



Montgomery County Central Permitting

Planning and Zoning Department

444 North Main Street • Troy, North Carolina 27371
Phone • (910) 572-3304 Fax • (910) 576-0043

Cover Page

- Page 4: Approval of Planning Board meeting calendar
- Page 10: Approve completed minutes from May 26, 2026, Meeting
- Page 17: SUP-02-2026 – Paul G. Goins request for campground (PIN 7519-00-19-2517)



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PLANNING BOARD MEETING AGENDA

August 24, 2026 @ 6:00 PM
3rd Floor of County Administration Building
102 East Spring Street, Troy, NC

- **Call to Order:** Chairperson
- **Invocation:** Board Member
- **Pledge of Allegiance:** Board Member
- **Approval of Minutes:** May 26, 2026
- **Review of Agenda:** Daniel Jones, Planning Director
- **Public Input:** 5 minutes to any citizen wishing to address the Planning Board / Board of Adjustment
- **New Business:**
 - Approval of Planning Board meeting calendar
- **Old Business:**
- **Board Member Comments:**
- **Planning Director Comments:**
- **Adjourn:**



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PROPOSED 2026 PLANNING BOARD MEETING DATES

- **Monday, September 28, 2026**
- **Monday, October 26, 2026**
- **Monday, November 23, 2026**

RECOMMENDATION

Staff recommends APPROVAL of proposed Planning Board/Board of Adjustment meeting dates for the remainder of 2026.

SUGGESTED MOTION

"I move to approve proposed Planning Board meeting dates as outlined."



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Ordered this 24th day of August 2026 and signed and filed after adoption by the Board.

Chairperson, Planning Board

ATTESTED BY:

Daniel L. Jones, Planning Director

NOTARY ACKNOWLEDGMENT

State of North Carolina, County of Montgomery

I, the undersigned Notary Public, certify that Daniel L. Jones personally appeared before me this day and acknowledged that he is the Planning Director of Montgomery County, North Carolina, and that by authority duly given and as the act of the Board of Adjustment, the foregoing instrument was signed in its name by the Chairperson and attested by him as Planning Director.

My Commission Expires:

Notary Signature:

Printed Name:



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Transition to Board of Adjustment Meeting



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BOARD OF ADJUSTMENT MEETING AGENDA

August 24, 2026 @ 6:00 PM
3rd Floor of County Administration Building
102 East Spring Street, Troy, NC

- **Call to Order:** Chairperson
- **Invocation:** Completed
- **Pledge of Allegiance:** Completed
- **Approval of Minutes:** May 26, 2026
- **Review of Agenda:** Daniel Jones, Planning Director
- **New Business:**
 - Approve completed minutes from May 26, 2026, Meeting
 - SUP-02-2026 – Paul G. Goins request for campground (PIN 7519-00-19-2517)
- **SUP-01-2026 - Public Input (Administer Oath):** 5 minutes to any citizen wishing to address the Board of Adjustment
 - Comments related to SUP-01-2026 BOA hearing conducted on May 26, 2026
 - **"Do you solemnly swear (or affirm) that the evidence you will give shall be the truth, the whole truth, and nothing but the truth?"**
 - Motion to approve May 26, 2026, BOA minutes
- **SUP-02-2026 - Public Input (Administer Oath):** 5 minutes to any citizen wishing to address the Board of Adjustment
 - Petitioner/Public Comments related to BOA relating to SUP-02-2026
 - **"Do you solemnly swear (or affirm) that the evidence you will give shall be the truth, the whole truth, and nothing but the truth?"**



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- **Old Business:**
- **Board Member Comments:**
- **Planning Director Comments:**
- **Adjourn:**



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Montgomery County Board of Adjustment Regular Session Meeting County Administration Building Board of Commissioners Chambers

May 26, 2026

Minutes

MEMBERS' PRESENT

The Montgomery County Board of Adjustment met in a regular session at 6:00 pm on May 26, 2026, in the Board of Commissioners Chambers.

