



Stanly County Board of Adjustment  
November 17, 2020 - Meeting Minutes

**Call to Order** Chair Cindy Fish called the meeting to order on November 17, 2020 at 6:30 p.m. in the Stanly County Commons meeting room at 1000 N. First Street, Albemarle, North Carolina. Bob Remsburg served as Clerk of the meeting.

**Stanly County Board of Adjustment Members attending** Cindy Fish, Michael Efird, Tim Fesperman, Billy Franklin Lee, David Dulin, Richard Cosgrove

**Absent:** Devron Furr, Shannon Maynard, Brenda Farmer

**Stanly County Planning Staff Attending** Bob Remsburg, Planning Director; Bailey Emrich, Planner I

**Others Present:** Jamie Talbert, Ross Lackey, Justine Carpenter, Brian Hinson, Larry W. Smith

Chair Fish announced the purpose of this meeting was to consider case SUP 20-03 a request by Juneberry Ridge for a Special Use Permit to replace previous ones issued and allow for a more intense use of the property for additional activities. The hearing on this matter is quasi judicial hearing and it will be conducted in accordance with special due process safeguards.

Chair Fish outlined the statutory requirements that restrict the board to base its decisions only on testimony given under oath. Any person who swears falsely is guilty of a class 1 misdemeanor.

Chair Fish asked those testifying to come forward to be sworn in. Jamie Talbert, Ross Lackey, Justine Carpenter, Brian Hinson, Larry W. Smith and Bob Remsburg were sworn in to be able to testify before the board.

Chair Fish asked if any of the board members had any possible conflicts and needed to withdraw from the case. No board members indicated a conflict.

Chair Fish opened the hearing and indicated that the order of business would be that first, we will hear from the Planning Department staff, then we will hear from the applicant and their witnesses and lastly we will hear from the opponents to the request.

Chair Fish asked the Clerk to present the case, SUP 20-03.

Bob Remsburg shared the following:

Lucky Clays Farm and Juneberry, LLC requests a Special Use Permit to replace previous ones issued on November 8, 2011 and January 14, 2014. The new Special Use Permit will allow for a more intense use of the property and for additional activities based on the requirements for recreation and entertainment

facilities as described in Section 601.2 "Agricultural Fairs, Carnivals, Recreational and Entertainment Activities". The proposal outlines plans for expansion of activities to include construction of a 30-room lodge, amphitheater, enclosed event facility and a restaurant; along with other farming activities. In their application, Lucky Clays and Juneberry LLC has requested the possibility of hosting up to 1,000 guests. Their plan outlines restrictions on uses that will limit the impact of events on neighboring properties.

Currently the property is zoned RA - Residential Agricultural. There are no traffic counts by NCDOT on Old Cottonville Road but looking at the areas roads nearby it is likely there are 200-500 cars per day, it is a lightly traveled road. It is not located in a growth area for Stanly County. The proposed added activities include an inn, enclosed tennis court for more of an event location, proposed restaurant that will be open to the public not just guests at the facility, unground tiny homes that will be added to the existing tiny homes that are there, a prep kitchen, outdoor amphitheater, viewing tower, and additional recreational related facilities. They will continue operating the conference center, the aquaponics, cabin rentals and shooting clays will all continue.

Among these, one of the requirements of the board is that if there are any restrictions that you would like to include as a part of the special use permit you can. Based on what is proposed, staff has developed this list which Juneberry Ridge staff are currently agreeing to and it is up to the board to see if there are any issues or amendments to these proposed conditions as well as considering the four findings of fact to be proven. The set of conditions include Beer and Wine may be served at events - off duty police officers will be hired for safety at a ratio of 1 officer per 50 guests and will stop being served by 11 p.m., All events will end by 12:00 a.m. - guests will be required to leave by 1:00 a.m. unless they are staying overnight, the restaurant will be open for the public from 6 am to 10 pm, Parking will not be permitted on Old Cottonville Road or other state-maintained roads - only on designated part of the property, portable bathrooms will be provided at larger events, up to 1,000 guests may attend events, use of tents or other temporary structures will meet all applicable fire and building code requirements, shooting sports will not begin before 7 am and must conclude by 9 pm. Other outdoor recreational activities will be permitted such as ropes course, horseback riding and other similar things.

