property has a sewer easement at the rear of the property and the disposal of water, water waste, and runoff is the biggest problem and septic systems are not the preferred method of disposal. See the letter on page sixteen in the exhibit for information received from Brett Higgins, Senior Project Manager, for Pyramid Environmental and Engineering, who was **not** present for the public hearing, that stated that the variance should be approved due to access to the municipal sewer.

Crumley told the Board that the community has been supportive of her proposal, and she asked for those in support to stand. Twenty citizens stood in support of the request.

Crumley said that she is trying to offer a much need facility in the community and that it is not a *Heavy Industrial* use and that she has been heavily involved to make this proposal an option for the agricultural community in Randolph County. **Crumley** also mentioned the petition on pages twenty-four through page twenty-seven in her exhibit. **Crumley** stated that the petition opened on Friday online for those in favor of the request and it currently has 336 signatures in support of the request.

Pell asked if there were any questions from the Board members.

Davis asked about the number of heads that could come through the facility on an average day and **Crumley** answered, that maximum, there would be eight to ten animals per day. **Davis** asked about having a holding facility and **Crumley** replied that there would be small, enclosed holding pens. **Davis** again asked about the maximum number of animals that would be at the sight and **Crumley** said the max that her facility would hold would be ten and that animals would not be kept at the location for over twenty-four hours.

Hedrick asked about the processing facility and **Crumley** stated that the processing facility is in the City of Asheboro and this location is just the initial facility.

Austin asked if there would be a chilled room in the building and **Crumley** said there would be a chilled room in the building as she pointed it out on the site plan.

Beeson said it was his understanding that **Crumley** could do four to five animals and once she went over that number, the United States Department of Agriculture (USDA) would regularly inspect the site and a USDA inspector must be always on-site.

Davis asked about the discarded waste from the slaughterhouse and **Crumley** stated that Valley Protein would take all the waste from the site and refine it for other uses and that a truck would come to the site daily or a couple of times a week and the waste product inventory would be small. **Davis** asked how the waste would be stored and **Crumley** said that the waste products would be kept in a separate cooling unit to prevent flies, etc.

Pell asked if there were any more questions from the Board. Hearing none, **Pell** asked if there was anyone else in favor of the request that wished to speak.

Bob Crumley, 5224 Wall Brothers Rd., Sophia, the father of Jamie Crumley, took the oath and addressed the Board by saying he was the Chair of the Board for the Randolph County Economic Development Corporation but that he was not present as the Chair but as a proud father and an adjoining property owner. **B. Crumley** said he hears a lot about agricultural uses in the County but is anything going to be done to protect the agricultural community?

B. Crumley told the Board that this location is where this type of business needs to be and not at the Greensboro-Randolph County Megasite or a sixty acres parcel. **B. Crumley** said that the size of the building as shown on the site plan would serve the farmers in Randolph County as other similar facilities are anywhere from eighteen to twenty-four months behind schedule and they are making appointments for animals that are not born yet. **B. Crumley** stated that many Randolph County farmers are going to other states like Alabama to get their animals slaughtered for their use.

B. Crumley said that the site would be more of a “boutique style” facility that is greatly needed in the area and that this facility would protect the Zoo and could not expand in the future without the Board’s approval. **B. Crumley** also stated that the proposal had

obtained numerous letters of support as shown in the exhibit and tremendous support from the farming community. **B. Crumley** said that no one was more thorough or concerned about the ethical treatment than his daughter, **Jamie Crumley**.

Jay Winslow, 6323 Coble Church Rd., Liberty, rose to address the Board and was sworn in by Morgan. **Winslow** said that is the owner and operator of an emu and ostrich farm and that he often sells directly to consumers and restaurants there is a dire need for a facility of this type as he is currently taking his birds to Alabama due to the lack of local, timely processing. **Winslow** stated that the facility in Alabama could not process all his birds in 2021 due to high demands for their service and he had to carry over animals this year, that COVID-19 has caused even more problems with the facilities and employees. **Winslow** said this facility is needed to serve the Randolph County community as it will allow the farmers to expand and keep more money here for the farmers to spend on employees.

Clifford Elliott 9540 High Pine Church Rd., Denton, rose to speak, and **Morgan** administered the oath. **Elliott** told the Board that he has been farming since 1971 and his son is a fifth-generation farmer, and they raise grain and beef cattle. **Elliott** said that they must go somewhere else to get the beef cattle slaughtered and a business of this type is needed in the County, and he is in support of the request and would like to see more processors of this type in the County.

Myles Knipper, 1211 Billy Walker Rd., Asheboro, rose to address the Board and **Morgan** administered the oath. **Knipper** told the Board that he and his wife are local homesteaders in Asheboro after he and his wife quit their jobs and moved to this area from Raleigh so they could pursue ethical farming and work on environmental quality. **Knipper** said that they practice ethical farming and they have four pigs and several chickens and they do not use any genetically modified organisms with their animals and their biggest problem has been trying to find a processing facility that will treat the animals ethically and various delays have made it impossible to have their animals slaughtered.

William Moss, 5840 Buffalo Ford Rd., Ramseur, was sworn in by **Morgan** and told the Board that he owns a certified beef cattle farm in Ramseur and the only way he can sustain his lifestyle is to have a facility like **Crumley** is proposing. **Moss** said that the processor facilities are currently booking eighteen to twenty-four months out and if he passes on an appointment now, he will have to wait that same period to have his animals processed. **Moss** said that **Crumley** had visited his farm and that fifty to sixty percent of cattle are going out of state to be slaughtered and he wishes that he had thought about starting this type of facility.

Bryant Madren, 4361 Fairview Farm Rd., Asheboro, NC, was sworn in by **Morgan** and told the Board that the need for this type of establishment has been established by the testimony and said that **Crumley** is a neighbor and business owner for the proposed business and that it is not in municipal limits and is approximately six miles from US Hwy 64 E and he estimates that the business would generate approximately \$25,000.00 in sales tax besides the property tax. **Madren** said that the proposed business is not on top

of the Zoo and there is very limited Zoo access due to the new entry. **Madren** stated that the proposed facility would not be seen from the road, and he explained the USDA inspection process. **Madren** said that if the facility and the meat are USDA inspected, they can sell the meat to people and various businesses but without the USDA inspection process, the meat must be marked as not for human consumption and this facility will allow farmers to have an avenue to generate cash flow for their operations.

Pell asked if there was anyone else that would like to speak in favor of the request. Hearing none, **Pell** asked if there was anyone that would like to speak in opposition to the request.

Laura Price, 2567 Old Cox Rd, Asheboro, was sworn in by **Morgan** and told the Board that she lives right beside the proposed location and the area is a highly residential area with children that needs to be considered when making this decision. **Price** said that she understands that it is a needed facility but not beside her house which she has lived in for over fifty years. **Price** stated that **Crumley** bought the property from her grandfather and that she has Special Use Permit to place an additional mobile home on her property and wants to be sure that this proposed facility will not prevent her from putting the mobile home on her property.

Price went on to say that there are commercial operations in the area, but they are not on top of existing residences. **Price** said that there are signs at the Zoo that direct traffic onto Old Cox Rd and with the proposed business, it will increase traffic due to trucks coming to the property along with increased runoff and animal waste. **Price** asked the Board what the proposed business would do to the environmental area and if there have been any environmental studies done to assess the impact of the proposed building. **Price** told the Board that the website for the business says that the hours are 9:00 am to 5:00 pm and during turkey season, the facility would be open for nineteen weekends and that potential noise pollution has not been mentioned and that hunters that she has talked to do not want the business in this area. **Price** stated that if the Board approves this request, they will be telling the citizens of the County that money is more important than the people who built the County and have farmed or owned family land for many years.

Patsy Simmons, Asheboro, was sworn in by **Morgan** and related to the Board that she is the Director and Chief Executive Officer of the Zoo and what **Crumley** is proposing is a great idea and her concern for animal welfare is amazing and she understands what the farms are saying about the need for this type of facility.

Simmons told the Board that the reason she is speaking at the public hearing is due to the location of the proposed facility. **Simmons** reminded everyone that for the State of North Carolina to locate the Zoo in Randolph County, the County had to adopt the *First Environmental District* regulations and it was designed low density around the Zoo. **Simmons** went on to state that there are no *Heavy Industrial Districts* in the area due to loud trucks, coolers, and other objectional operations that would destroy the environment that the State wants around the Zoo. **Simmons** stated that the municipal water and sewer are at the request location due to Zoo and that the Zoo has a \$180,000,000 impact on

the Randolph County economy and that the Zoo would like to work with **Crumley** to provide bones for the lions, but the proposed facility would be next to the research center and the veterinary facility. **Simmons** told the Board that “real work” happens behind the scenes of the Zoo and that they need quiet spaces for the animals.

Simmons stated that she heard the number of 18,000 animals are stacked up at various slaughterhouses and she does not think this boutique facility will be big enough to help with the backlog and she would like to find a way to solve this problem but not in the *First Environmental District*. **Simmons** said that when **Crumley** first came before the Planning Board for the three mini-cabins and the taxidermy shop, the Zoo had no concerns, but they are concerned with an industrial operation that does not belong at this location. **Simmons** concluded by saying that she supports farms and **Crumley**, but this is a bad location and the plan for the Zoo shows that the Zoo will continue to grow in this area.

Walker Moffitt, Asheboro, was sworn in by **Morgan**. **Moffitt** told the Board that he was present at the public hearing representing the Zoo Council which is appointed by the Governor of the State of North Carolina. **Moffitt** said that the issues boil down to the location and that the proposal is not allowed by the *Randolph County Unified Development Ordinance* nor is it compatible with the surrounding land uses. **Moffitt** stated that the Zoo Council requests that this request be denied.

Chris Scott, Asheboro, was sworn in by **Morgan** and said that he was a resident of Asheboro and a member of the Zoo Society. **Scott** told the Board that the letter in **Crumley’s** exhibit is a letter of support for a grant application and not a letter of support for the variance request as this the proposed facility should not be built in this location.

April Hernandez, 2507 Old Cox Rd., Asheboro, rose to address the Board and was sworn in by **Morgan**. **Hernandez** said that the traffic is bad and the back entrance to the African area of the Zoo has dangerous curves she realizes that progress will happen. **Hernandez** said that she was okay with cabins and taxidermy and that she used to live beside Randolph Packing and that facility always had an odor and the proposed facility is not needed and that it would likely grow to more than ten animals a day. **Hernandez** said that no one wants to go to the Zoo and see or know that animals are being slaughtered next door.

Pell asked if there was anyone else in opposition to the request. Hearing none, **Pell** closed the public hearing for discussion among the Board members.

Morgan recapped what was said during the public hearing portion of the meeting.

Davis said that there is a dire need for this type of facility and that municipal water and sewer are at this location but that this is a tough case for this Board as the proposal is going beyond a variance.

Davis asked if the *Randolph County Unified Development Ordinance* allowed for a Variance in the *First Environmental District* and could this use be allowed in the *First Environmental District*.

Morgan stated that this type of application is unusual and that **Crumley** was advised by **Dale** to apply for a Variance due to the boutique nature of the operation. **Morgan** said that our *Randolph County Unified Development Ordinance* requires a *Heavy Industrial District* zoning, but that **Crumley** did not think that the *Heavy Industrial District* reflected what she wanted to put on the property. **Morgan** said that the *Randolph County Unified Development Ordinance* says what it says and that a Variance is for a different amount of road frontage, or a different lot size and that this variance is for an exception to the *Randolph County Unified Development Ordinance*. **Morgan** said that the simple answer is neither a “yes” nor a “no” answer.

Davis said that **Crumley** did a great job with the boutique nature of the operation so it would not be like the commercial operations around the County, and he would like to think the variance could work.