Present:

Bryan Reynolds, *Chair*
Curtis Bennett
Ray Deaton
Steven Hurley
Danny McRae
Dan Jones, *Planning Director*

Chairman Bryan Reynolds called the meeting to order at 6:00 p.m. The invocation was given by Mr. Danny McRae, and the Pledge of Allegiance was led by Chairman Reynolds. Chairman Reynolds motioned to approve the minutes from February 23rd and April 27th Planning Board meetings of the Montgomery County Board of Adjustment, seconded by Mr. Curtis Bennett. The motion was carried with a 5-0 vote. Mr. John and April Greene of 1301 NC HWY 109N spoke during the session.

Public notice of the hearing was provided in accordance with Montgomery County Zoning Ordinance Article II, Section 4; Article V, Section 3.1; and G.S. 160D-403. Notice of the public hearing was published in a newspaper of general circulation in Montgomery County once per week for two (2) successive weeks prior to the hearing, with the first publication not less than ten (10) days nor more than twenty-five (25) days before the date of the hearing. Written notice was mailed by first class mail to all adjacent property owners, including those separated from the subject property by street, railroad, or other transportation corridor, using names and addresses from the county tax listings, as certified by the Zoning Administrator. Notice was also posted on the subject property.

NEW BUSINESS

The board considered a request for a Special Use Permit (SUP) on a 10.01-acre property on Hwy 109N specifically identified as PIN: 7519 00 93 3588. The request was submitted for the purpose of permitting three (3) camping dome units on the property to be used for recreational purposes.



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The Montgomery County Planning Director, Dan Jones presented the findings of the request and recommended approval based on the finding the seven (7) standards analysis criteria to be met favorably. Following the staff report, Mr. Lea-Wilson, who was present via Zoom, was asked to elaborate on the request for the benefit of the board. Mr. Lea-Wilson provided a detailed description of his intent for the campground and acknowledged additional expansion would require a new SUP request.

After Mr. Lea-Wilson spoke, the session was open to public comment. Mrs. April Greene presented concerns regarding her dog roaming and inquired if Mr. Lea-Wilson would install a fence. Mr. Lea-Wilson acknowledged the need to Mrs. Greene's dog's safety but stated that he did not intend to disturb the natural habitat of the property by installing a fence at this time. Mrs. Greene raised concerns about the flooding on the property, specifically around the driveway. Mr. Lea-Wilson acknowledged the flooded area and described plans to address the dammed creek with proper drainage during construction of the driveway. Mrs. Greene inquired about the type of people who would be allowed to use the campground, expressing concerns about potential drug use around their property. Mr. Lea-Wilson acknowledged the concern and stated while he could not discriminate against who stayed on the property, he would ensure appropriate security measures were in place to address such activity and noted the price of the campground would create a disadvantageous atmosphere for drug activity. Mrs. Greene concluded her public session comments with asking for confirmation that no campers would be used on the property. Mr. Lea-Wilson confirmed no campers would be used on the property.

Mr. John Greene of 1301 Hwy 109N addressed the board and Mr. Lea-Wilson following Mrs. April Greene. Mr. Greene asked how a campground could be developed in a flood zone. Mr. Jones answered Mr. Greene's concern by stating the property was not in a flood zone which was verified against the FEMA National Flood Hazard website. Mr. Greene concluded his public comments by asking who approves the request. Mr. Jones explained the Board of Adjustment approves or denies the request for the Special Use Permit.

After hearing all public comments, Mr. Jones asked the members of the board to note the conditions of the SUP and read them aloud so Mr. Lea-Wilson could hear them. Mr. Jones asked Mr. Lea-Wilson if he understood the conditions of the SUP, to which he confirmed acknowledgment.

Mr. McRae asked Mr. Jones if a picture was available of the proposed camping dome, which was answered in the negative. Mr. McRae asked that future requests of this nature be accompanied by a picture for reference. Mr. Jones acknowledged the request and took note.

Chairman Reynolds called for additional comment, to which there was none, following which he motioned to approve the SUP and asked for a second. Mr. McRae seconded the motion and passed by 5-0 vote in favor of the request.



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OLD BUSINESS

- The minutes from Planning Board meetings on February 23rd and April 27th were presented to the board and approved.