Juneberry owns land on both sides of Old Cottonville Road. The aquaponics facility sits across the road from the main home and recreational facilities. There are a large number of parcels involved, the property is divided into 21 parcels but there are 17 parcels involved in the Special Use Permit request. A large portion of the property is wooded and certain parcels have existing uses that are already there.

The four findings of fact that must be agreed upon are that the project will not materially endanger public health or safety, if located where proposed, and if developed and operated according to the plan submitted; that the project will not substantially injure the value of adjoining property; that the project will be in harmony with or compatible with its neighbors and is generally consistent with the latest Stanly County Land-Use Plan; and that the project meets all other required conditions and specifications.

Mr. Remsburg showed the Board pictures of the main home, five-stand, tiny homes, fitness facility building, duplex cabin, aquaponics facility.

Chair Fish asked if there were any questions for Mr. Remsburg

Tim Fesperman asked "where are the vehicle access points on this property?"

Mr. Remsburg stated "If you look at the map, the Road named Farm and Fresh is the current main existing road onto the property".

Chair Fish asked if there were any questions regarding the staff report

Chair Fish invited the applicants and attorneys present to speak in favor of their request.

Rob Boisvert shared the following:

"Where I start is the point that I would like you most to remember, Juneberry Ridge is committed to the prosperity of Economic growth for Stanly County. We want to be a part of the mural that sits behind you now. Bob has mentioned why we are here including expanding the uses on the property and also the number of people it can hold. The question really is why, why are we doing this? Juneberry Ridge could be considered a center of education, where our founder Judy Carpenter is committed to changing the way the world grows food. That is what she wants her legacy to be. She wants the farm to be devoted to teaching people about healthy foods in an environmentally friendly atmosphere with sustainable cultural practices. But, we cannot succeed in that endeavor if we don't get you all on Board.

Since the project was started in 2010, there has been a 15 million dollar investment in buildings, infrastructure, and landscape in property tax in Stanly County, and that is a conservative estimate. I would not be stretching the truth when I say the figure could very well be double that. Mrs. Carpenter has hired more than 30 workers and most of them from the region. A vast majority of our managers are locals. She likes to promote from within and pays better than an average wage. Pay per hour is 17 percent better than Stanly County's average wage. All of her full time workers receive retirement benefits, 401k's and she pays them well and takes care of them. Right now we derive a majority of our income from several sources. Number one we have the aquaponics which is a remarkable 2,000 square foot facility. It is run by people who are incredibly knowledgeable about the raising of fish and from that we get herbs and lettuce which are sold to Harris Teeter stores in Charlotte. We also have the state of the art conference center which is available right now for corporate retreats. Recently we partnered with Uwharrie Bank and hosted a conference in which we pulled in a noted economist and author, Michael Shuman to discuss the urban and rural economic divide in North Carolina and how we can bring economic development and overcome the lack of infrastructure in this region as well as others, create jobs and to supply what people in urban areas take for granted.

We brought in state and local leaders along with business people. That is the type of activity that we like to host and we would like to do many more of those. We also have our five stand. I am told it is one of the finest on the east coast and it is very popular with corporate clients who come in. Judy is a big fan of shooting activities. At one point she was state champion for trap shooting. This also has a food preparation area and I can only see it becoming more popular as our reputation grows. Lastly we have our rental tiny homes. We actually have five right now. The tiny cabins are one room, the long leaf cabin is actually three rooms and there is another cabin available with three bedrooms. Right now in total there are 11 rooms in total that could be rented overnight. Yet, we cannot succeed without attracting more guests. We need to have more than a maximum of 11 guests on the property. Keep in mind this is a property in which we need to make profit, like any other business. Which is why we are embarking on an ambitious plan to invest many more millions of dollars into Stanly County. To create a working regenerative farm and event center that will cater to large weddings, many corporate retreats, concerts, shooting competitions, art shows and much more. All of which we believe will draw many more guests.