Austin asked **Morgan** if the variance could be reworded to make it fit the situation and **Morgan** responded that the application states what **Crumley** is requesting.

Hedrick said that the Table of Permitted Uses in the *Randolph County Unified Development Ordinance* says that the proposal needs *Heavy Industrial* zoning and that the site plan and operations would still need to meet the requirements of the *Randolph County Unified Development Ordinance* and **Morgan** said that **Hedrick** was correct.

Beeson stated that he missed the hours of operation and **Crumley** stated the hours of operation of 9:00 am to 5:00 pm, Monday through Friday for cattle processing and that all deer processing would be taking place in the City of Asheboro.

Austin asked how visible the facility would be to the North Carolina Zoological Park, (Zoo,) employees and the traveling public. **Austin** wondered if the building could be moved back and change the signage to limit public knowledge.

Since the public hearing had been previously closed by **Pell**, **Davis** made the motion to re-open the public hearing to obtain more information from **Crumley** and **Austin** seconded the motion to re-open the public hearing to obtain more information from **Crumley**.

Pell called the question on the motion to re-open the public hearing to obtain more information from **Crumley**, and the motion was adopted unanimously.

Austin spoke to **Crumley** and said that she heard the comments from various Zoo agencies and asked if she wanted to respond to their comments. **Crumley** said that her biggest focus is the *First Environmental District* and the agricultural uses but that her

proposed building is a 2,800 sq. ft. building and some people are doing this business in mobile units but that she would do whatever is necessary to make it work.

Austin asked **Crumley** that assuming her business is successful, would she want to expand at this location and **Crumley** responded, "No."

Pell said that if the site would ever be expanded, **Crumley** would have to come back before the Planning Board for approval. **Morgan** said that any changes would require **Crumley** to come back to Planning Board.

Joyce asked **Crumley** how many cows a year she would expect to process, and she said around 3,000.

Davis said that, based on previous testimony, they would be processing ten cows a day but asked **Crumley** how many days a week the facility would be in operation, and she replied five days a week, but she will not know until the facility is built.

Joyce said that 200 working days a year would translate into 2,000 cows a year.

Beeson said that this would be the slaughter facility the but packing facility would be in Asheboro and **Crumley** responded "Yes," and the meat would be held in refrigeration for fourteen days.

Hedrick said that there are streams and no-cut buffers on the property, and he would not put something on the property that would not be good for the area.

Pell reclosed the public hearing.

Several members of the audience asked to speak against the request again, but **Pell** and **Morgan** said they re-opened the public hearing to get more information from the applicant.

Davis said that his concern is for the Zoo and that this request will make an impact and he could not see how it would not impact the Zoo and, based on the testimony tonight, everyone wants to protect the Zoo.

Pell said that he has been on the Board for several years and he has heard many variances and this one is different from all the others.

Davis said that what **Crumley** has brought is well designed and would be hard to put conditions on the site and he is still concerned about how much this would impact the Zoo.

Hedrick said that based upon the *Randolph County Growth Management Plan* policies 4.1 and 4.7, this decision is a "no brainer." Policy 4.1 says,

“Provide for sites in Randolph County jurisdiction where rural commercial activity can locate; with the goal of increasing economic activity; job creation, and the provision of services to the rural community.”

Policy 4.7 states:

The County should encourage the use of rural business overlay districts to provide locations where compatible rural land uses such as neighborhood retail and service establishments can be located in general proximity to established rural residential areas with the goal of reducing automobile travel distances and promoting better livability in the rural community.”

Davis read the four tests for a variance from the *Randolph County Unified Development Ordinance*:

- (1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the Variance, no reasonable use can be made of the property;
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardship resulting from conditions that are common to the neighborhood or the public, may not be a basis for granting a Variance. A Variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability;
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing the property with knowledge that circumstances existing that may justify the granting of a Variance is not self-created hardship; and
- (4) The requested Variance is consistent with the spirit, purpose, and intent of the regulation such that public safety is secured and substantial justice is achieved.

Davis made the motion to approve the variance from the *Randolph County Unified Development Ordinance* on the specified parcel(s) on the Variance application, based upon the sworn witness testimony that is included in the minutes, as well as the site plan(s) with all agreed-upon revisions, that unnecessary hardship would result from the strict application of the Ordinance, that the hardship results from conditions that are peculiar to the property, or that the hardship did not result from actions taken by the applicant or the requested variance is consistent with the spirit, purpose, and intent of the Ordinance such that public safety will be secured and substantial justice is achieved.

Bunting made a second to the motion to approve the Variance.

Pell called the question on the motion to approve the Variance request. The vote of the Board was 5 to 1 with **Joyce** voting to not approve variance. As required by the *Randolph County Unified Development Ordinance*, a Variance requires a 4/5th majority and, due to an error in counting the results, **Morgan** announced that the Variance was denied.

Having no further business, **Bunting** made the motion for the Zoning Board of Adjustment meeting to adjourn. **Austin** seconded the motion. Having a proper motion and second, Pell called the question on adjourning the meeting. The Zoning Board of Adjustment members voted unanimously to adjourn the meeting.

The meeting adjourned at 8:02 pm, with 81 citizens in attendance.

After the conclusion of the Planning Board meeting the same night, it was discovered that the vote tally for the Variance request was incorrect. The vote was 6 to 1 to approve the Variance, therefore, meeting the 4/5th majority requirement. Morgan said that he would contact the applicant and the Zoo and relay the information and apologize for any confusion.

**RANDOLPH COUNTY
NORTH CAROLINA**

Planning Director

Clerk to the Board

Date





Zoning Request

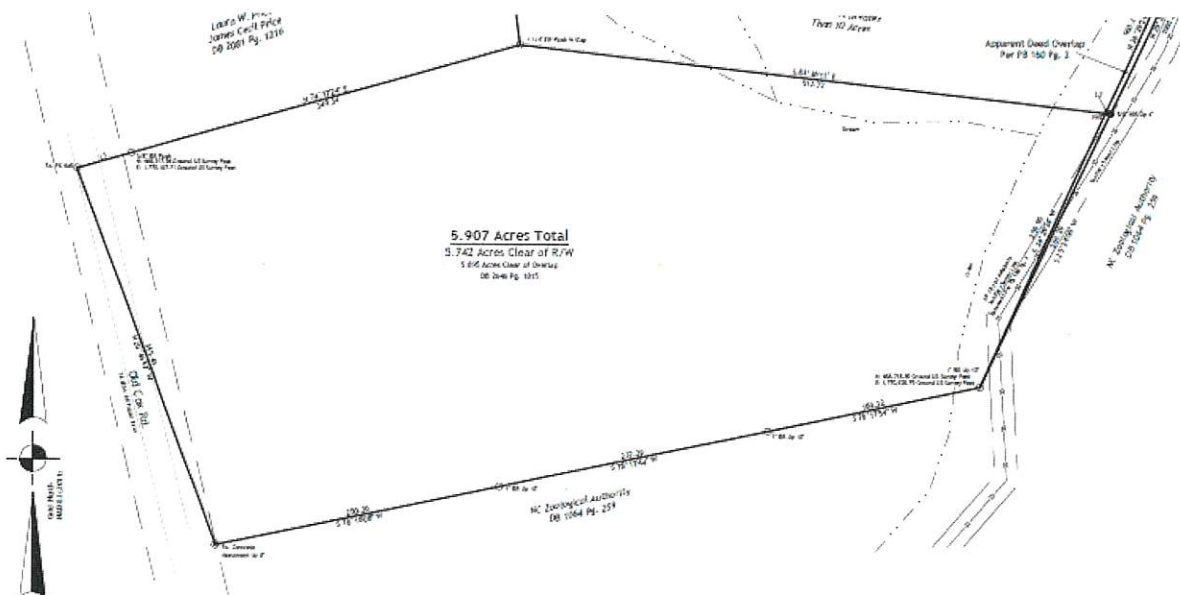
Property Owned by Jamie Crumley (and Burnie Harper)

Current Zoning

Conditional Commercial District (CEO), seeking a variance from Heavy Industrial to allow for slaughter/meat processing.

Purpose and Intent of Property Development:

- Our residence and small family farm are on the 30acre parcel
- Our original rezoning request in Spring of 2021 was approved for a taxidermy business to be operated on the 5.9acre parcel (see below map and drawing)
- Since 2021, our business, known as "Harpley's", has successfully expanded into meat processing.
- Our interest is to operate a small boutique cattle slaughter/processing facility on this 5.9 parcel



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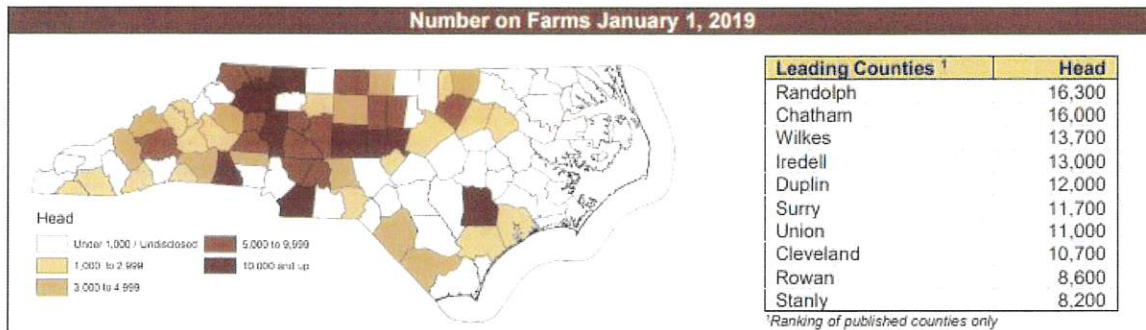
ABOUT JAMIE CRUMLEY & HOW HARPLEY'S STARTED

During law school, Jamie took an Animal Law class where she studied cases against companies for USDA violations, animal cruelty, product liability, and more. After that class, she spent six years as a vegetarian, a visceral reaction to some of the mistreatment and quality issues surrounding the meat industry. After those six years, she began to partake in meat products again with the caveat that they be ethically and locally sourced. Shortly after, she met her husband, Burnie Harper who was an avid hunter. Embracing hunting and the need for locally processed meat became an important part of learning about the farming and slaughtering practices of small operations. During the 2020-2021 Covid-19 experience, Jamie began to learn about the delays and "pain points" in the supply chain for both farmers trying to get animals to the market and for end consumers trying to find quality finished meat products. It is also during this time that there was a significant increase of hunting, as consumers turned to their own methods to provide meat products to their families. This is where the business plan for Harpley's began.

Jamie has spent the last year creating important relationships with high-level mentors in the industry, including the Vice-President of the American Association of Meat Processors, a National Champion in Smoke Meats from Illinois, Temple Grandin – a leading expert in animal welfare and humane handling, Mark Wilburn – Regional Beef Program Manager with Premier, Martha Gore from We R Food Safety, and multiple people at the NC USDA office, NC Dept of Agriculture, and more. She has traveled and spent hands on time in meat processing facilities, had multiple conversations with Randolph Community College about creating a certification program for butchers, and spent time at universities that have hands-on training programs like Colorado State University.

In recent times, there has been a shift to products made in America and a shift to buy-local. The widely used terminology of farm-to-table is starting to change the landscape of how people prefer the meat products they consume. This preference became a necessity during the spring COVID-19 crisis where meat shortages were experienced due to high demands. During this time, local farmers were receiving direct phone calls from consumers trying to find meat options available to them; however, USDA regulations prohibit the sale of meat products to end consumers if the meat was not processed in a USDA inspected facility. Which left many farmers and many consumers with few options. Food insecurity is a real thing and started to become seen during the months of the pandemic. People are focusing on local production, local processing, and local food sourcing. Slaughterhouses and meat packaging facilities are experiencing a high demand for their services and wholesale markets are experiencing shortages – this is a breakdown in the supply chain.