REPORTS OR COMMENTS

Mr. Reynolds inquired about the County's position to manage Accessory Dwelling Units (ADUs). Mr. Jones acknowledged the concern stating that the current ordinance addresses the issue sufficiently at the moment; however, due to the pending bill NC H627 specifically mandating local governments to authorize at least one ADU and setting conditions on regulations, draft proposals would be presented to the Planning Board for further escalation to amend the ordinance appropriately to address the matter.

ADJOURNMENT

Chairman Reynolds motioned to adjourn with member Steven Hurley seconding the motion. The motion carried 5-0. Mr. Bryan Reynolds adjourned the May 26, 2026, Board of Adjustment meeting of the Montgomery County Board of Adjustment at 6:30 p.m.

The Planning Board of Montgomery County hereby recommends approval of the minutes of the Board of Adjustment session held on May 26, 2026.

Chair

Date

Planning Director

Date

Accepted into the record on August 24, 2026, on a motion made by _____
and seconded by _____. In favor: _____; against:
_____.



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BOARD OF ADJUSTMENT — QUASI-JUDICIAL HEARING

August 24, 2026 @ 6:00 PM | 3rd Floor, 102 East Spring Street, Troy, NC

STAFF REPORT

File No.: SUP-02-2026

To: Board of Adjustment

From: Daniel L. Jones, Planning Director

Date: August 24th, 2026

Applicant: Paul G. Goins

Request: Special Use Permit – campground; Phase 1: eighteen (18) full-hookup campsites, bathhouse, and laundry facility

Location: NC Hwy 109 N, Troy, NC | PIN 7519-00-19-2517

Zoning: Residential-2 (R-2)

Current Use: Vacant (18.53 acres)

SUMMARY

SUP-02-2026: Paul G. Goins and co-owners: William J. Seawell and Richard Haynes seeks a Special Use Permit to develop a campground on 18.53 acres zoned R-2 at NC Hwy 109 N, Troy NC 27371 further defined as Parcel Identification Number 7519-00-19-2517 as depicted in Book 621, Page 898.

Phase 1 proposes eighteen (18) full-hookup campsites, a bathhouse, and a laundry facility; Phase 2 contemplates up to fifteen (15) additional sites subject to Board approval. A campground is a permitted special use in R-2 per Art. III §3.4.A and Art. X. Staff recommends approval subject to seven (7) conditions.

PROCEDURAL STATUS

This is a quasi-judicial proceeding under NCGS Chapter 160D. The application was properly submitted, deemed complete, and noticed per NCGS 160D-302 and Zoning Ordinance Art. V, §3.1. Adjacent property owners were notified by mail. All testimony shall be taken under oath



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per Art. V, §3.3. The applicant bears the burden of proof by competent, material, and substantial evidence.

SITE SUMMARY

Access: NC Hwy 109 N

Water: County water available to the site

Sewer: On-site septic proposed (subject to Health Department approval)

Floodplain: Not applicable

Surroundings: Primarily R-2; property abuts Uwharrie National Forest corridor

SUP Basis: Campground is an SUP use in all residential districts per Art. III §3.4.A (incorporating R-1 §2.4.A) and Art. X.

LAND USE PLAN CONSISTENCY

The proposal is consistent with Land Use Plan policies encouraging growth along the NC 109 corridor and planning for development around National Forest properties. The campground supports the Plan's vision of preserving rural character while permitting low-intensity economic uses compatible with the County's recreational and natural resources.

ARTICLE V, SECTION 4 — STANDARDS ANALYSIS

The Board must make each of the following seven findings by competent, material, and substantial evidence.

A. Public Health, Safety & General Welfare: An adequate, safe, and potable water supply per Art. X §5.1, Health Department-approved sewage disposal per Art. X §5.2.A, and the prohibition on permanent occupancy under Art. X §7 ensure the use will not endanger public health, safety, moral, comfort, or general welfare.

B. Injury to Neighboring Properties / Property Values: The site plan demonstrates compliance with R-2 setbacks per Art. III §3.6 and routes all access internally per Art. X §4.1.B. The use will not be injurious to neighboring properties or substantially diminish property values.

C. Orderly Development of Surrounding Property: The 18.53-acre tract is vacant R-2 land along the NC 109 corridor, a growth corridor identified in the Land Use Plan. The use will not impede the normal and orderly development of surrounding property.