You may be asking what is regenerative farming. Regenerative farming focuses on conserving natural resources and rehabilitating the land by way of topsoil regeneration, bio-diverse crop selection and water management. As the topsoil deepens the need for farm waste and composted materials decreases. We are looking at a year round vegetable garden, 40 plus acres of fruit and nut trees, and we are looking at managed forest and having animals come in and add to this biodiversity. As to the investment itself, our most ambitious project will be a 30 to 50 room inn. It will require a sizable investment on Judy's part, it would also require the hiring of many more employees, our initial estimate at this point is 15 but we assume the number will go up with the average salary of 36,000 dollars, which is better than the Stanly County average. We would also like to construct a restaurant. We are not certain yet if the restaurant would be located in the inn or if it would be a free standing structure.

I would also like to point out two things, we are looking at something no earlier than 6 a.m. and no later than 10 p.m. and we would like this to be viewed by all residents as a place to gather. It would be a public facility and would be welcome to area residents. We want families to come in. This is not something solely for guests or corporate clients. We want the community to feel as though it is part of their routine. In addition to the restaurant we believe we would need a prep kitchen. We believe we would need this kitchen and it is not clear whether it be part of the restaurant or inn, or if it is a free standing structure. As we host weddings, we will need the space for the wedding guests. Another project will be an enclosed tennis court. I'm not sure if the tennis courts on the property have been used. We would like to put up a permanent steel structure with retractable roofs. We had some wedding planners come in and say that, to a person, on this potential dance floor, outdoor dancing area it would be unique in a 100 mile radius. We looked at it, it makes sense to us and we hope to move forward with it.

One of our most interesting projects are these underground homes. They have some real environmental benefits. These have been studied and it shows if you build underground, you are reducing the carbon footprint because the surrounding earth keeps these homes cool in the summer and warm in the winter. We are looking at 5 to be built on the side of this hill. We are thinking that this type of structure will attract a certain type of clientele. People who are green minded. Not just from the region but perhaps from the entire southeast. We believe this will be a good selling point.

An amphitheater, I don't want to scare you, Red Rocks in Colorado attracts thousands of people, we are looking at nothing that large. It is just that I want to show you something of the enthusiasm that can be felt by people who will partake in this. We are looking at something more intimate but we do think this will help put Stanly county on the map from surrounding areas for all types of music. We have already been in discussion with Opera Carolina to host an event in May. They love the idea of opera under the stars. This is something we intend to be intimate. We simply don't have the room for thousands of guests. Most of the concerts will be held in the warmer months with a maximum of 12 per year.

Lastly, a viewing tower. As you all know Stanly county has some of the most beautiful views. Juneberry Ridge in my opinion has a good share of it. We would like our guests to climb the tower with proper supervision and partake in the view. If you are wondering where it would be located we are planning in the center of two parcels of land. As you can see the parcels are in the center of the property.

The majority of the development will be on Tax Record 13515. What is existing here already is the small homes and the wellness center which is a gathering place. The tennis courts are there also. Some of the locations of these items are subject to change. We have not hired an architect or landscaper at this point. We are in the middle of an assessment from a hotel consultant and he is gathering data for us on the feasibility of the projects. We are hoping to have that finished within the next month. We believe our plans would increase property value and in no way adversely affect the health or safety of people in the neighborhood. We are committed to complying with the zoning ordinances, sections of the North Carolina building codes, North Carolina environmental statutes and North Carolina Department of Transportation.

Most importantly, we are committed to being considerate neighbors and good corporate citizens. Events may be held 7 days a week but to accommodate our neighbors all will end at 12 pm and guests will be required to leave by 1 am. Alcoholic beverages will be sold at concerts but will stop being sold by 11 pm and security will be one sheriff's officer for every 50 guests. We will also have taxi services for guests as well. We can accommodate 150 vehicles and are hoping to clear enough space for 200 more on tax record 16245. We will without a doubt prohibit parking on Old Cottonville Road.