Based on data from the USDA, Randolph is the largest beef cattle county in the state of North Carolina, with Chatham county, a neighboring county, coming in as a close second. Despite the significant amount of beef raised in these two counties, there is only one USDA Inspected slaughter facility in Randolph County. It does not offer slaughter/packaging services to farmers. This facility only purchases the cows from farmers and then processes and sells the meat for their wholesale customers. Having no local USDA inspected slaughter/packaging facility in Randolph County, farmers are forced to travel further distances to surrounding counties, increasing their costs, and creating additional stress on the animals.



This issue is so great that it was discussed in the Presidential State of the Union address in March 2022. It was stressed that there are only a handful of large meat processors in the United States and the government, thru regulations, economic incentives, and additional opportunities in order to make ways for smaller processors to get into the market and to help the supply chain structure for our country. During this same time frame, the USDA announced the opening of the Assistance for Small and Very Small Meat Processors Grant. Harpley's has applied for this grant.

SEE ATTACHED LETTERS OF SUPPORT

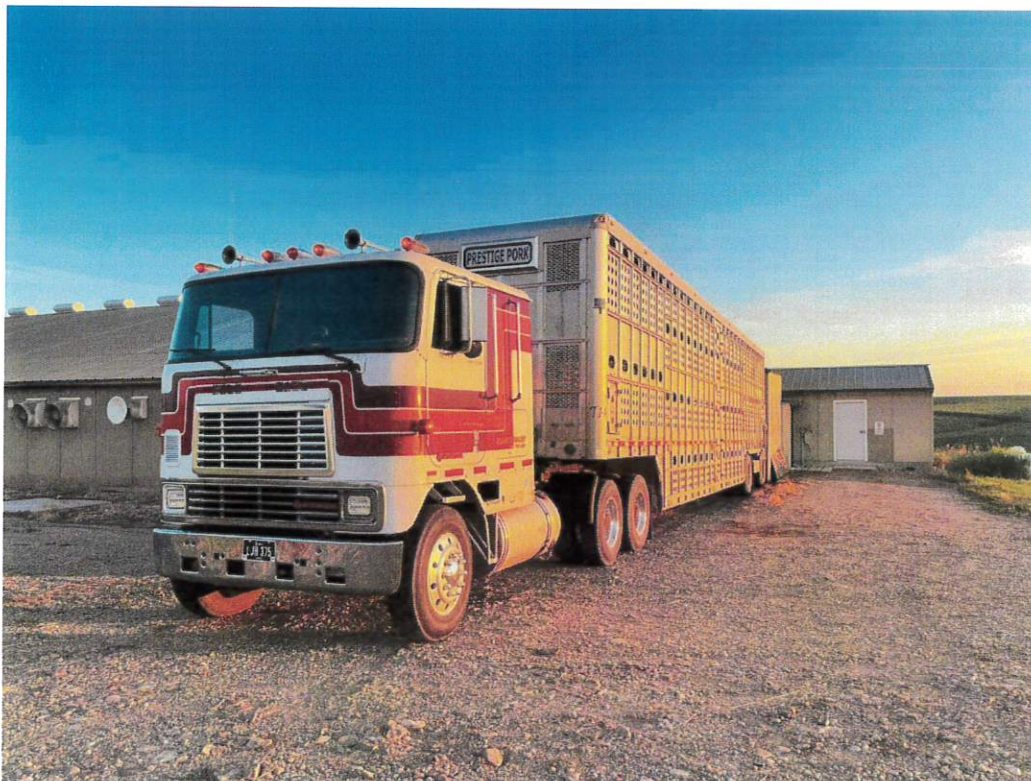
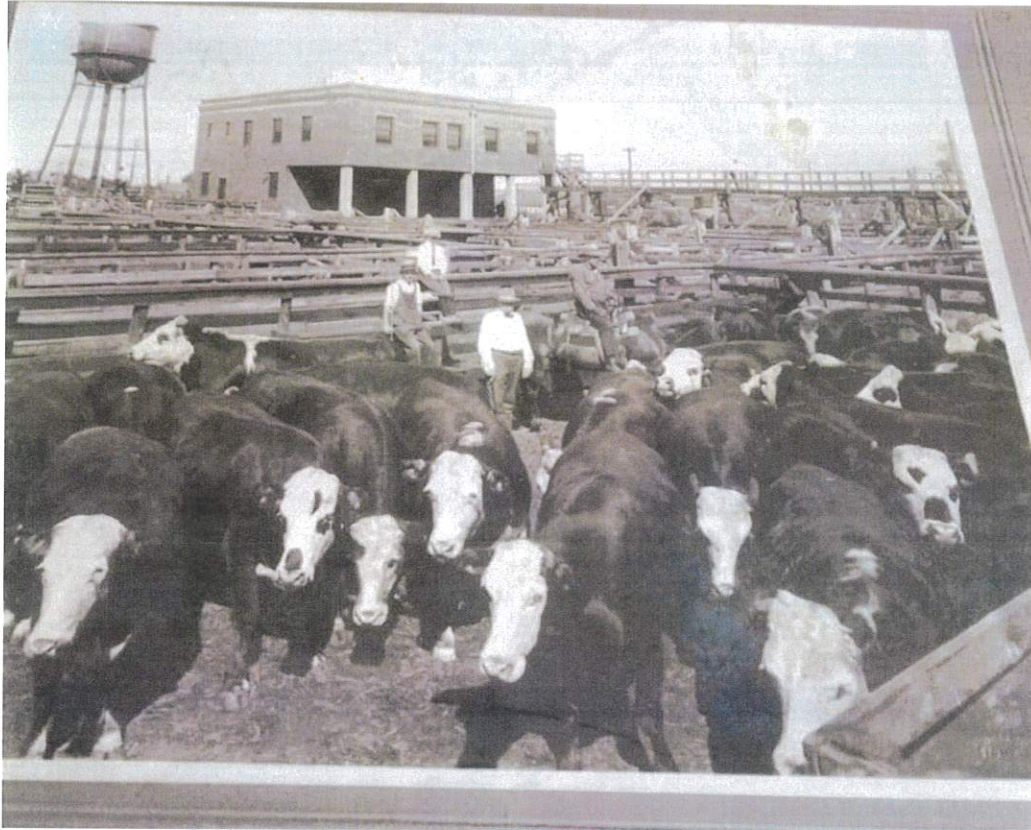
WHY THE VARIANCE FROM HEAVY INDUSTRIAL?

Overcoming the negative stereotypes with the word “slaughter.”

Current Heavy Industrial in Randolph County - The purpose of the Heavy Industrial (HI) District is to provide a place to accommodate those industries whose normal operations include dust, noise, odor, or other emissions that may be deemed as objectionable.

What people think of heavy industrial slaughter facilities:

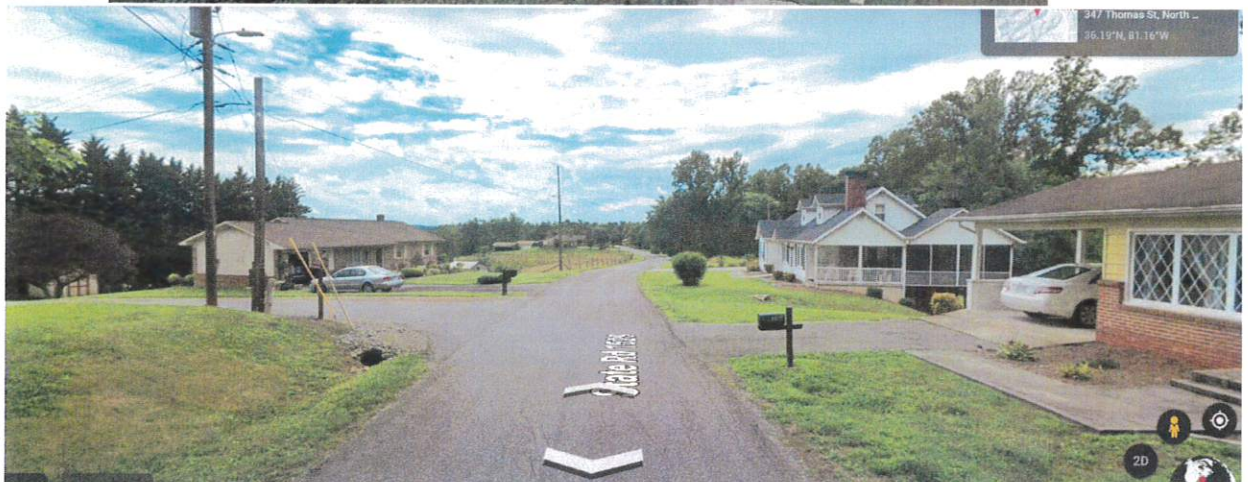




Commercial Environmental Overlay: The commercial uses in this overlay district are designed to provide retail and service uses to the traveling public. This overlay district is designed for location along major highways so that they can be conveniently reached by the traveling public.

This property is just a few miles from the new 64 bypass and only 5 minutes from the main Business 64 intersection.

Modern-day, smaller community facilities break the stigma of heavy industrial.

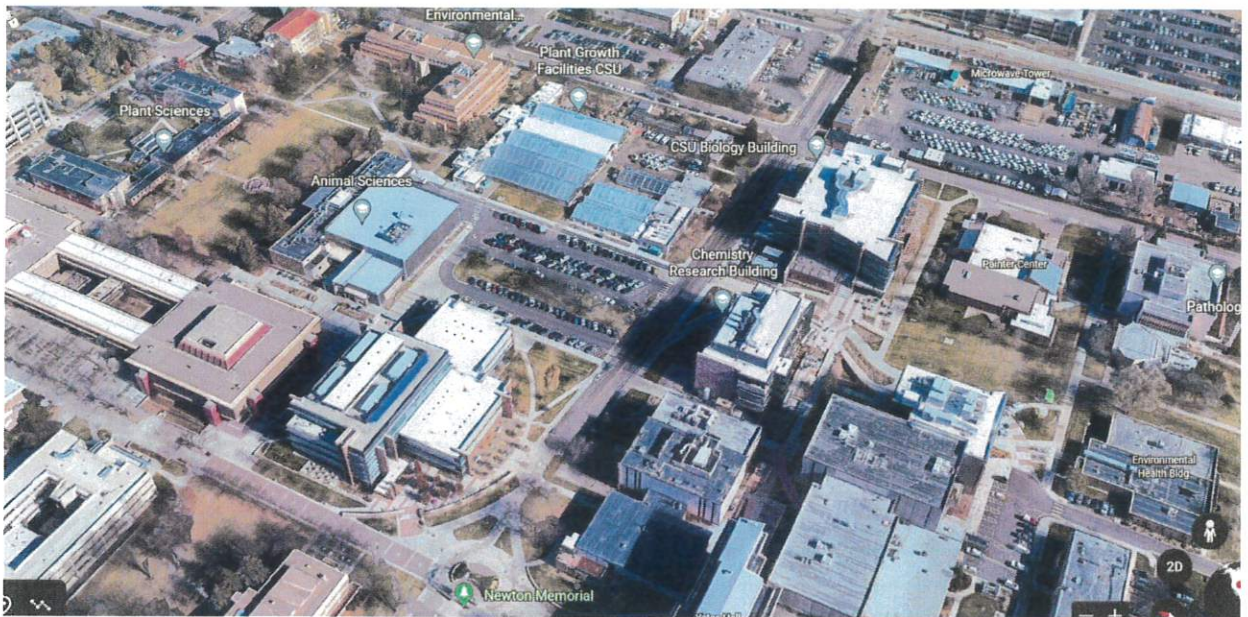




Slaughter/Meat Processing facility near and surrounded by homes.