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D. Exterior Appeal / Neighborhood Character: Campground improvements conform to Art. X §4 design standards and are consistent with the rural character of the NC 109 N corridor. They will not cause substantial depreciation in neighboring property values.

E. Utilities, Access & Drainage: An adequate, safe, and potable water supply per Art. X §5.1, Health Department-approved sewage disposal per Art. X §5.2.A, two off-street parking spaces per campsite per Art. X §4.1.A, and internal streets meeting the 20-foot travel way requirement of Art. X §4.1.C will be provided.

F. Ingress, Egress & Traffic: Access is provided via NC Hwy 109 N through a single entrance and internal street system with no direct public road access to individual campsites per Art. X §4.1.B. An NCDOT encroachment permit will be obtained. The design minimizes traffic congestion on the public streets.

G. Compliance with District Regulations: The use conforms to R-2-dimensional requirements (Art. III §3.6), Art. X Campground Resort Regulations, and Code Ch. 14. This approval authorizes a campground in R-2 only; any use constituting an RV Park as defined under Art. V §5.B requires Commercial zoning and is not authorized by this permit.

RECOMMENDATION

Staff finds the requested Special Use Permit meets the criteria outlined in the standards analysis and finds no reason to withhold approval of the requested action.

The proposal aligns with the County's 2010 Land Use Plan policies on tourism development and growth along State highway corridors. All seven standards of Zoning Ordinance Article V, Section 4 are satisfied. County water is available; on-site septic will be approved by the Health Department. The site plan complies with Art. X dimensional and design standards. Conditions ensure infrastructure adequacy and proper Phase 1/Phase 2 delineation.

SUGGESTED MOTION

"I move to approve SUP-02-2026 based on the Findings of Fact in the Order and the competent, material, and substantial evidence presented at this hearing, subject to the stated conditions."



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ORDER GRANTING SPECIAL USE PERMIT

SUP-02-2026 | Paul G. Goins | NC Hwy 109 N, Troy, NC | PIN 7519-00-19-2517

FINDINGS OF FACT

The Board of Adjustment, having conducted a quasi-judicial public evidentiary hearing on August 24th, 2026, and having received competent, material, and substantial evidence under oath, finds:

1. The application was properly submitted, deemed complete, and noticed per NCGS Chapter 160D and Zoning Ordinance Art. V, §3.
2. The subject property (PIN 7519-00-19-2517) is zoned R-2, contains 18.53 acres, and was vacant at the time of application.
3. A campground is an enumerated special use in R-2 per Art. III §3.4.A (incorporating R-1 §2.4.A). The proposed use consists of eighteen (18) full-hookup campsites with a bathhouse and laundry facility (Phase 1) per the submitted site plan.
4. The use is served by an adequate, safe, and potable water supply per Art. X §5.1 and an on-site sewage disposal system approved by the Health Department per Art. X §5.2.A. Permanent occupancy is prohibited by Art. X §7. The use will not endanger public health, safety, or general welfare. (Standard A)
5. With setbacks maintained and vegetation retained, the use will not injure neighboring properties or substantially diminish property values. (Standard B)
6. The campground on 18.53 acres of vacant R-2 land along the NC 109 corridor will not impede the normal and orderly development and improvement of surrounding property. (Standard C)
7. Campground improvements conform to Art. X §4 design standards and are consistent with the rural character of the NC 109 N corridor. They will not cause substantial depreciation in neighboring property values. (Standard D)
8. County water, Health Department-approved sewage disposal, off-street parking per Art. X §4.1.A, and internal streets meeting Art. X §4.1.C will be provided prior to construction. Adequate utilities, access, drainage, and necessary facilities will be provided prior to construction. (Standard E)
9. Access is provided via NC Hwy 109 N through a single entrance and internal street system with no direct campsite access to the public road per Art. X §4.1.B. An NCDOT encroachment



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permit will be obtained prior to construction. Proof of adequate ingress and egress as to minimize traffic congestion will be provided prior to construction. (Standard F)

10. The use conforms to R-2-dimensional requirements (Art. III §3.6), Art. X Campground Resort Regulations, and Code Ch. 14. This approval authorizes a campground in R-2 only; operation as an RV Park under Art. V §5.B is not authorized. The use conforms to the applicable regulations of the R-2 district. (Standard G)

11. The applicant has met the burden of proof.



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CONCLUSIONS OF LAW

Based on the foregoing Findings of Fact, all standards of Zoning Ordinance Article V, Section 4(A)–(G) are satisfied. Approval with conditions is warranted.