They will be ticketed or possibly towed if parking does happen on this road. We will not be charging large amounts for parking, I would not be surprised if parking is free. I mentioned 200 spaces but there is ample space there to create more.

Finally, we will have ample portable restrooms for our guests. We will have staff on hand to monitor these bathrooms. In closing I want to point out that we as a company want to be inclusive not exclusive. Bare in mind that a majority of our employees are members of this community already. We want to be an integral part of the community and a source of rejuvenation and a source of growth. We are committed to buying 51 percent of our supplies from local businesses. We are looking at technology and infrastructure such as broad band, cell phone service and waste water service which will benefit clients and neighbors. Judy would like to see Norwood as another Pinehurst. She wants a symbiotic relationship with this town. She wants her guests to be able to migrate to Norwood and walk through shop after shop, restaurants, and more. If you go into Norwood right now you have one store that caters to that, a yoga studio, a gun store, orthopedic shoes, and a hardware store. The town does not lend itself to the casual shopper. As those people come in, they will start to look and take a gander at what we are doing over at Lucky Clays and hopefully lead to more business there.

However again, going back to the very beginning, we need more guests to succeed and we cannot attract them if we are limited by the current Special Use Permit. If you allow us to amend it we are certain that it will help not just us but stanly county as a whole. Thank you for your time and I will take any questions."

Chair Fish asked if there were any questions for Juneberry staff

Richard Cosgrove asked "prior to the development you are talking about, has there been a problem with parking on Old Cottonville Road?"

Mr. Boisvert stated "no there has not been"

Richard Cosgrove stated "So this is something that you think could happen, but you are going to prevent from happening before it happens."

Mr. Boisvert stated "We have all been to events where there are people who want to be clever and park closer to the front. There is almost no traffic on Old Cottonville Road. I take it everyday on my way to work and pass maybe one or two vehicles. There is not a steady stream of traffic. And I do not imagine that at 11 o'clock there will be an influx of vehicles causing impeding traffic. From past experiences I can see someone trying to be smarter and park out there. We will have ample parking."

Richard Cosgrove asked "How many parking spaces did you say that was?"

Mr. Boisvert stated "roughly 150 and we can easily create a couple hundred more"

Richard Cosgrove stated "when you say we can "easily create" wouldn't that have to be part of the restrictions to make sure that you do that. Is this in the plan or is this something that you might add?"



Mr. Boisvert stated "No, this is in the plan. Number 4 of the handout Bob gave you states, parking will not be on Old Cottonville Road or any other state maintained road. Only on designated parts of the property."

Mr. Cosgrove stated " That does not specify how many parking spaces."

Mr. Boisvert stated "If you want us to put in place and amend the document stating that we will have at minimum 350 spaces we are okay with doing that".

Mr. Cosgrove stated "I think that needs to be part of the project. That way no one can say there will be overflow parking on Old Cottonville Road. I think I was on the Board in 2011 and 2014 and I asked the same question, how are you going to handle all of these cars coming in. That sounded kind of vague to me. It feels like you would know how many parking spaces you would have. If you anticipate 1,000 people then you should have parking for that many."

Mr. Boisvert stated " Please keep in mind that we say 1000 max but are not planning to reach that max very often".

Mr. Cosgrove stated "But it might, and would be good for you if it does, but bad for the people in the area if it does and there is not appropriate parking".

Mr. Boisvert stated "Let's take a look here at Tax Record 138487 for example. There is parking along where the two red lines purse together and then there is a road. There is easy parking along that road and Judy's property. Then as we take it to Tax Record 138515, there is parking along here. Tax Record 16245 is flat land which with the advent of a bulldozer will not be much work to create additional spaces".

Mr. Cosgrove stated " I would like to see a large flat area designated in parking to keep people off of these roads in your own development too as part of the condition of the permit."

Mr. Boisvert stated "If you place that into requirements we would have no problem adhering to that."

Billy Franklin Lee stated "I have been on the property and it is a ways from Cottonville Road to where you are going to have these events. It is uphill most of the way. I just don't see where people parking on Old Cottonville Road would be a problem".