Facility on a farm/homestead where they process the animals on their farm, currently under Bonafide Farm.



Colorado State University – slaughter/meat processing facility in the heart of campus, located in the large city of Fort Collins, Colorado.



Examples of other smaller community slaughter/meat processing facilities



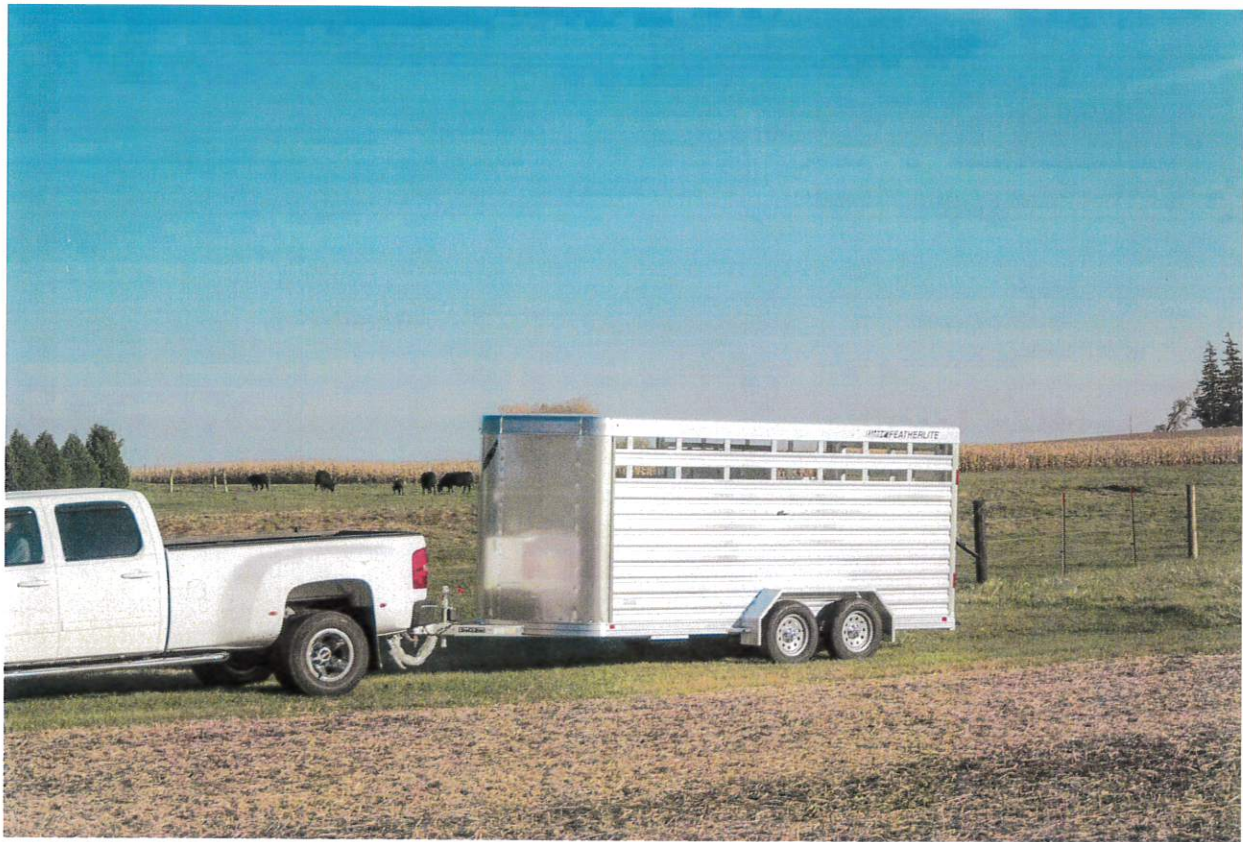
Animal holding pens enclosed



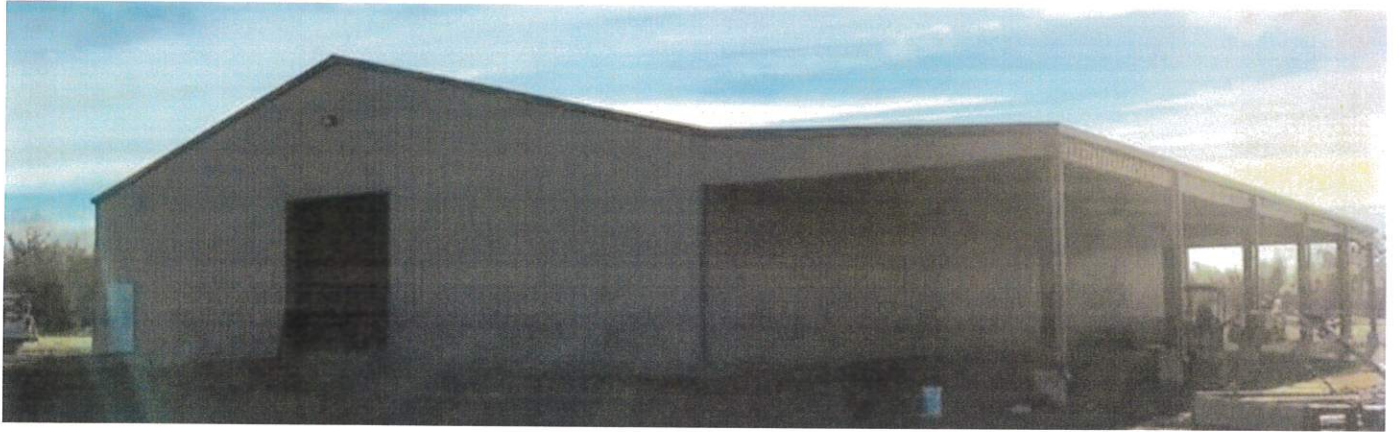




Mobile Slaughter trailer- here in the area!



BUILDING STRUCTURE/SITE PLAN





The hardship that creates the need for this specific location.

Access to city sewer. Unfortunately, there are very limited areas of Randolph County that has access to municipal sanitary sewer services. Due to an easement of the city sewer line on this specific parcel, the City of Asheboro has agreed to allow Harpley's to connect to the city sewer line without annexation.

For a meat processing facility, waste, water-waste, water-runoff, etc are major concerns. In the Spring of 2022, the American Association of Meat Processors put on a seminar where an entire day was spent on the treatment and concern with wastewater. For even a small boutique style facility as this one, approximately 3,000sq ft, a traditional septic system is not robust enough. It is strongly encouraged by the meat processing facility to utilize municipal sewer verses septic.

The American Association of Meat Processors states:

"A typical septic system will probably not work for most meat processing plants because of the wastewater. You'll need to pursue other options like connecting to municipal wastewater services, building a pond or lagoon system, building a constructed wetland, or another solution."

A septic system would require a tremendous amount of space for proper leaching and has been quoted to be over \$150,000 to install. The other option of a waste lagoon is not the preferred option either, if there is access to a municipal sewer system.

SEE ATTACHED LETTER FROM ENVIRONMENTAL ENGINEER.



July 22, 2022

Ms. Jamie Crumley
Harpley's, LLC
405 E. Dixie Drive, Suite G
Asheboro, NC 27203

**Re: Proposed Harpley's, LLC Slaughter Facility
Old Cox Road, Asheboro, North Carolina**

Dear Ms. Crumley,

Harpley's, LLC is planning to construct a slaughter facility, located on a 5.9-acre parcel on Old Cox Road in Asheboro, North Carolina. The referenced property is currently zoned for commercial use and the developer is seeking to have the property re-zoned to allow for said facility.

The location of the proposed facility currently includes access to the City of Asheboro municipal sanitary sewer system due to a sewer line easement that runs through the eastern portion of the parcel. If this facility is not approved to be on this specific site with the access to a sanitary sewer system, then a liquid waste lagoon would have to be constructed, which is not recommended by the American Association of Meat Processing (AAMP). The AAMP recommends on-site pre-treatment of the liquid waste generated at the facility then direct discharge to the sanitary sewer system.

The wastewater from slaughterhouses contains nitrogen and phosphorus that contribute to toxic algal outbreaks and dead zones. The wastewater also can contain fecal bacteria and pathogens, veterinary drugs, cleaning products and blood. Pyramid strongly agrees that the facility should be located at this specific location in order to have a direct connection to the municipal sanitary sewer system to discharge pre-treated waste generated at the slaughter facility.

If you have any questions or require further clarification of the report findings, please contact Pyramid at 336-335-3174.

Yours very truly,

A handwritten signature in black ink, appearing to read "Brett S. Higgins", is written over a horizontal line.

Brett S. Higgins
Sr. Project Manager



City of Asheboro
146 North Church Street
Post Office Box 1106
Asheboro, North Carolina 27204-1106



March 10, 2022

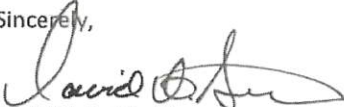
Ms. Jamie Crumley
2469 Old Cox Rd
Asheboro, NC 27203

Dear Ms. Crumley:

This letter is intended to confirm that the Asheboro City Council, following a public hearing on February 10, 2022, unanimously approved your zoning request and authorized the operation of a small meat processing facility and related retail activities at property located at 1558 and 1590 Zoo Pkwy in Asheboro. During the public hearing, no person stated an objection to the facility and I have every reason to believe that you will be successful and supported by the community in your endeavor.

I wish you best of luck in your pursuit of a small meat processing grant from the USDA; please let me know if there is any way I can assist you.

Sincerely,


David H. Smith, Mayor



April 11, 2022

ATTN: USDA

RE: Letter of Support | New Beef Slaughter Facility, Randolph County, NC

To Whom it May Concern,

The spirit of this letter is to share with you **our support of the grant/loan request being made by Harpley's, LLC for funding to assist in the construction and establishment of a Randolph County-located, USDA approved, beef slaughter facility.**

As a result of COVID, there has become a national shortage of labor, delays in supply chain, and now the rising cost of diesel fuel. **Randolph County is North Carolina's largest producer of beef cattle and is ranked among the top one-third producers in the United States.** The closest slaughter facility is located one-hour north of the County center with processing appointments filled into 2024! The cost to transport animals and the extended delays for processing are not only adding to current supply chain challenges – but are also causing consumer beef prices to rise.

Agriculture is one of Randolph County's major economic drivers; encompassing 1,500 farms, employing approximately 8,000 people and generating 13.5% of the total dollar value produced by county businesses in the amount of \$569M in 2017. In support of this, Randolph Community College has actively worked with local school districts to create agriculture technology pathways for students desiring to have careers in that field. The addition of a slaughter and processing facility in the core of North Carolina's most productive beef cattle region would contribute to helping consumer beef prices stabilize, provide even more career opportunities for our youth, and would enhance our local economy.

On behalf of the Asheboro/Randolph Chamber and its 760 members, we appreciate your positive consideration of this grant and funding request.

Respectfully,

A handwritten signature in cursive script that reads "Linda Brown".

Linda Brown, President



May 2, 2022

Mark Brodziski
U.S. Department of Agriculture
1400 Independence Avenue, SW Room 5803-S, Stop 3201
Washington, DC 20250-3201

Re: Harpley's LLC application for USDA funding support

Dear Mr. Brodziski:

On behalf of the Randolph County Economic Development Corporation, I would like to express my support for the request by Harpley's LLC for project funding through USDA. The Randolph County EDC works across our community to support growth of established production operations as well as the attraction of new business to the community.

The proposed construction of Harpley's new USDA-approved slaughter facility in Randolph County will be a welcome addition to the business community and much needed by the agricultural community. The new Harpley's facility will be a great fit for the community and our two largest industry sectors – manufacturing/production and agriculture. Randolph County is one of the North Carolina's top agriculture producers, but processing capacity has been limited over the past several years due to COVID and related staffing shortages through the pandemic. As a result, established processors have backlogs and farmers are facing long delays which are affecting their bottom line.

