



RANDOLPH COUNTY

PLANNING AND DEVELOPMENT

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

RANDOLPH COUNTY ZONING BOARD OF ADJUSTMENT

AGENDA

August 2, 2022

1. Call to Order of the Randolph County Zoning Board of Adjustment.
2. Roll call of the Board members:
 - Reid Pell, Chair;
 - Wayne Joyce, Vice-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 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 #2022-00001911

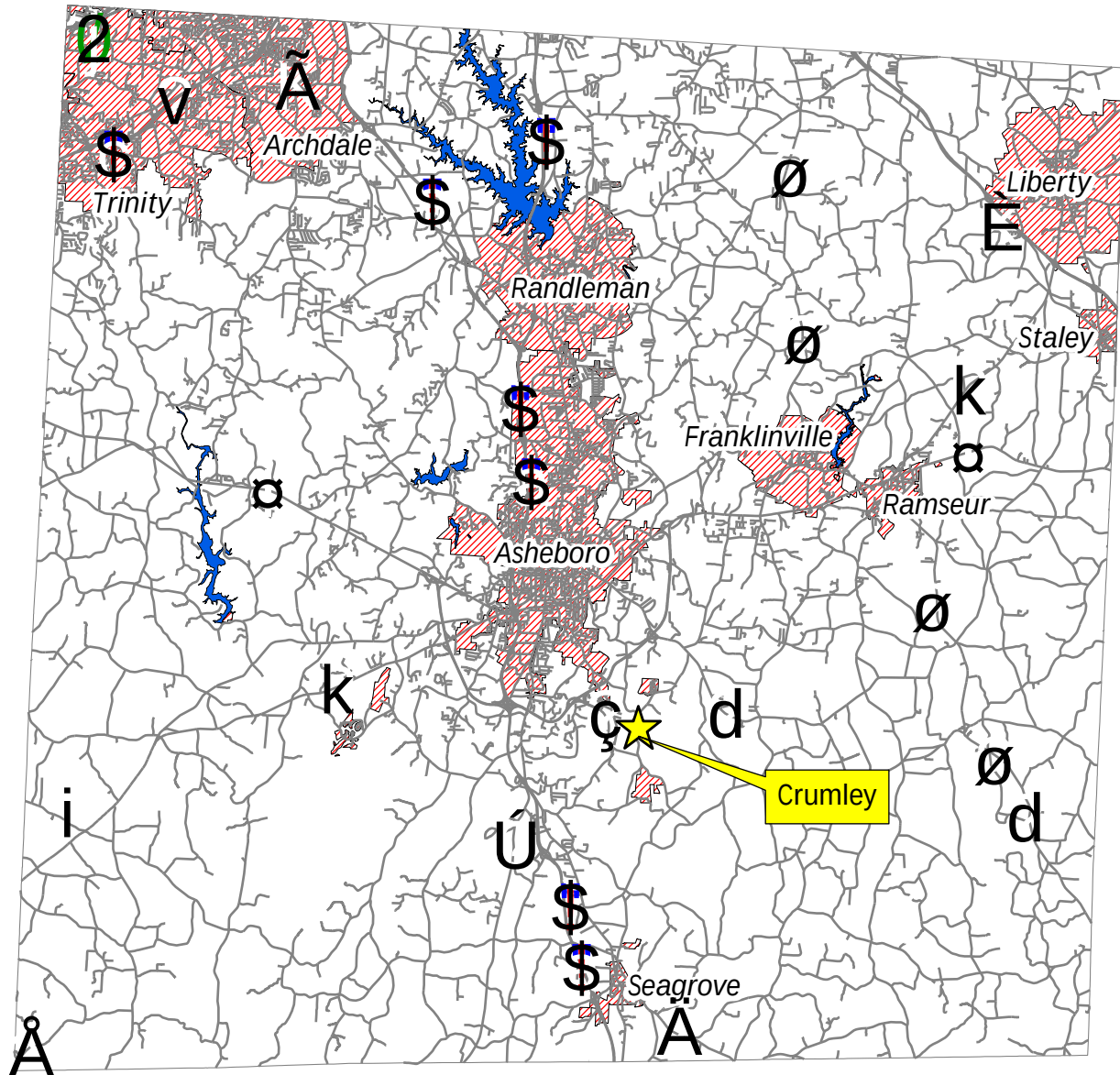
The Randolph County Zoning Board of Adjustment will hold a duly published and notified Quasi-judicial Hearing on the Variance requested by **JAMIE CRUMLEY**, Asheboro, NC, to use the property located at 2469 Old Cox Rd,

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*.