Mr. Boisvert stated " I don't see it either, but it only takes one person to cause a problem. I want to guard against those not thinking ahead. I want to make sure no accidents happen and there's absolutely no parking on that public thoroughfare. This is why I say for example, if we have law enforcement just keeping the peace which we think will be easy. But we also want them to keep an eye on anyone who is parking in non-designated areas so that we can forestall and present any potential problems. As I said, we want to be a good corporate citizen and a considerate neighbor."

Mr. Cosgrove asked "Bob, did I make my point?"

Mr. Remsburg stated " Yes, it is a good point. Just keep in mind that Juneberry would still have to get a building permit for the construction of a lodge, per say. When you do that, that would jump into the zoning ordinance that has a requirement for off-street automobile parking. So for instance under motels, tourist homes, and hotels it says one space for every 200 square feet of gross floor area so we are going to end up with individual parking requirements per use. So that will still apply, I think it is okay to add something into the requirements of the special use permit. But, I believe we have already put in there that it must meet all zoning regulations and requirements. In a way it may be covered by that".

Mr. Boisvert stated "If we go back to Tax Record 138515 that is roughly a 10 acre lot. There is ample room there in which we can create parking. As I said the adjoining lot is quite large. It is undeveloped and has no plans for immediate development. We can subdivide a part of that out and just put it aside for parking, if needed."

Mr. Fesperman asked "This is directed to you and Bob both. But the amphitheater you are talking about, is it a grading only type of thing or would they need to pull a building permit for that Bob?"

Mr. Remsburg stated "Especially if there is a stage and electrical involved, then the short answer is yes, for the grading part of it then no. There wouldn't be much to worry about".

Mr. Boisvert stated "Sir, keep in mind that there already is electricity at the trap shooting facility. It would need to be upgraded and the construction of a stage, etc. But the point I really would like to emphasize is that this is an intimate setting. Something we envision people like yourselves bringing your families and spouses out. We want you to come and enjoy this. We in no way will have the facilities for someone who will be screaming into a microphone, whaling away like the late Eddie Van Halen and trying to create this wild noise which will do nothing but scare our neighbors. What we want is something people will view as an asset. Whether you live two doors away or two towns away."

Chair Fish asked if there were any more questions from the Board or Staff or other parties present.

Audience member " You referenced Old Cottonville Road, but what about Kimberly Lane?"

Mr. Boisvert stated " Kimberly Lane would be the same thing, any public thoroughfare would be prohibited from having parking for any of our guests. If guests come to our facility they have to park at our facility. No parking on public rights of way."

Audience member "What about access points to get into all of these new additions?"

Mr. Boisvert stated " Right now we have the main point of entrance, we are in the midst of taking a look at other possible points that would bring people in, but nothing is concrete at this point. Again, it would just bring people into the property and our parking facilities. So if your main concern is someone will be on your property, that is not something that you have to worry about."

Audience member "I don't think it is the parking, I think it is the traffic in and out."

Mr. Boisvert stated "Right, and that is something to think about but as Bob pointed out and as I have seen, when I go to the property all times of the day. Quite frankly I pass on average two or three vehicles. There is no regular flow of traffic. You may have a different experience from me. We do not believe we will be impeding the regular flow of traffic. We believe we can get all of the vehicles off of the property in a timely manner. Once again, it is an intimate setting and we are not looking at 1,000 vehicles."

Jamie Tolbert " I have a question, you stated earlier you want to accommodate up to 1,000 people but now you are saying 400."

Mr. Boisvert stated "So that is a good point, we are looking at 1,000 as a very upward limit. The reason I am asking for that many is that as we grow there may be a couple of events at the same time. Such as a concert and a wedding are both happening on the property. As more people come in and visit then it is quite possible we could approach that number on different parts of the property. We want to make sure we have the capacity, lawfully, to host these people. We don't believe this is going to be an everyday thing.

We want to be here, we are long term residents here. We have been here since 2010 and it is going to be here for the foreseeable future and do not want to have to come back and continue raising it."