The importance of agriculture and related value-added businesses cannot be overstated in Randolph County. Agriculture has been a legacy industry, but retains a strong level of interest in the community. For example, Randolph County has a vibrant 4-H program county-wide, most of our high schools offer ag-related courses as part of career and technical education programming, and Randolph Community College has a partnership with Mount Olive University which offers a bachelor's degree for Randolph County. Support businesses such as Harpley's are critical to the agricultural economy in Randolph County.

Harpley's will add slaughter and processing capacity for a variety of livestock as well as deer, create opportunity for good paying jobs, and invest in taxable real and personal property. In a rural community with a significant agricultural presence and many hunters, Harpley's will bring value to Randolph County for many years to come.

Thank you for your consideration of the Harpley's LLC funding request.

Sincerely,

A handwritten signature in blue ink that reads "Kevin P. Franklin".

Kevin P. Franklin,
President



North Carolina General Assembly
Senate

SENATOR DAVE CRAVEN
26TH DISTRICT

OFFICE: 2106 LEGISLATIVE BUILDING
16 WEST JONES STREET
RALEIGH, NC 27601
PHONE: (919) 733-5870
EMAIL: DAVE.CRAVEN@NCLEG.GOV

May 3, 2022

COMMITTEES:

AGRICULTURE, ENERGY, AND ENVIRONMENT
APPROPRIATIONS ON EDUCATION
COMMERCE AND INSURANCE
EDUCATION
STATE AND LOCAL GOVERNMENT

Mark Brodziski
U.S. Department of Agriculture
1400 Independence Ave. SW, Room 5803-S STOP 3201
Washington, DC 20250-3201

RE: **Letter of Support**
Meat and Poultry Processing Expansion Program

Dear Mr. Brodziski,

I am writing in support of the Harpley's Taxidermy application for funding through the USDA Grant (Meat and Poultry Processing Expansion Program). This grant would aid in offering accessibility to a slaughter and processing facility for farmers in Randolph County due to the growing demand for local food options and meat processing in the area. Randolph County is the largest beef cattle producing county in the state and having a local processing facility would improve the distance farmers are forced to travel and reduce the substantial back log in processing.

The location of the USDA facility would include 3 acres and a 14,000 square foot building which would accommodate processing as well as retail butcher space. The retail store will provide not only local harvested meat products, but will include cheeses, breads, food and other products from local farmers and artisans.

I am confident a USDA slaughter and processing facility would support the economic development and long-term goals for my community.

Thank you for your consideration of this project.

Sincerely,

Senator Dave Craven



Eickman's Processing Company

3226 South Pecatonica Road
Seward, IL 61077

Phone: 815-247-8451
Fax: 815-247-8463

April 20, 2022

To Whom It May Concern:

I am writing to support Jamie Crumley and Harpleys LLC.

My name is Tom Eickman and I am the owner of Eickman's Processing Co. Inc. in Seward, IL. This is a company that my grandfather started in 1953, and I have continued as the third generation to own and run it. We were a state inspected processing facility until 2003, at which time we became inspected by USDA. We offer full slaughter, processing, sausage making, smoking, curing, retail, wholesale, and catering done by our 30 employees. I have been employed here since 1994 and have been running the plant since 2000. I have also served as the president of the Illinois Association of Meat Processors, and I am currently the 1st Vice President of the American Association of Meat Processors. Our products have been recognized at the state, national and international level of competition.

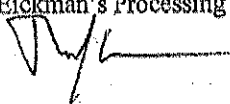
I first met Jamie a couple years ago as she was interested in learning more about meat processing. We had numerous phone calls with questions pertaining to business model, potential sources of customers, and regulatory questions. Eventually, we set up that Jamie and her husband would travel to Illinois and spend some time on our slaughter floor. During this time, they were able to observe our facility, and actually get their hands dirty in our production. We were able to skin cattle, gut hogs, and get them a basic idea of what they were looking to get into.

We also had time off the floor to talk about business models and get thoughts and ideas about general business sense. I was very impressed with Jamie's business knowledge and gained ideas and thoughts that I can use in my own company. She has a very strong understanding of how to run a business. She also has a strong understanding of the problems that may arise and ways to solve them. This relationship continued after she returned home as we have kept in contact.

We routinely send text messages or have phone calls back and forth as issues arise. I may get a question about cooler layout or drain placement. She has sent over rough sketches of layouts, or placements. We have talked about working with USDA, and how we meet the regulations to be able to operate. We discuss what the future of the industry looks like, and where we see areas for growth and opportunity.

I look forward to the day when I will be able to walk into Harpleys and see all the planning coming together in a finished, operating processing plant. I will plan on continuing to assist Jamie and Harpleys in any way that I can. I find value in having someone to talk with and bouncing ideas off of. Success of individual plants helps the success of the industry as a whole. This is an industry that I am passionate about, and anything I can do to further its success is a win. For that reason, I give my full support, years of experience and knowledge to them for any assistance Harpleys LLC may need in the future.

Sincerely,
Thomas J. Eickman
President
Eickman's Processing Co. Inc.,



April 7, 2022

To whom it may concern,

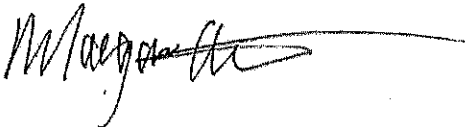
My name is Maegan Anton and I have built my career in the food manufacturing industry, with a demonstrated history as a PCQI, FSSC 22000 Implementation/auditor, Aseptic Processing, AS9100 Lead Auditor, and Hazard Analysis and Critical Control Points (HACCP). A few years back, I worked directly with Jamie Crumley to implement the quality and food safety programs at Founder's Hemp. These programs led to the company becoming the first GMP Certified hemp company on the east coast. Jamie's ambition and drive to create a company that was known to be a gold-standard in quality was always at the top of her list of priorities. As a leader, she did not sacrifice quality for any other aspect within in the company and she showed a keen interest in understanding and participating in the quality control audits for the company as well.

When we last spoke and she told me that she was changing industries and intended to open a USDA inspected meat processing facility in North Carolina, I had no doubt that she would implement a strong quality control program and would strive to be the gold-standard in that industry as well. Jamie's experience with navigating the complexities of the FDA regulations will undoubtedly transition over to this new business as she creates food safety, HAACP and other programs needed for USDA Inspection.

She has my support as she navigates this venture and I believe she will bring a strong professional interest in the quality programs within the meat processing industry.

Sincerely,

Maegan Anton

A handwritten signature in black ink, appearing to read 'Maegan Anton', with a long horizontal flourish extending to the right.



May 5th 2022

Jamie Crumley
Owner/Operator
Harpley's Taxidermy
467 E. Dorsett Avenue
Asheboro, NC 27203

Dear Ms. Crumley,

The North Carolina Zoological Society (the "Society") fully supports Harpley's Taxidermy and their desire to partner with the NC Zoo Society to provide donated and discounted meat products for our animals at the North Carolina Zoo.

Having a local and USDA approved facility to provide whole prey and meat products could greatly benefit the overall health and well-being of many of our animals we care for at the North Carolina Zoo.

The Zoo Society exists to rally financial and public support for the North Carolina Zoo and its missions in education, conservation, research, and recreation. Our goal is to secure a safe and enduring future for the Zoo and its programs.

The Zoo Society raises funds through its membership programs, which encompasses 31,000 households and more than 210 businesses, and from the special events, grant requests, gift shop sales, and other fundraising activities it undertakes to raise money for Zoo programming.

The Zoo Society is a private, 501(c)(3), non-profit organization. Its members, donors and other supporters provide financial support for Zoo and Society programs that protect wildlife and the environment and that provide venues where people can strengthen their bonds with the natural world.

Sincerely,

Cheryl Armstrong
Executive Director

CA/cs



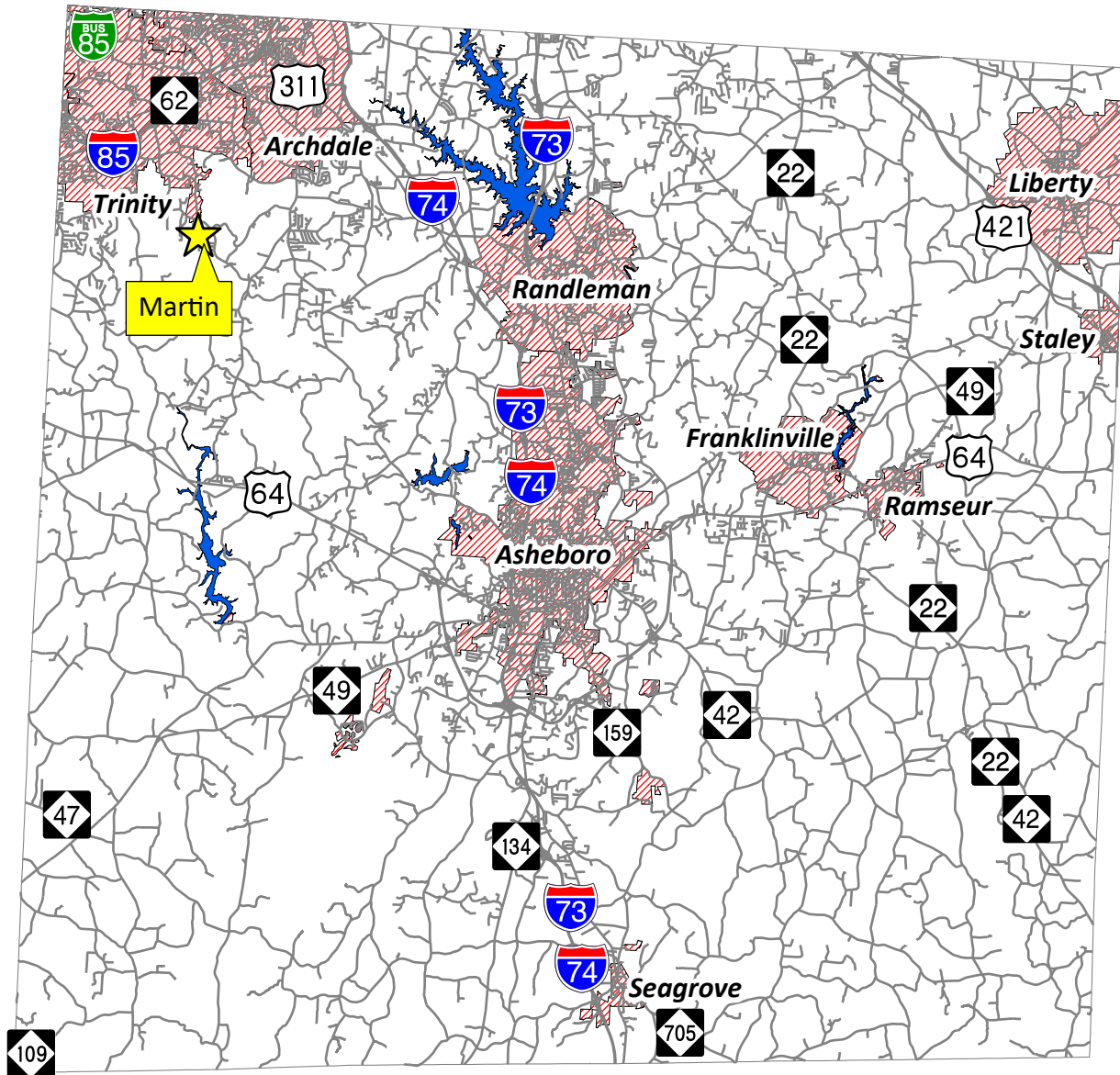
Name	City	State	Postal Code	Country	Signed On
Jamie Crumley				US	7/29/2022
Janice Brahms-Butler	Asheboro	NC	27205	US	7/29/2022
Burton Johnson	Asheboro	NC	27205	US	7/29/2022
Lauren Kahle	Asheboro	NC	27205	US	7/29/2022
Randi Hill	Asheboro	NC	27205	US	7/29/2022
Christine Lennon	Asheboro	NC	27203	US	7/29/2022
Diane Antill	Charlotte	NC	28269	US	7/29/2022
Rebecca Turner	Asheboro	NC	27203	US	7/29/2022
Patti Carlisle	Graham	NC	27253	US	7/29/2022
Tiffany Cameron	Sophia	NC	27350	US	7/29/2022
Kayla Moore	Asheboro	NC	27203	US	7/29/2022
Beth Allen	Forest	VA	24551	US	7/29/2022
Veronica Loflin	Randleman	NC	27317	US	7/29/2022
Caroline Staley	Asheboro	NC	27205	US	7/29/2022
Lori Harper	Asheboro	NC	27203	US	7/29/2022
Sherry Johnson	Asheboro	NC	27204	US	7/29/2022
Valerie Edell	Pittsboro	NC	27312	US	7/29/2022
Diane Andrade	Pittsboro	NC	27312	US	7/29/2022
Jackson Jennings	Asheboro	NC	27205	US	7/29/2022
Wendy Schroeder	Asheboro	NC	27205	US	7/29/2022
Rosemarie Goldstein	Charlotte	NC	28203	US	7/29/2022
Mike Allred jr	Charlotte	NC	28209	US	7/29/2022
Gina Hill	Charlotte	NC	28270	US	7/29/2022
Beth Phelps	Randleman	NC	27317	US	7/29/2022
Matthew Staley	Randleman	NC	27317	US	7/29/2022
Andrea Alexander	Charlotte	NC	28212	US	7/29/2022
Tiffany Garcia	High Point	NC	27262	US	7/29/2022
Frankie Owens	Asheboro	NC	27205	US	7/29/2022
Steve Maness	Seagrove	NC	27341	US	7/29/2022
Joshua Santiago	Asheboro	NC	27205	US	7/29/2022
Brian Gordon	Asheboro	NC	27205	US	7/29/2022
Elizabeth Manuel	Asheboro	NC	27203	US	7/29/2022
Yuridia Manuel	High Point	NC	27265	US	7/29/2022
graves jimmy	Charlotte	NC	28205	US	7/29/2022
Scott Harper	Asheboro	NC	27205	US	7/29/2022
Rolando Martinez	Raeford	NC	28376	US	7/29/2022
Mimi Payne	Asheboro	NC	27205	US	7/29/2022
Valeria Moffitt	Asheboro	NC	27203	US	7/29/2022
Alexis Towriss	Asheboro	NC	27203	US	7/29/2022
Nathaniel H. Butler	Asheboro	NC	27205	US	7/29/2022
Brian Kearns	Asheboro	NC	27205	US	7/29/2022
Laura Mullins	Denton	NC	27239	US	7/29/2022
Jeremy Smith	Bennett	NC	27208	US	7/29/2022
Brandin Davis	Asheboro	NC	27205	US	7/29/2022
Ryan Garner	Winston-Salem	NC	27107	US	7/29/2022
Ana Torres	High Point	NC	27262	US	7/29/2022