CONDITIONS OF APPROVAL

1. Development shall conform to the approved site plan on file with the Planning Department.
2. On-site septic shall be approved by the Montgomery County Health Department prior to occupancy.
3. An NCDOT driveway/encroachment permit shall be obtained prior to construction of the access drive from NC Hwy 109 N.
4. All requirements of Zoning Ordinance Art. X and Code Ch. 14 shall be met prior to issuance of a zoning permit and certificate of occupancy.
5. Prior to issuance of a zoning permit, the applicant shall submit a revised site plan depicting setback lines and including a built-upon area table demonstrating that total built-upon area, including all impervious and compacted surfaces, does not exceed thirty-six percent (36%) of the tract (287,700 SF) as required by Zoning Ordinance Art. III §9.1 for WS-IV Protected Area development without curb and gutter. If curb and gutter is incorporated into the design, built-upon area shall not exceed twenty-four percent (24%).
6. Prior to any land disturbance, the applicant shall obtain approval of a Sediment and Erosion Control Plan from the NC Division of Energy, Mineral, and Land Resources and shall provide a copy of the approval letter to the Planning Department.
7. If the on-site pond is a perennial water as shown on the most recent USGS 1:24,000 topographic map, a minimum thirty-foot (30) vegetative buffer from normal pool elevation shall be maintained in accordance with Zoning Ordinance Art. I §§13.3 and 13.4, and no development shall occur within the buffer.
8. Phase 1 is limited to eighteen (18) full-hookup campsites, one (1) bathhouse, and one (1) laundry facility. Phase 2 requires submission of an amended site plan to the Planning Director; any increase beyond the scope approved herein requires a new or amended SUP before the Board of Adjustment.
9. Guest occupancy per site shall not exceed the maximum rental period permitted by Art. X §7, which is two (2) weeks in any given four (4) week period.

NOTICE OF RIGHT TO APPEAL

Any aggrieved party with standing may appeal to the Superior Court of Montgomery County by filing a written petition within thirty (30) days of the date this Order is filed, per NCGS 160D-1402.



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DELIVERY

A copy of this Order shall be delivered to the applicant and all parties with standing per NCGS 160D-406.

Ordered this 24th day of August 2026 and signed and filed after adoption by the Board.

Chairperson, Board of Adjustment

ATTESTED BY:

Daniel L. Jones, Planning Director

NOTARY ACKNOWLEDGMENT

State of North Carolina, County of Montgomery

I, the undersigned Notary Public, certify that Daniel L. Jones personally appeared before me this day and acknowledged that he is the Planning Director of Montgomery County, North Carolina, and that by authority duly given and as the act of the Board of Adjustment, the foregoing instrument was signed in its name by the Chairperson and attested by him as Planning Director.

My Commission Expires:

Notary Signature:

Printed Name:



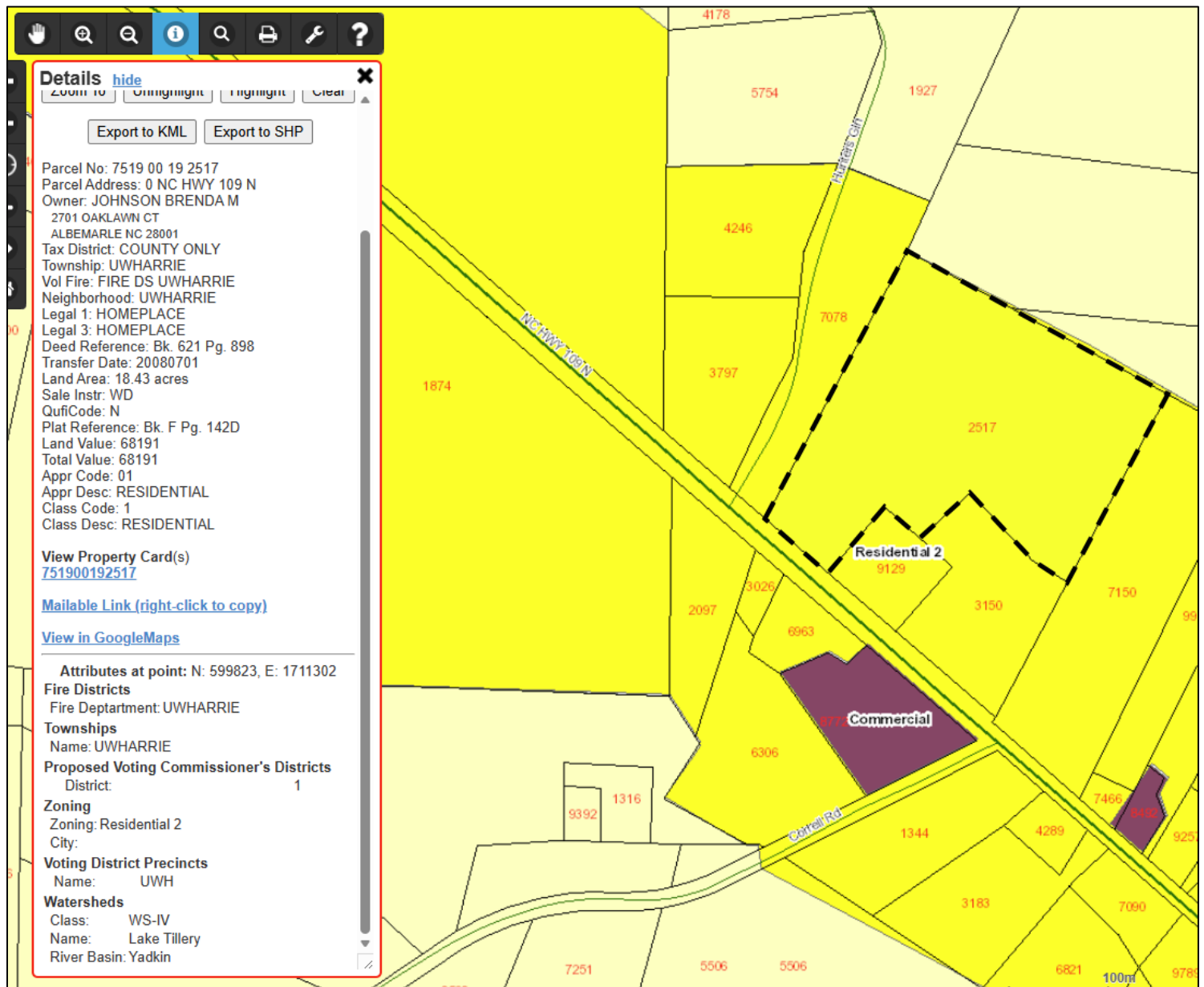
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SUPPORTING DOCUMENTATION

- GIS Page





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• Sign Pictures & Newspaper Affidavit (Ran July 8th & 15th)



Notice of Public Hearing

The public will take notice that the Montgomery County Board of Adjustment will meet on Monday, July 27, at 6:00 pm in the Commissioner's Chambers, located on the 3rd floor of the Montgomery County Administration Building, 102 East Spring Street, Troy, NC 27371, to hear the following request.

SUP-02-2026: Paul G. Goins, William J. Seawell, and Richard Haynes seeks a Special Use Permit to develop a campground on 18.53 acres zoned R-2 at 0 NC Hwy 109 N, Troy NC 27371 further defined as Parcel Identification Number 7519-00-19-2517 as depicted in Book 621, Page 898 registered with the Montgomery County Register of Deeds.

Questions regarding this request can be forwarded to Montgomery County Central Permitting at 910-572-3304, Ext. 1432 or daniel.jones@montgomerycountync.gov.