Audience member #2 " You say it is a thousand now, but who is to say that nex year it would be 2,000 or 5,000?"

Mr. Boisvert " We don't see that because we do not think the property will be able to support that."

Jamie Tolbert "What about the residents that are staying around there. I do enjoy going to concerts but I do not want to live right beside it. You start with a couple hundred or a thousand and then if it does good, then who's to say they won't raise that number. I enjoy where I am now and the country setting and sitting out in my yard. If this is here, I will have to listen to the music all night. I love music, but I don't want it every Friday, Saturday and Sunday. Also, the flow of the traffic. That is a small road and I commute it everyday. There are more than two or three cars on it in the mornings and evenings, that is a pretty busy road. I understand the visions and what you are trying to do. This is a good thing, but once it starts to happen every weekend with all of the cars and the trash it could be a problem. I have one neighbor who lives down the road and he is already finding cans and I am not saying it is related to this , but people throw trash out. You go down any side country road everyone is throwing their stuff out. That is all I was worried about. The traffic, the crowds, and what it is bringing into the neighborhood"

Mr. Boisvert stated " To answer the gentleman's question which are all good points, I would say that we do not have the capacity to do that right now and it would be near impossible to arrive at a location in which we could do that. What we are envisioning right now, is pretty expensive. The room we have available to work with is limited. From the trap field to the top of the ridge is just several hundred feet and you could maybe have four tiers for the amphitheater and cannot accommodate thousands of people. There is no more room to develop out here. Judy wants to keep this as a trap field and has set that up. Much of the land has been designated by the USDA as forestry land. We cannot use this land for tax purposes as anything other than forest management. So we cannot simply decide well we are going to switch our purposes and create something larger. It cannot happen, one dollar of anything beyond forest management nullifies our tax status.

A 30 room inn is very expensive and we just do not have the capacity to take that to a 200 room and expand it. That is just simply not in our vision. Going back to the vision Judy has, she has the vision of educating people in an intimate setting. She wants you to bring in weddings, corporate clients, so that you come in and partake of the regenerative farm, engage in shooting, take a hike, etc. We have Ross here, he is the manager. You can go on a hike with him. We want you to absorb what we are doing. A lot of the resources were going towards the creation of the regenerative farm So it is just the creation of structures, but the creation of the farm as a whole. So I can only say that at this point it is just a blank statement but we are not looking to bring in 2,000 people a night. It won't work for Judy, the staff or regenerative farming and teaching people about healthy foods and sustainable agricultural practices. These two are paired together and one cannot proceed at a faster pace without the other. The farm is in the infancy stages and will marry up and find the balance at a maximum of 1,000 people."

Jamie Tolbert "To go back to the first lady's questions, as far as Kimberly Lane, what is your main access point going to be to access the whole area, day in and day out?"

Mr. Boisvert "Right now, it is going to be Old Cottonville road. We have no plans to change that to Kimberly Lane in the near future, that is something that is being explored right now. The reason for that is the road that comes into the property is hilly. Some of the emergency vehicles have expressed concern that the grade is too steep so we want something that will be better to handle emergency traffic.



Jamie Tolbert "So that would make the main entrance off of Kimberly Lane?"

Mr. Boisverrt stated " Like I said that is possible, I cannot tell you exactly what is going to happen but for right now we are coming in off of Old Cottonville Road. It is possible that we are looking at another entrance."

Jamie Tolbert stated "Right now all of this is coming off of that side of the road. Right through the woods where we live is where you are talking about."

Mr. Boisvert stated "That is possible, it is being explored, but nothing is set in stone. All I can tell you is there is an established road with an established gate and is used by every employee and delivery truck and that is Old Cottonville Road. But if it did switch we would have the exact same resolution which would be no parking on any public thoroughfare and we would disperse traffic in a quick and orderly process."

Jamie Tolbert stated " I understand that. But just because you say don't park there does not mean that they will not park there. If it does reach 1,000 people, then that many coming through that small road it will take a while to get them all out of there."