James Wierz	Lexington	NC	27295	US	7/29/2022
Catherine Britt	Bear Creek	NC	27207	US	7/29/2022
Dylan Nance	Asheboro	NC	27205	US	7/29/2022
mary Irvine	Cazenovia	NY	13035	US	7/29/2022
Brianna Everhart	Raleigh	NC	27607	US	7/29/2022
William Trujillo	Lexington	NC	27292	US	7/29/2022
Auston Reudelhuber	Charlotte	NC	28270	US	7/29/2022
Chris Bame	Thomasville	NC	27360	US	7/29/2022
Justin Allen	Lexington	NC	27292	US	7/29/2022
Christina Voncannon	Seagrove	NC	27341	US	7/29/2022
crystal barringer	Denton	NC	27239	US	7/29/2022
Frankie Beck	Lexington	NC	27295	US	7/29/2022
Travis Fuller	Winston-Salem	NC	27127	US	7/29/2022
Steven Nance	Randleman	NC	27317	US	7/29/2022
Maranda Owens	Thomasville	NC	27360	US	7/29/2022
Dustin Ritter	Seagrove	NC	27341	US	7/29/2022
Joey Needham	Asheboro	NC	27205	US	7/29/2022
Jamie Beland	Asheboro	NC	27205	US	7/29/2022
Steven Owens	Asheboro	NC	27205	US	7/29/2022
Kim Lackey	Staley	NC	27355	US	7/29/2022
Katie Callicutt	Clayton	NC	27520	US	7/29/2022
Jack Callicutt	Clayton	NC	27520	US	7/29/2022
sherri dalton	Charlotte	NC	28214	US	7/29/2022
Lance Somero	Trinity	NC	27370	US	7/29/2022
Haleigh Poole	Fort Mill	SC	29715	US	7/29/2022
Kevin Cox	Randleman	NC	27317	US	7/29/2022
Scott Brown	Charlotte	NC	28205	US	7/29/2022
Esther Hooker	Asheboro	NC	27205	US	7/30/2022
Emily Steele	Asheboro	NC	27205	US	7/30/2022
Anna Hunsucker	Candor	NC	27229	US	7/30/2022
Derrick Loflin	Trinity	NC	27370	US	7/30/2022
Deanne Williams	Candor	NC	27229	US	7/30/2022
Sharon Gregory	Asheboro	NC	27203	US	7/30/2022
Felicia Miller	Asheboro	NC	27205	US	7/30/2022
Dennis Wicker	Randleman	NC	27317	US	7/30/2022
Andrew Garrett	Thomasville	NC	27360	US	7/30/2022
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Moody Jameson	Thomasville	NC	27360	US	7/30/2022
Angel Smith	Randleman	NC	27317	US	7/30/2022
Lesia Reudelhuber	Charlotte	NC	28270	US	7/30/2022
Thad Wymer	Thomasville	NC	27360	US	7/30/2022
Teresa Hinshaw	Asheboro	NC	27205	US	7/30/2022
Paula Lucas	Denton	NC	27371	US	7/30/2022
Derek Ritter	Seagrove	NC	27341	US	7/30/2022
Jeremy Nichols	Troy	NC	27371	US	7/30/2022
Kim Carter	Robbins	NC	27325	US	7/30/2022
Candy Neal	Asheboro	NC	27205	US	7/30/2022

Rachel Reudelhuber	Matthews	NC	28104	US	7/30/2022
Chris Garner	Seagrove	NC	27341	US	7/30/2022
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Michael Mayo	Seagrove	NC	27341	US	7/30/2022
Stacy Schmitt	Seagrove	NC	27341	US	7/30/2022
Jessica Moore	Asheboro	NC	27205	US	7/30/2022
Charlie Willis	Lexington	NC	27292	US	7/30/2022
Rodney Neal	Asheboro	NC	27205	US	7/30/2022
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Stephanie Smedley	Norwood	NC	28128	US	7/30/2022
Robert Smedley	Denton	NC	27239	US	7/30/2022
Jessi Saruse	Randleman	NC	27317	US	7/30/2022
Ronald Beane	Asheboro	NC	27203	US	7/30/2022
Jeremy Dawson	Charlotte	NC	28214	US	7/30/2022
Dana Parham	Franklinville	NC	27248	US	7/30/2022
April Kearns	Clayton	NC	27527	US	7/30/2022
Wendy Parham	Thomasville	NC	27360	US	7/30/2022
Sydney Hampton	High Point	NC	27262	US	7/30/2022
Regina Williamson	Prospect Hill	NC	27314	US	7/30/2022
Amber Richardson	Randleman	NC	27317	US	7/30/2022
Crystal Sweatt	Charlotte	NC	28204	US	7/30/2022
Preston Everhart	Thomasville	NC	27360	US	7/30/2022
Rose Hollenbeck	Asheboro	NC	27205	US	7/30/2022
Angel McPherson	Thomasville	NC	27360	US	7/30/2022
Tyler Watts	Thomasville	NC	27360	US	7/30/2022
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Kelly Muller-Stover	Franklinville	NC	27248	US	7/30/2022
Catherine Reeder	Asheboro	NC	27205	US	7/30/2022
Cody Garrison	Climax	NC	27233	US	7/30/2022
Margaret Kirkman	Goldston	NC	27252	US	7/30/2022
Joyce Belk	Monroe	NC	28110	US	7/30/2022
Susan Henson	Randleman	NC	27317	US	7/30/2022
Eric Rothrock	Charlotte	NC	28270	US	7/30/2022
Julie Harris	Holly Springs	NC	27540	US	7/30/2022
Wendy Anderson	Asheboro	NC	27205	US	7/30/2022
Jesse Sharpe	Asheboro	NC	27205	US	7/30/2022
Jonathan Bingham	Asheboro	NC	27203	US	7/30/2022
Mickie Holmes	Apopka	FL	32703	US	7/30/2022
Rosanna Gannon Wood	Buies Creek	NC	27546	US	7/30/2022
Tori McCoy	Asheboro	NC	27205	US	7/30/2022
Megan Echerd	Denton	NC	27239	US	7/30/2022
Steven Cook	Asheboro	NC	27205	US	7/30/2022
Regina York	Julian	NC	27283	US	7/30/2022
Laura Sink	Asheboro	NC	27205	US	7/30/2022
Charles Turner	Asheboro	NC	27203	US	7/30/2022
Daniel Pack	Andrews	NC	28901	US	7/30/2022

Oris Harper	Asheboro	NC	27203	US	7/31/2022
DeAna Sweeney	Asheboro	NC	27205	US	8/1/2022
Melissa Cox	Asheboro	NC	27205	US	8/1/2022
Chris Plunkett	Trinity	NC	27370	US	8/1/2022
Jessica Symonds	Asheboro	NC	27203	US	8/1/2022
Josh Loflin	Randleman	NC	27317	US	8/1/2022
Loretta Adams	Lexington	NC	27295	US	8/1/2022
Kylie Shelton	Asheboro	NC	27203	US	8/1/2022
Crystal Harper	Asheboro	NC	27203	US	8/1/2022
Jonathan Edell	Pittsboro	NC	27312	US	8/1/2022
Jordan Williams	Asheboro	NC	27205	US	8/1/2022
John Hill	Thomasville	NC	27360	US	8/1/2022
Jennie Roland	High Point	NC	27263	US	8/1/2022
Tony Eads	Seagrove	NC	27341	US	8/1/2022
Joe Cruz	Randleman	NC	27317	US	8/1/2022
Russell Kahle	Asheboro	NC	27205	US	8/1/2022
Jeremy Penny	Port Carbon	PA	17965	US	8/1/2022
Marjorie Petesch	Siler City	NC	27344	US	8/1/2022
Bruce Petesch	Siler City	NC	27344	US	8/1/2022
Cynthia Neal	Trinity	NC	27370	US	8/1/2022
Steven Hayes	Seagrove	NC	27341	US	8/1/2022
Megan Wright	Seagrove	NC	27341	US	8/1/2022
Bryan Dupree	Asheboro	NC	27205	US	8/1/2022
William Moss	Ramseur	NC	27316	US	8/1/2022
liz kramers	Hastings		68901	US	8/1/2022
Janet Wallace	Rockingham	NC	28379	US	8/1/2022
Cindy Shafley	Indianapolis	IN	46220	US	8/1/2022
Jennifer Cavanagh	Pittsboro	NC	27312	US	8/1/2022
Shane hill	Sophia	NC	27350	US	8/1/2022
Kathy Pollock	Asheboro	NC	27205	US	8/1/2022
April Crist	Chandler	AZ	85225	US	8/1/2022
Maness William	Asheboro	NC	27205	US	8/1/2022
Eve Arroyo	Asheboro	NC	27205	US	8/1/2022
Cari Montgomery	Ramseur	NC	27316	US	8/1/2022
Faye Holmes	Troy	NC	27371	US	8/1/2022
Hawk Owens	Charlotte	NC	28209	US	8/1/2022
Lynda Hardin	Greensboro	NC	27406	US	8/2/2022
Sheridan Gerdes	Rapid City		57703	US	8/2/2022
Roxana Shepard	Troy	NC	27371	US	8/2/2022
Justin Eddins	Charlotte	NC	28269	US	8/2/2022
Chelsea Brown	Sharpsburg		30277	US	8/2/2022
Adam Lawing	Asheboro	NC	27205	US	8/2/2022
Ricky Tysinger	Mount Gilead	NC	27306	US	8/2/2022
Clell Seitz	Taylorsville	NC	28681	US	8/2/2022

