RICHMOND COUNTY, NORTH CAROLINA
Richmond County Planning/Zoning
221 South Hancock St~ P.O. Box 504
Rockingham, NC 28380
910-417-4904

February 9, 2016 7:00PM

The Richmond County Planning and Zoning Board met for a Regular Meeting on Tuesday, February 9, 2016 at 7:00 P.M. with the following present: Harvey Melton, Richard Williams, Tim Hayden, Fred Morris, Gerald Witherspoon, Greg Norton, Mark Savage

I. Call to Order

Meeting was called to order at 6:58 pm by Harvey Melton. Invocation was given by Fred Morris

II. Approval of Agenda

By a motion of Greg Norton seconded by Gerald Witherspoon and by unanimous vote, Motion carried

III. Approval of Minutes of Prior Meeting

By a motion of Gerald Witherspoon seconded by Greg Norton and by unanimous vote, Motion carried

IV. Board of Adjustments

1. CUP 2016-1: Request to convert a non-conforming pre-existing building to residential use per section 5.5 of the Richmond County Ordinance. Pin number for the parcel is listed as 747504716766 in the Richmond County Tax Office.

Public Hearing was opened by Harvey Melton at 7:00 PM. Mr. Melton read the case law summary statement
Tracy Parris was sworn in and read the case report summary.
In early 2009, Mr. Ussery came in front of the board and requested to convert a commercial building into a residential duplex. At that time, there was nothing in the ordinance which allowed him to convert. Tracy Parris explained that in May of 2009 after the variance was denied a text amendment was approved. This allowed the guidelines to be opened for Mr. Ussery to go before the board again to request conversion of commercial property to residential duplex.

Michael Ussery was sworn in and requested the board to consider approval of conversion of commercial building into residential duplex.

Harvey Melton closed the Public Hearing at 7:16 pm.

After due discussion, Fred Morris made a motion to approve the application under section 5.5 of the Richmond County Zoning Ordinance. Mark Savage seconds the motion. Board unanimously approved.

V. Planning Board

Zoning Board of Adjustments discussed final revision of Solar Farm draft ordinance. In addition they discussed amendments they wish to add into section 8.F of the Richmond County Zoning Ordinance with respect to accessory dwelling units.

VI. Staff Comments

Tracy Parris introduced Dena Cook as the new clerk for the Planning and Zoning Board. She explained that Dena is the Clerk to the Board of Commissioners and that this falls in line with her duties as a clerk.

VII. Board Comments

After discussion about text amendments, the board asked Tracy Parris to compose a draft of the changes to present before them at the next scheduled meeting.

VIII. Adjournment

By a motion of Greg Norton seconded by Gerald Witherspoon and by unanimous vote, Motion carried