7. Adjournment.

Attachments

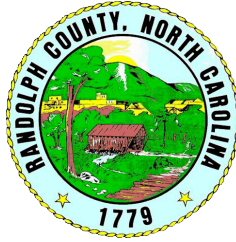
Board of Adjustment Request Location Map



Legend

- Roads
- Reservoirs
- County line
- Municipal Zoning

0 1 2 4 6 8 Miles



OATH FOR QUASI-JUDICIAL HEARINGS (Special Use Permit Request, Variances or Appeals)

NORTH CAROLINA

RANDOLPH COUNTY

Before opening the public hearing on a case, the Chair must administer an oath or affirmation to those wishing to speak on a specific case. (This oath is specified in NCGS 11-11.)

The Chair should say,

“The Planning Board will now hear testimony for and against this request. Anyone wishing to offer testimony on this request must come forward and take the oath. Only those taking the oath may give testimony for this request.”

“Do you swear, or affirm, that the evidence you shall give to the Board in this action shall be the truth, the whole truth, and nothing but the truth, so help you God.”



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

REQUEST FOR VARIANCE

Applicant: CRUMLEY, JAMIE LYNN (HARPER,
Address: 2469 OLD COX RD
City, St. Zip: ASHEBORO, NC 27205

Owner: CRUMLEY, JAMIE LYNN
Address: 471 E DORSETT AVE
City, St. Zip: ASHEBORO, NC 27203

Date: 06/30/2022
Parcel #: 7678098499

Permit #: 2022-00001911
Permit Type Code: PZ 4

Location Address: 2469 OLD COX RD
ASHEBORO, NC 27205

CONTACT NAME: CRUMLEY, JAMIE

Contact Phone: 336 953-8700

PARCEL INFORMATION:

Lot number: **Subdivision:**
Acreage: 30.4800 **Township:** 09 - GRANT

ZONING INFORMATION:

Zoning District 1: CEO-CD-COMMERCIAL ENVIRONMENTAL OVERLAY CONDITIONAL
Zoning District 2:
Zoning District 3:
Specialty District: N/A
Watershed Name: NONE
Class A Flood Plain On NO
Prop?:

Flood Plane Map #: 3710767800J

VARIANCE REQUESTED: TO ALLOW A MEAT PROCESSING FACILITY AS PER THE SITE PLAN IN
CEO-CD ZONING IN LIEU OF THE HI ZONING REQUIRED PER THE
UNIFIED DEVELOPMENT ORDINANCE

Total Permit Fee: \$0.00

COMMENTS:

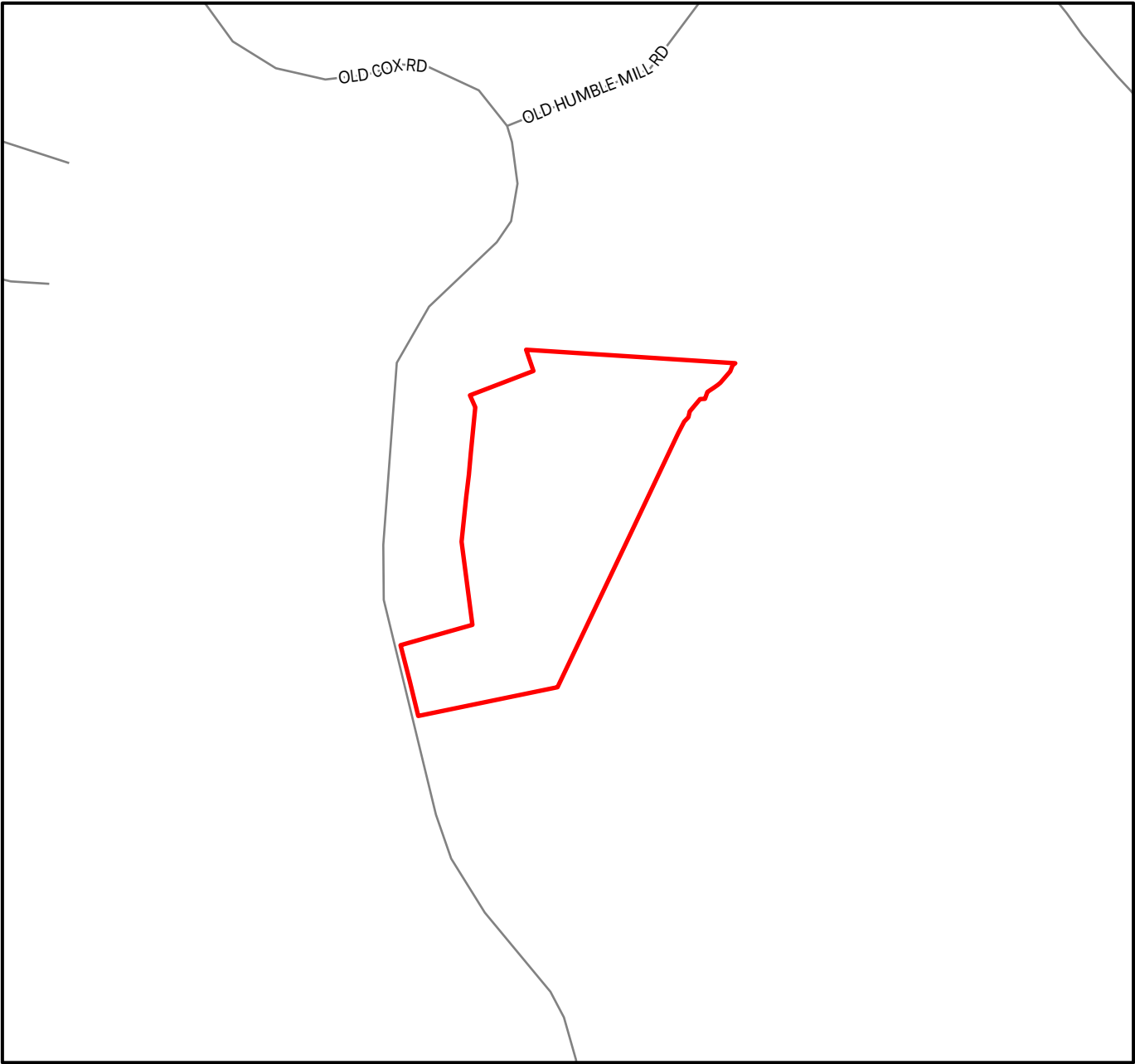
NOTE: The undersigned owner/applicants respectfully request pursuant to the Randolph County Zoning Ordinance, that the property described above be issued a Variance for the purpose described above.

Eric Martin

Authorized County Official

Signature of Applicant:

Crumley Request Location Map



Directions to site: NC Hwy 159 S -
(L) Old Cox Rd - Site on (R) approx
3/4 mile past Old Humble Mill Rd
at 2469 Old Cox Rd.