Mr. Boisvert stated "Mr. Dulin, you are a law enforcement officer is that correct? An orderly flow of vehicles on a road that at 11 o'clock is rarely used. I mean we are looking at it and considering this for a couple of hours, it would not take too much time if we had officers directing people out, in the range of 15 minutes or so."

Mr. Dulin stated "That is debatable, but it is hard to say. It will vary with different crowds of people."

Mr. Boisvert stated "We are not looking at groups of teenagers in their cars. We are looking at classical opera and bluegrass. We are looking at bringing in people who are older clientele, family people, men and women."

Chair Fish asked if there were any other questions.  
None came forward

Chair Fish asked if there were any other speakers who were proponents of the request.  
None came forward

Chair Fish asked if there was anyone else there to speak against the request.

Larry Smith stated " I am really not in opposition but I do have a question. I own 50 acres adjoining her property. The only thing I wonder about is that when you come out of their property and take a left, there is a one lane low water bridge. I have nieces and nephews out there and I am concerned about them meeting traffic. This is not Lucky Clay's problem, it is DOT's problem. We have asked them about it for years. I just wanted to bring it up and ask. I like everything that they are doing.

Mr. Boisvert stated "That is something that we have as an organization, taken a long hard look at. We have contacted state individuals about this and it is not beyond the realm of possibilities that we will take actions ourselves to rectify this because quite frankly during rainy seasons and days, that does lead to flooding. And if we do not get action from the state then we may take action into our own hands but have not actually explored the cost but it has gotten to the point of frustration. You know how things move with state DOT. We would like that portion of the road to be fixed."

Chair Fish asked if the planning stuff had further comments.

Chair Fish asked if the Board had any closing comments.

Billy Franklin Lee stated "I was listening to the gentlemans concern about large events and I have been in Stanly County for a long time. If there are 500 people at an event one time a year then that is good. Overtime, you may build up a reputation and become a musical destination. I don't think the neighbors need to worry about the big influx of musical events long term."

Mr. Boisvert stated "Speaking to your point, we are looking at this development over the next 3-5 years and realize that it will be incremental progress. You may be exactly right, it may be one concert a year. I have a good friend who does non-profit concerts, basically guitar music in Charlotte. I would love to bring him out. But you know they are pricey to put on and it is hard especially in COVID. It will take some time and it may just be one concert a year to begin with. In our grand vision we would love to do 12 a year. Do we think that is immediately possible? No way. If we could get two or three a year that would be wonderful. It is all about getting more eyes on the property for everyone to see. Hoping people come and want to do business here and that branches out into all of Stanly County. Agan, coming back to the mural behind you, we want to be a part of that."

Chair Fish closed the hearing.

Chair Fish asked the Board to review the findings of Fact.

Finding 1 - That the project will not materially endanger public health or safely, if located where proposed and if developed and operated according to the plan submitted.

**Motion: Billy Franklin Lee**

**Second: David Dulin**

**This finding was approved 6-0**

Finding 2 - That the project will not substantially injure the value of adjoining property.

**Motion: Michael Efird**

**Second: David Dulin**

**This finding was approved 6-0**

Finding 3- That the project will be in harmony with or compatible with its neighbors and is generally consistent with the latest Stanly County Land-Use plan.

**Motion: David dulin**

**Second: Michael Efird**

**This finding was approved 6-0**

Finding 4- That the project meets all other required conditions and specifications for the operation of recreational and entertainment activities in the RA zoning district.

**Motion: Billy Franklin Lee**

**Second: Richard Cosgrove**

**This finding was approved 6-0**

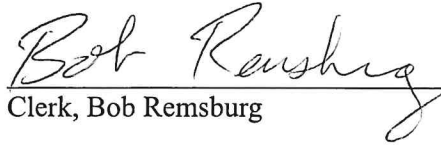
Chair Fish stated that those affected by this decision have thirty days to appeal this to the Stanly County Superior Court.

Chair Fish asked for a motion to adjourn

**Motion: Billy Franklin Lee**

**Second: David Dulin**  
**Action : Approved 6-0**

Adjournment : 7:54 PM

  
Clerk, Bob Remsburg

  
Chair, Cindy Fish