September Request Location Map



Legend

- Roads
- Reservoirs
- County line
- Municipal Zoning

0 1 2 4 6 8 Miles



CASE SUMMARY FOR
VARIANCE REQUEST #2022-00002144

The Randolph County Zoning Board of Adjustment will hold a duly published and notified Quasi-judicial Hearing on the Variance requested by **MELINDA MARTIN**, Trinity, NC, to use the property located at 3244 Mountainview St, Trinity Township, Lake Reese Balance Watershed, Tax ID #7705893170, 0.49 acres, *RM - Residential Mixed District*. in a way not permissible under the literal terms of the *Randolph County Unified Ordinance*. It is the desire of the applicant to obtain a Variance to specifically allow a 19 ft. front setback from the State road right-of-way in lieu of the required 35 ft. front setback from the State road right-of-way as required by the *Randolph County Unified Development Ordinance*, Article 600, Section 630: Dimensional Requirements and Table of Area and Yard Requirements.

**ALL WITNESSES FOR VARIANCES MUST BE
SWORN IN BEFORE GIVING TESTIMONY.**



COUNTY OF RANDOLPH
Department of Planning & Development
204 E Academy St - PO Box 771 - Asheboro NC 27204-0771

REQUEST FOR VARIANCE

Applicant: MARTIN, JACKIE MARTIN, MELINDA R.
Address: 3244 MOUNTAINVIEW ST
City, St. Zip: TRINITY, NC 27370

Date: 07/27/2022

Parcel #: 7705893170

Owner: MARTIN, JACKIE
Address: 3244 MOUNTAINVIEW ST
City, St. Zip: TRINITY, NC 27370

Permit #: 2022-00002144

Permit Type Code: PZ 4

Location Address: 3244 MOUNTAINVIEW ST
TRINITY, NC 27370

CONTACT NAME: MARTIN, MELINDA

Contact Phone: 336858-8142

PARCEL INFORMATION:

Lot number: 6 **Subdivision:** GREENWOOD FOREST MP2
Acreage: 0.4900 **Township:** 19 - TRINITY

ZONING INFORMATION:

Zoning District 1: RM-RESIDENTIAL MIXED DISTRICT
Zoning District 2:
Zoning District 3:
Specialty District: N/A
Watershed Name: LAKE REESE WATERSHED
Class A Flood Plain On Prop?: NO

Flood Plane Map #: 3710770400J

VARIANCE REQUESTED: TO ALLOW A 19 FT. FRONT SETBACK FROM THE RIGHT-OF-WAY IN LIEU OF THE REQUIRED 35 FT. FRONT SETBACK FROM THE RIGHT-OF-WAY AS PER THE SITE PLAN

Total Permit Fee: \$0.00

COMMENTS:

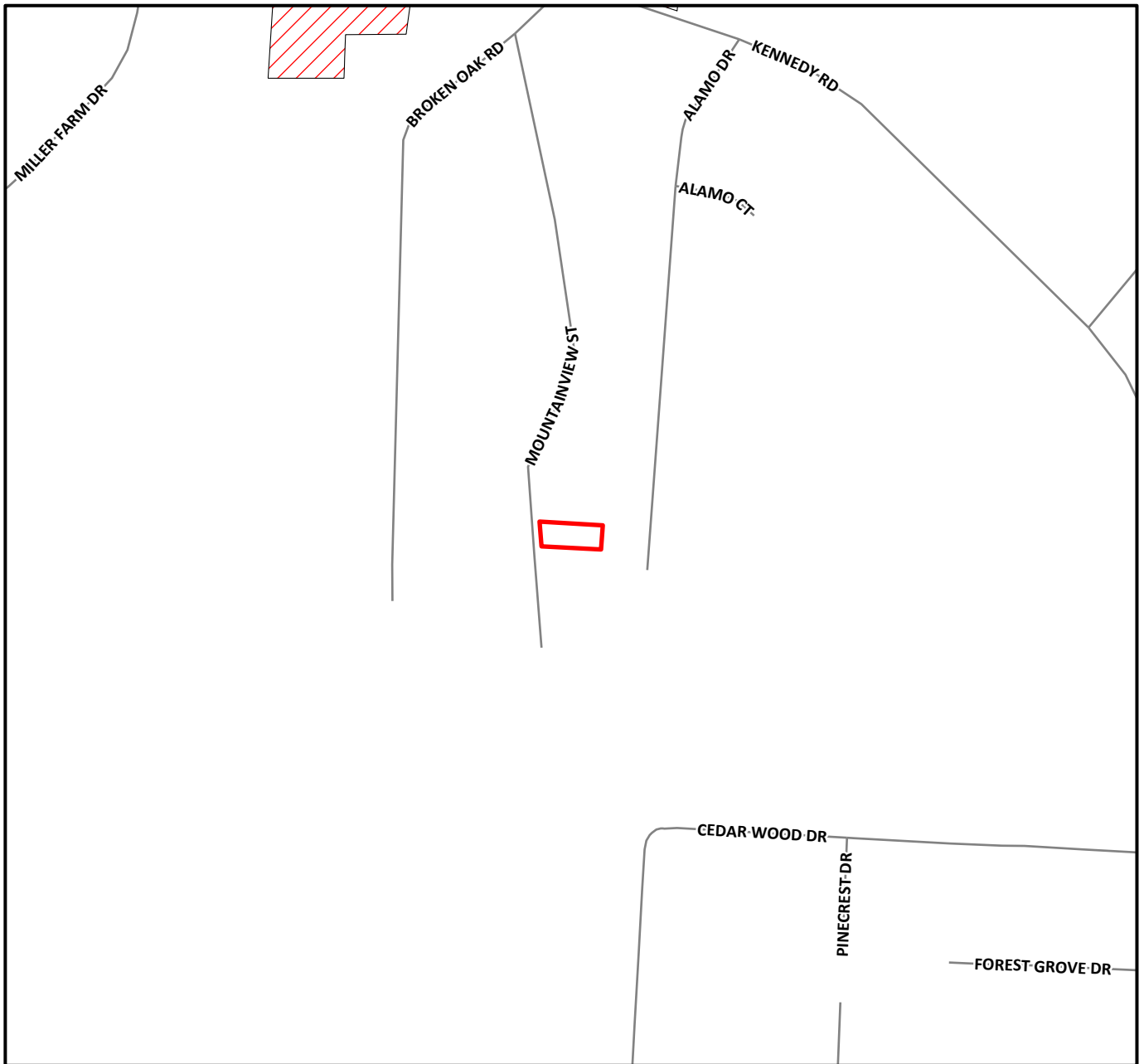
NOTE: The undersigned owner/applicants respectfully request pursuant to the Randolph County Zoning Ordinance, that the property described above be issued a Variance for the purpose described above.

Eric Martin

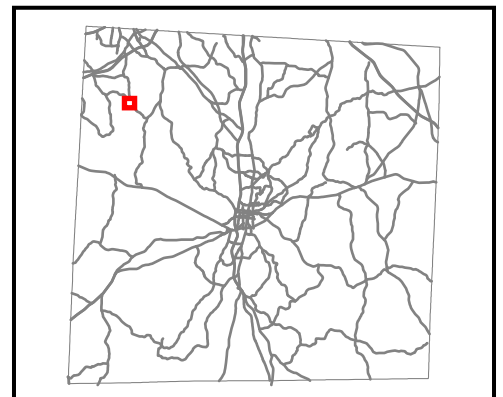
Authorized County Official

Signature of Applicant:

Martin Request Location Map



Directions to site: US Hwy 64 W - (R) Hoover Hill Rd - (L) Kennedy Rd - (L) Broken Oak Rd - (L) Mountainview Dr - Site on (L) at 32414 Mountainview Dr.



1 inch equals 600 feet

Martin Variance Request

Legend



Parcels

Structures

Type



Permanent Structure



Temporary Structure



Roads



Streams



50 ft. Stream buffer

County zoning

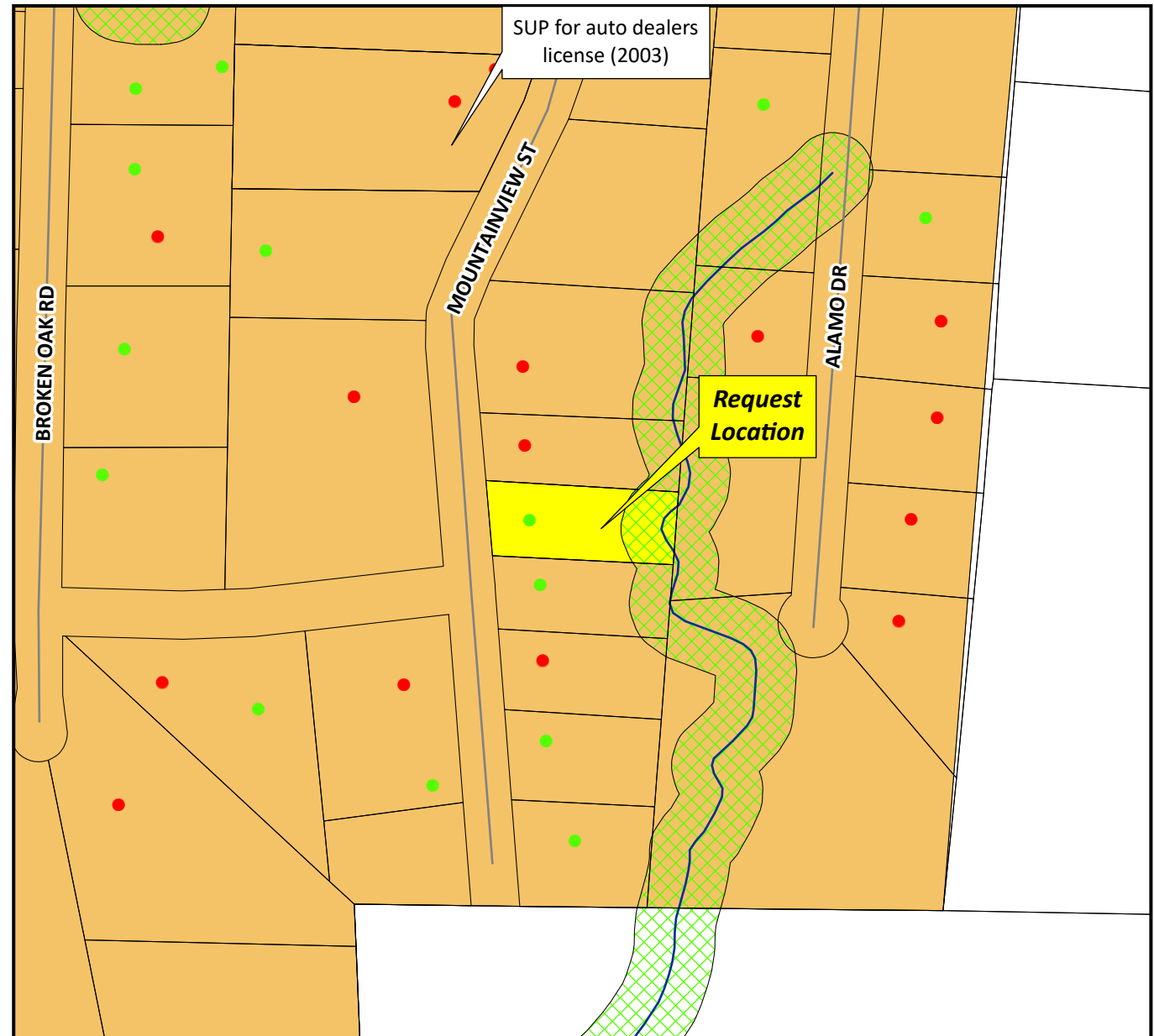
Districts



RA



RM

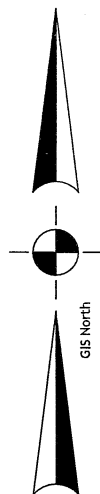


The request is located in Lake Reese Watershed Area.