1 inch equals 750 feet

Crumley Variance Request

Legend



Parcels

Structures

Type



Permanent Structure



Temporary Structure



Roads



WaterBodies



Streams



50 f. Stream buffer

County zoning

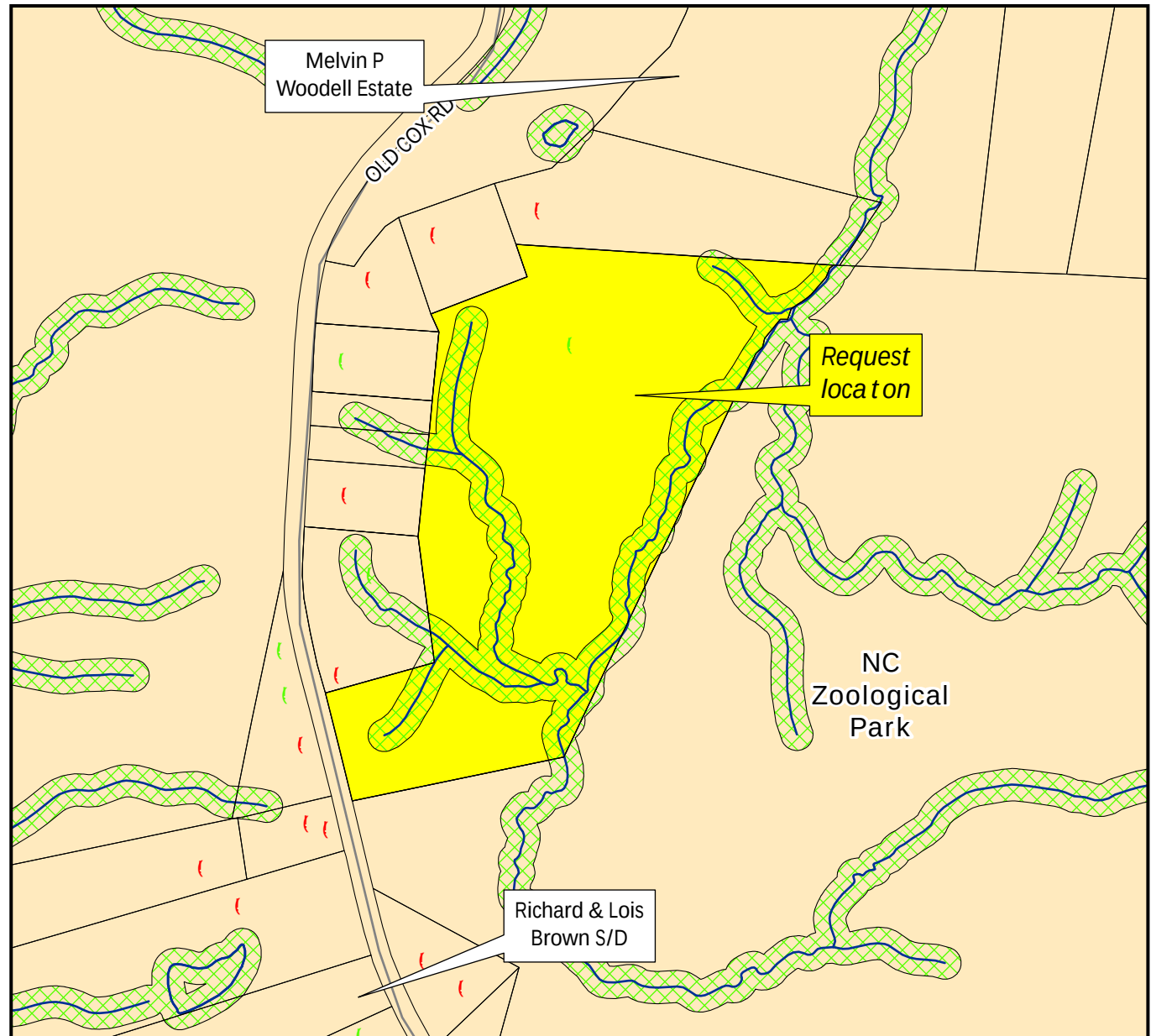
Districts



CEO



E-1

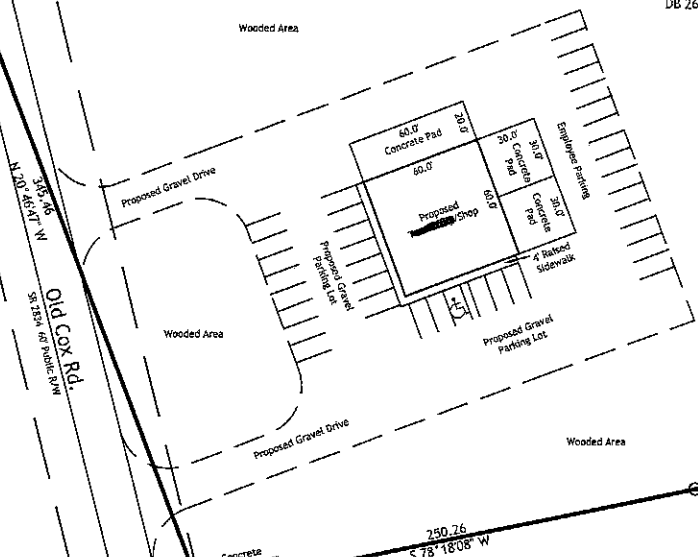


1 inch equals 500 feet

LINE	BEARING	DISTANCE
L1	N 74° 18' 05" E	145.13
L2	S 83° 38' 11" E	14.37

Laura W. Price
James Cecil Price
DB 2081 Pg. 1216

5.907 Acres
5.742 Acres Clear of R/W
5.895 Acres Clear of Overlap
DB 2646 Pg. 1015



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

Notes:

1. This project is not located within a special flood hazard area.
2. Tax PIN: 7678098499
3. Address of Property:
(No Physical Address - Just Southeast of 2567 Old Cox Rd.)
Old Cox Rd.
Asheboro, NC 27205
4. Current Zoning: CEO-CD
5. Zoo Environmental Area
6. No Watershed
7. Proposed Use: Slaughter / Meat Processing

Owners:
Jamie Lynn Crumley
Burnie Ware Harper
2469 Old Cox Rd.
Asheboro, NC 27205

Site Plan For:

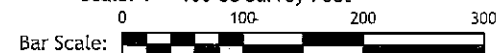
Jamie Lynn Crumley

Grant Township Randolph County
North Carolina June 28, 2021

Deed Book: 2646 Pg: 1015

Plat Book: 160 Pg: 2

Scale: 1" = 100 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
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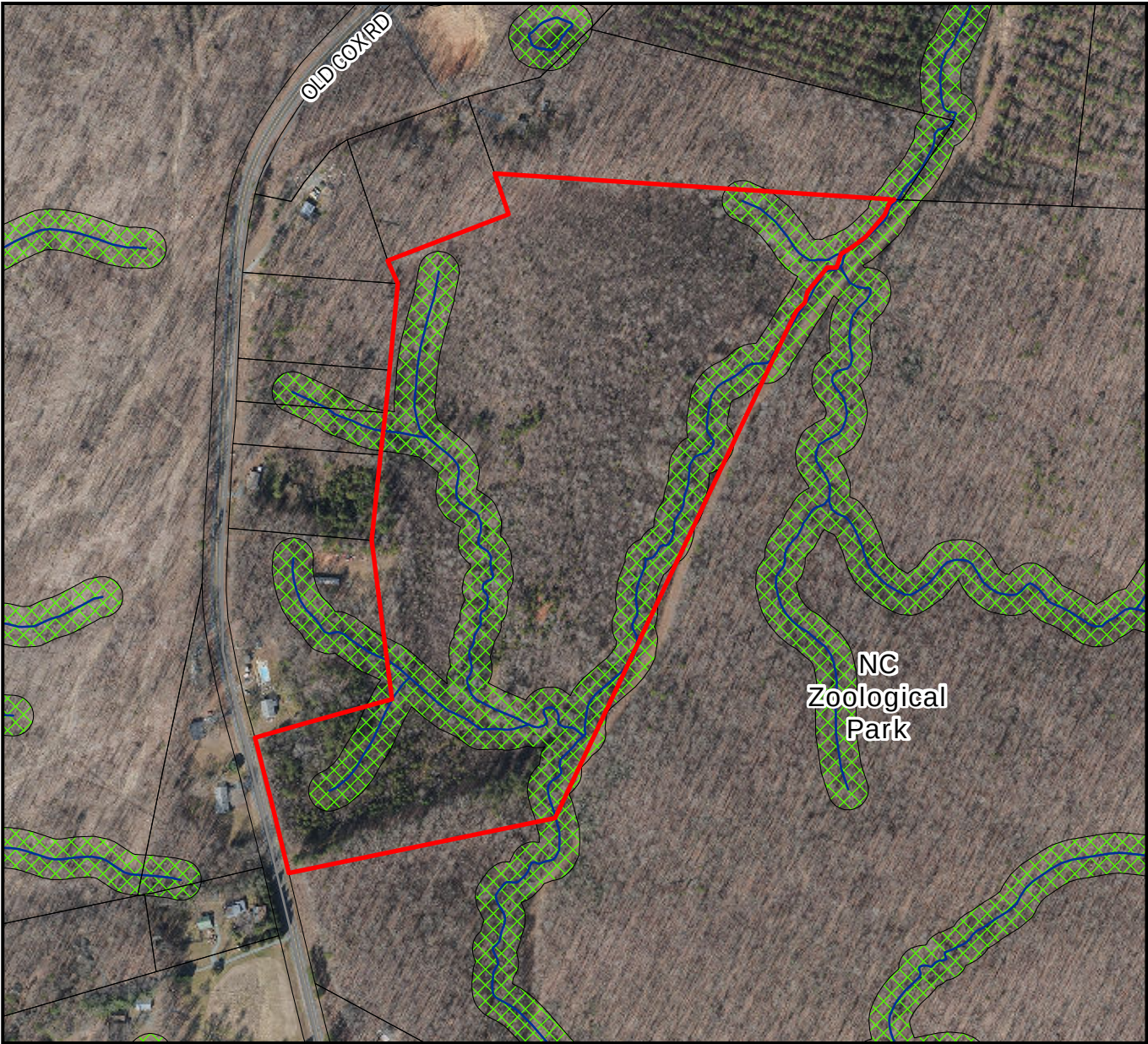
Job #: 12826