July 08, 2c

Certificate of Publication

Montgomery County, North Carolina: Tammy Dunn, Editor of the Montgomery Herald, a newspaper in Montgomery County, State of North Carolina, being duly sworn, deposes and says that the Advertisement or Notice in the action entitled:

NOH GOINS, SEAWELL, HAYNE

was Duly Published in the Montgomery Herald once a week for 2 week(s) beginning Jul 08, 2026 and ending Jul 15, 2026.

Tom Bailey, Administrator
[Signature], Administrator

The Montgomery Herald

Sworn to before me this the 16 day of July, 2026.
[Signature], Notary Public

My commission expires 5/9/2031

Parrotta B. Russell
NOTARY PUBLIC
Montgomery County
North Carolina
My Commission Expires 5/9/2031



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Newspaper notification for August 24th BOA (Ran August 05th – 19th)

Notice of Public Hearing

August 3, 2026

The public will take notice that the Montgomery County Board of Adjustment will meet on Monday, August 24th, at 6:00 pm in the Commissioner's Chambers, located on the 3rd floor of the Montgomery County Administration Building, 102 East Spring Street, Troy, NC 27371, to hear the following request.

SUP-02-2026: Paul G. Goins, William J. Seawell, and Richard Haynes seeks a Special Use Permit to develop a campground on 18.53 acres zoned R-2 at 0 NC Hwy 109 N, Troy NC 27371 further defined as Parcel Identification Number 7519-00-19-2517 as depicted in Book 621, Page 898 registered with the Montgomery County Register of Deeds.

Questions regarding this request can be forwarded to Montgomery County Central Permitting at 910-572-3304, Ext. 1432 or daniel.jones@montgomerycountync.gov.

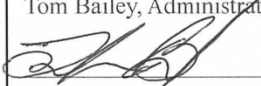
Certificate of Publication

Montgomery County, North Carolina: Tammy Dunn, Editor of the Montgomery Herald, a newspaper in Montgomery County, State of North Carolina, being duly sworn, deposes and says that the Advertisement or Notice in the action entitled.

SUP-02-2026- Goins, Seawell, and Haynes

was Duly Published in the Montgomery Herald once a week for 3 week(s) beginning Aug 05, 2026 and ending Aug 19, 2026.

Tom Bailey, Administrator

 , Administrator

The Montgomery Herald

Sworn to before me this the 20th day of

August, 2026.

Jeri Burleson, Notary Public

My commission expires June 6 2028

JERI BURLESON
NOTARY PUBLIC
Stanly County, North Carolina
My Commission Expires June 6, 2028



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- **Concept Images (Note: “Monthly Sites” & “Storage Area” are not permitted. The applicant is aware.)**





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- **Concept Images (Note: “Storage Area” not permitted.)**





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Special Use Permit Application

APPLICATION NO. SUP-02-2026

Fee Amount \$300.00	Receipt# _____	Date Received _____	Initials _____
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Name of Applicant	Paul G Goins				Name of Owner	Paul Goins, William J Seawell and Richard Haynes			
Address	109 N				Address				
City Troy		State NC	Zip 27344		City		State	Zip	
Home Phone 910-783-6105		Business Phone			Home Phone		Business Phone		

Parcel Identification Number(s): 7519-00-19-2517	Land Use Plan Designation: Residential Vacant Land
Existing Use: Vacant	Proposed Use: Campground
Existing Zoning: Residential	Property Size (Acres) and Area Dimensions (if known): 18.53 acres
Property Address: 109 N Trow	Is the property located in floodplain according to local FEMA map? XX
The following is requested (check one): XXSUP ☐ SUP- Temporary	



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Proposed special use requested and reason why (use separate sheet if more space is needed or to provide more detail):

My business partners and myself would like to build an RV Park and campground on this property. The first phase of construction would be 18 full hookup campsites and a bathhouse and small laundry facility. The 2nd phase of construction would be an additional 12 to 15 full hookup sites. The number of sites in the 2nd phase would be determined by the water flow. Piedmont Environmental has conducted the soil work and the soil on this property is very good. Summey Engineers are in the process of conducting and completing a site plan for the project.