1 inch equals 200 feet

Notes:

1. This project is not located within a special flood hazard area per NCFRIS.
Map #: 3710770400J
Effective Date: 1/2/2008
2. Area calculated by coordinate geometry.
3. All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
4. No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
5. Tax PIN: 7705893170
6. Zoning: RM

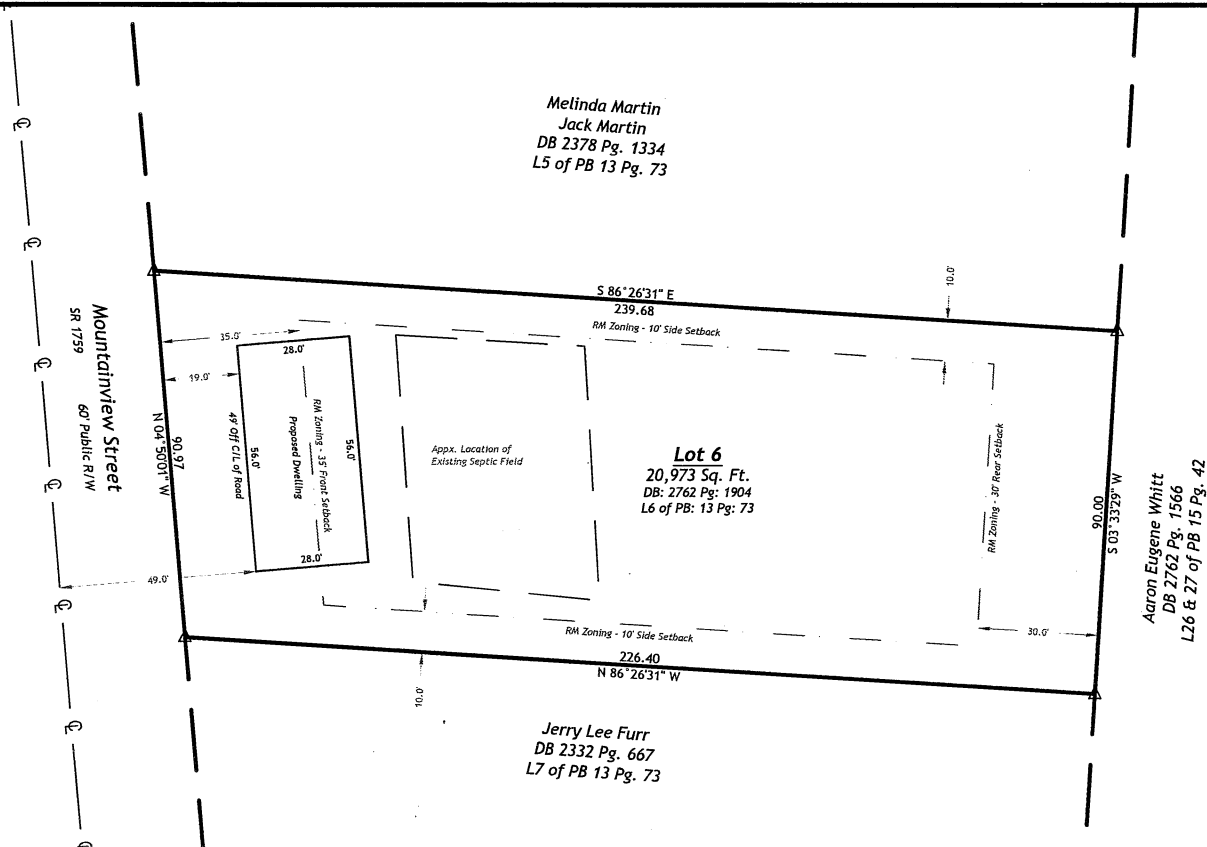


Legend

- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Tie Lines
- Old Plat Book Line
- Existing Iron Rod/Pipe
- NIR
- Point Not Set/Computed Point
- Well

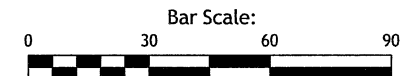
PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES

NO FIELD WORK PREFORMED AT THIS TIME



Site Plan For: Melinda Martin

Trinity Township Randolph County
North Carolina July 7, 2022
Deed Book: 2762 Page: 1904
Plat Book: 13 Page: 73
Scale: 1" = 30 US Survey Feet



SURVEY CAROLINA, PLLC
154 S. Fayetteville St, Suite B, Asheboro, NC 27203
Phone Number: 336 625-8000
Email: mail@surveycarolina.com
Firm #: P-1110
Dan W Tanner II L-4787
© 2022 Survey Carolina, PLLC
Job #: 14299

Martin Variance Request

Legend

-  Parcels
-  Roads
-  Streams
-  50 ft. Stream buffer



The request is located in Lake Reese Watershed Area.

1 inch equals 100 feet

Martin Variance Request



Picture 1:
Request
location.



Picture 2:
Adjacent
residence.



Picture 3:
Adjacent
residence.



Picture 4:
Adjacent
residence.



Picture 5:
Request location on
right as seen looking
toward Broken Oak
Rd.



Picture 6:
Request location on
left as seen looking
toward end of
Mountainview St.



COUNTY OF RANDOLPH

VARIANCE REMINDERS

When unnecessary hardships would result from carrying out the strict letter of zoning regulations, the Randolph County Zoning Board of Adjustment shall vary any of the provisions of the *Randolph County Unified Development Ordinance* upon a showing of evidence by the application of all the following requirements.

1. Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of a Variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or public, may not be a basis for granting a Variance. A Variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing the property with knowledge that circumstances existing that may justify the granting of a Variance is not a self-created hardship.
4. The requested Variance is consistent with the spirit, purpose, and intent of the regulation such that public safety is secured and substantial justice is achieved.

The Zoning Board of Adjustment cannot change the permitted use of the property by authorizing a Variance. Appropriate conditions may be imposed on any Variance if the conditions are reasonable related to Variance. Any other development regulation that regulated land use or development may provide for a Variance from the provision of those ordinances consistent with the provision outlined above.

When approving or denying a Variance, the Board Member making the motion should cite how the above findings of facts were or were not met.



**COUNTY OF RANDOLPH
ORDER GRANTING A VARIANCE**

**IN THE MATTER OF THE APPLICATION FOR A VARIANCE
BY MELINDA MARTIN
VARIANCE REQUEST #2022-00002144**

NORTH CAROLINA

**RANDOLPH COUNTY
ZONING BOARD OF ADJUSTMENT**

The Randolph County Zoning Board of Adjustment, having held a public hearing on September 13, 2022, to consider application number 2022-00002144, submitted by Melinda Martin, a request for a Variance to use the property located at 3244 Mountainview St in a manner not permitted under the literal terms of the *Randolph County Unified Development Ordinance*, and having heard all of the evidence and arguments presented at the hearing, make the following FINDINGS OF FACT and draws the following CONCLUSIONS:

1. The Board concludes that, if the applicant complies with the literal terms of the *Randolph County Unified Development Ordinance*, specifically section(s), Article 600, Section 630: Dimensional Requirements and Table of Area and Yard Requirements, she cannot secure a reasonable return from, or make reasonable use of, his property. This conclusion is based on the following FINDINGS OF FACT:
[Click here to enter findings of fact.](#)
2. The Board concludes that the hardship of which the applicant complains results from unique circumstances related to the applicant's land. This conclusion is based on the following FINDINGS OF FACT:
[Click here to enter findings of fact.](#)
3. The Board concludes that the hardship is not the result of the applicant's own actions. This conclusion is based on the following FINDINGS OF FACT:
[Click here to enter findings of fact.](#)
4. The Board concludes that, if granted, the Variance will be in harmony with the general purpose and intent of the *Randolph County Unified Development Ordinance* and will preserve its spirit. This conclusion is based on all of the FINDINGS OF FACT listed above, as well as the following:
[Click here to enter findings of fact.](#)

5. The Board concludes that, if granted, the Variance will secure the public safety and welfare and will do substantial justice. This conclusion is based on all of the FINDINGS OF FACT listed above, as well as the following:

[Click here to enter findings of fact.](#)

THEREFORE, based on the foregoing, IT IS ORDERED that the application for a VARIANCE be **Choose the decision.**, subject to the following conditions:

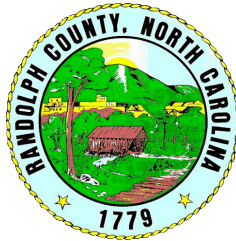
[Click here to enter conditions.](#)

Adopted on September 13, 2022.

Chair, Randolph County Zoning Board of
Adjustment

ATTEST

Kimberly J. Heinzer,
Clerk to the Randolph County Zoning Board
of Adjustment



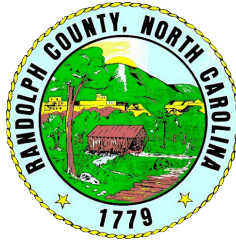
MOTION TO APPROVE A VARIANCE

NORTH CAROLINA

RANDOLPH COUNTY
ZONING BOARD OF ADJUSTMENT

“I make the motion to **APPROVE** the variance from the *Randolph County Unified Development Ordinance* on the specified parcel(s) on the Variance application, based upon the sworn witness testimony that is included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, that unnecessary hardship would result from the strict application of the Ordinance, that the hardship results from conditions that are peculiar to the property, or that the hardship did not result from actions taken by the applicant or the requested variance is consistent with the spirit, purpose, and intent of the Ordinance such that public safety will be secured and substantial justice is achieved.”

If making a second to the motion, please change to say, “I second the motion . . .” and continue reading the rest of the motion.



MOTION TO DENY A VARIANCE

NORTH CAROLINA

RANDOLPH COUNTY
ZONING BOARD OF ADJUSTMENT

“I make the motion to **DENY** the variance from the *Randolph County Unified Development Ordinance* on the specified parcel(s) on the Variance application, based upon the sworn witness testimony that is included in the minutes, as well as the site plan(s) with any and all agreed-upon revisions, or that unnecessary hardship would not result from the strict application of the Ordinance, or that the hardship does not result from conditions that are peculiar to the property, or that the hardship was a result from actions taken by the applicant or the requested variance is not consistent with the spirit, purpose and intent of the Ordinance such that public safety will not be secured and substantial justice is achieved.”

If making a second to the motion, please change to say, “I second the motion . . .” and continue reading the rest of the motion.