Grid North
NAD 83 (2011)

Crumley Variance Request

Legend

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



1 inch equals 400 feet

Crumley 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 Old Humble
Mill Rd.



Picture 6:
Request location on
left as seen looking
toward Zoo
Connector.



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

CONDITIONAL DISTRICT PERMIT

Applicant: CRUMLEY, JAMIE LYNN & HARPER, BURNIE WARE Date: 5/4/2021
Address: 471 E DORSETT AVE Parcel #: 7678098499
City, St Zip: ASHEBORO, NC 27203

Permit #: 2021-00001040
Permit Type Code: PZ 2

Owner: JAMIE LYNN CRUMLEY
Address: 471 E DORSETT AVE
City, ST ZIP: ASHEBORO, NC 27203

CONTACT INFORMATION:

Contact Name: CRUMLEY, JAMIE Contact Phone Number: 336 953-8700

LOCATION INFORMATION:

Township: (09) GRANT
Subdivision name: Subdivision lot #:
Address: 2469 OLD COX RD ASHEBORO, NC 27205

ZONING INFORMATION:

Zoning District: COMMERCIAL ENVIRONMENTAL OVERLAY – CONDITIONAL DISTRICT
Growth Management Area: ZOO ENVIRONMENTAL AREA
Specialty District: N/A
Watershed Name: N/A
Class A Flood Plain On Prop? NO
Area rezoned: 5.90 A

USE/CONDITIONS: TO ALLOW FOR A TAXIDERMY SHOP AND THREE MINI RENTAL CABINS AS PER SITE PLAN.

PLANNING & ZONING BOARD APPROVAL DATE: 05/04/2021

This **CONDITIONAL ZONING DISTRICT** as described in the public hearing and reflected in the official minutes of the proceedings and subject to all applicable provisions agreed upon by the applicant and the Randolph County Planning Board is hereby **approved**. *The applicant shall complete the development in accordance with the plans and conditions approved by this Board, a copy of which is filed in the County Planning Department.*

**RANDOLPH COUNTY
NORTH CAROLINA**

Planning & Development Director

Date

LOCAL TELEPHONE NUMBER
Asheboro (336) 318-6555 • Archdale/Trinity: (336) 819-3555
<http://www.randolphcountync.gov>



**COUNTY OF RANDOLPH
ORDER GRANTING A VARIANCE**

**IN THE MATTER OF THE APPLICATION FOR A VARIANCE
BY JAMIE CRUMLEY
VARIANCE REQUEST #2022-00001911**

NORTH CAROLINA

**RANDOLPH COUNTY
ZONING BOARD OF ADJUSTMENT**

The Randolph County Zoning Board of Adjustment, having held a public hearing on August 2, 2022, to consider application number 2022-00001911, submitted by JAMIE CRUMLEY, a request for a Variance to use the property located at 2469 Old Cox Rd 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, Zoning Ordinance, Section 618, Table of Permitted Uses, 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:

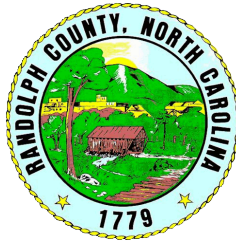
[Click here to enter conditions.](#)

Adopted on August 2, 2022.

Chair, Randolph County Planning Board

ATTEST

Kimberly J. Heinzer,
Clerk to the Randolph County Planning Board



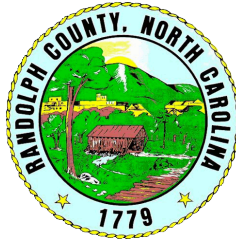
MOTION TO APPROVE A VARIANCE

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.