****A site plan or plat prepared by a certified surveyor showing the dimensions of the parcel with all existing structures, setbacks, adjacent streets, driveways, water, sewer/septic facilities, buffering, and location/type of existing vegetation and buffers on property for the special use, must be submitted with this application. Also submit a draft of any existing or proposed protective covenants whereby the owner proposes to regulate and otherwise protect the property and a draft of easement declarations concerning maintenance of the land and/or facilities. ****

Establishment of the burden of proof relevant to the issuance of a SUP

All seven (7) conditions (below) must be met in order for the Board of Adjustment to grant a special use permit. Please speak to these seven (7) conditions individually, citing fact. Use an additional sheet if needed:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare.

My partners and I are retired law enforcement officers. Public health, safety of our clients, neighbors and general public will always be our first thought. Nothing that we do with our business will be detrimental to the moral, comfort or general welfare.

2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.



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Planning and Zoning Department

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Phone • (910) 572-3304 Fax • (910) 576-0043

We intend to be good neighbors, and we will go above and beyond to be seen as good neighbors. We intend to increase the property values of not only our property but the property around us. We will maintain a very clean and respectful operation at all times.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

We believe that our project will bring attention to a very valuable resource in Montgomery County NC. Uwharrie National Forest is an awesome place that we will bring attention to and hopefully we will bring a lot more people to the area.

4. That the exterior architecture appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values with the neighborhood.

Our intention is to maintain a very clean and family-oriented environment. We believe that our project will not only enhance the local area but all of Montgomery County. We want it to be a place that the neighbors and the Montgomery County community are proud of.

5. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

We are working with experts for all roads, utilities, drainage and necessary facilities are done in a profession way. Our engineer has developed a site plan and we will use that site plan to do everything correctly and approval.

6. That adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.

Our engineer has developed a site plan and we have a local grader that will follow the plan to put in the access road that is best for our clients and other traffic in the area.



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7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Adjustment.

All the work we do will be after inspection and approval by the appropriate board or agency in Montgomery County.

Owner/Applicant Must Read and Sign

Affidavit: The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief, WITH THE UNDERSTANDING THAT ANY INCORRECT INFORMATION SUBMITTED MAY RESULT IN THE DELAY OR RESCHEDULING OF THE REQUIRED PUBLIC HEARING AND MAY RESULT IN THE REVOCATION OF THIS APPLICATION. ***I understand that a representative or I must attend the Board of Adjustment meeting.*** I hereby authorize the County of Montgomery to review this request, visit the site, and contact any appropriate design professional in relation to questions generated as a result of the review.

Print Name (Property Owner)

Daytime phone number of contact

Signature of Property Owner

Date

Print Name (Applicant or Agent)

Daytime phone number of contact

Signature of Applicant or Agent

Date



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Campground Information

We are looking at completing the sites and most of the construction in 2 phases.

The 1st phase will consist of 18 full hookup campsites, and a bathhouse with a laundry facility.

The 2nd phase will consist of 12 to 15 additional full hookup sites. The number of additional sites in based on water flow. We have to stay under 3300 gallons a day or it costs us a lot more money.

We will run a clean and family-oriented campground. We may hire a camp host and allow them to stay at the campground. We may do 4 or 5 monthly rental sites but nobody other than the camp host will be able to live at the campground. The campground will be for nightly rentals.

We are not going to say no alcohol but if you drink it must be in a cup or koozie. We will not allow belligerent or disrespectful drunks on our campground. We will remove them ourselves.

We eventually want a pavilion on concrete so families and gather and eat together. We would also like to offer some Sunday morning church services or Saturday night Bible Study.

We will have quiet hours between 10pm and 7am on Monday through Friday and 10pm until 8am on Saturday and Sunday.

If you are outside during quiet hours you must stay in the area of your campsite and keep the noise down, so you do not disturb other quest.

Quest will be required to keep their campsites clean and neat.

We plan to hire a landscaping company to clean the land, plant flowers and pretty trees to make the place as appealing as we can get it. We expect it to stay that way.

We intend to work with the local wineries, Star Works, Economic Development and any other group we can to highlight the Natural Resources around Uwharrie National Forest and Montgomery County.

We will make ourselves available to the neighbors and local community to address any concerns they have and to make this a success for us and them.