



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

July 12, 2016 7:00PM

The Richmond County Planning and Zoning Board met for a Regular Meeting on Tuesday, July 12, 2016 at 7:00 P.M. with the following present: Harvey Melton, Tim Hayden, Fred Morris, Gerald Witherspoon, and Debra Parsons- Not present: Richard Williams, Greg Norton, and Mark Savage

**I. Call to Order**

Meeting was called to order at 7:00 pm by Harvey Melton. Invocation was given by Fred Morris

**II. Approval of Agenda**

By a motion of Gerald Witherspoon, seconded by Tim Hayden and by unanimous vote, Motion carried

**III. Approval of Minutes of Prior Meeting**

By a motion of Gerald Witherspoon seconded by Fred Morris and by unanimous vote, Motion carried

**IV. Board of Adjustments**

1. CUP 2016-2: M & N Electrical Services Inc. is requesting to relocate their electrical business to (4102) Highway 1 North Hoffman. Pin number for the parcel is listed as 844700429608 in the Richmond County Tax Office.

Public Hearing was opened by Harvey Melton at 7:02 PM. Mr. Melton read the case law summary statement Tracy Parris was sworn in and read the case report summary.

M & N Electrical Services Inc. would like to build a 50' x 80' building on parcel 844700429608. This will be a large warehouse for storage of materials and equipment along with offices at the front of the building. There will be lighting and buffering in accordance with the Richmond County Ordinance. The property is currently owned by True Church of God in Christ and a letter with intent to sell is included in the packet. Mr. Miloncus has owned the

business for 10 or more years and currently rents a building in Cordova where he operates the business.

Zoned-Rural Residential with Highway Commercial Overlay

Water shed requirements have been met.

Mike Miloncus- owner  
156 Butler Circle  
Rockingham, NC 28379

Business has been operating in a 30' x 30' building since 2004. We have outgrown this building.

Harvey Melton closed the Public Hearing at 7:14 pm.

By a motion of Fred Morris seconded by Gerald Witherspoon and by unanimous vote, Motion carried

2. CUP 2016-3 D & K Skull Mounts (David & Kelli Barbary) is requesting to operate a licensed taxidermist skull mounting business at (795) North US Highway 1 Rockingham. Pine number for the parcel is listed as 748301495845 in the Richmond County Tax Office.

Public Hearing was opened by Harvey Melton at 7:15 PM. Mr. Melton read the case law summary statement

Tracy Parris was sworn in and read the case report summary.

D & K Skull Mounts has been operating their business from their personal home for over four years. Their business is part-time in the nature and seasonal for the most part, although operational seven days a week. Their inventory has increased to capacity, which no longer qualifies as a home occupation. The business has relocated to Highway 1 North. At this time, they specialize in skull mounts only, but would like to expand into deer processing business. Both businesses are included on the site plan.

David Barbary  
1901 Wheat St  
Rockingham, NC 28379

Started as a hobby and has now turned into a second full time job. Five to Six months of processing.

Fred Morris asked where you receive the skulls to be processed.

Tracy Parris stated that there is little traffic. Business is more like a drop off of skulls. Customers don't usually stay around. It will be a sales and service office.

Tim Hayden asked who will be regulating the business. Will the Health Department will be responsible.

Tracy Parris stated that the Health Department would be the ones to regulate the business.

David Barbary stated that he does processing and it is a drop off and leave business. This is a good location and trucks will enter one way and leave another way. I will put remains in a dumpster that will be picked up on Mondays and Thursdays weekly. I can put lime in the dumpster to cover smell but it is minimal from the skulls. Customers will drop off and tell us what they want and pick up later date.

Kelly Barbary  
1901 Wheat St  
Rockingham, NC 28379

Supports her husband with this business, three years ago he overturned an 18 wheeler. Every day we choose to choose life because this has been a dream of his to get away from his job, but still be able to support his family. He works hard and I ask that you consider this request.

Public Hearing closed at 7:21 pm.

Fred Morris has reservations concerning site survey that was provided. He states that freezer on the east side appears to be only 12 feet from property line of the occupant on the right side (east).

David Barbary stated that he could move freezer to the left side of the property.

Fred Morris amended the motion-pending site plan that shows set lot lines  
By a motion of Gerald Witherspoon seconded by Tim Hayden and by unanimous vote, Motion carried

3. CUP 2016-4: Sellers Farm Solar LLC is requesting to build a ground mounted solar farm on SR 1610 Peggy Mill Road, Hamlet. Pin number for parcel is listed as 840100026793 in the Richmond County Tax Office.

Public Hearing was opened by Harvey Melton at 7:28 PM.

Mr. Melton read the case law summary statement

Tracy Parris was sworn in and read the case report summary.

Sellers Farm Solar LLC is requesting to build a ground mounted solar farm on parcel 840100026793. The remaining acreage lies within the ETJ of the City of Hamlet. Sellers Farm Solar LLC will seek approval through the Richmond County Board of Adjustment CUP process as well as the City of Hamlet.

David Neill  
Attorney w/Smith, Moore, and Leatherwood  
Raleigh, NC

Site is 42 acres of which 35 acres in County and 7 acres in Hamlet. Mass majority of the structure will be within the County. We are coming to the County first then going to City of Hamlet. We are obtaining all of the needed applications from both locations. We are working with Building Inspector and Department of Transportation. The Sellers have owned the property for 23 years. They are under contract to purchase. Tonight, the following have joined us for the meeting. Gerry Dudzik, CCO of Carolina Solar Energy, George Retschle, PE and Thomas Hester, MAI. There was a neighborhood dinner held on June 27, 2016 at the Hamlet Depot. There were only 2 neighbors that attended the meeting and there were no objections.

Gerry Dudzik, CCO of Carolina Solar Energy II, LLC  
139 Kingston Drive  
Chapel Hill, NC 27517

I am a partner in Carolina Solar Energy II, LLC. This is a renewable energy company that specializes in the development and construction of utility scale commercial photovoltaic solar distribution energy projects in the United States. My responsibilities at CSE include project proposal development. I have been in the solar energy business for over 12 years. I am familiar with the aesthetics and operations of solar farms around North Carolina. The Sellers Farm Solar LLC proposes to construct a Ground-Mounted Solar Collector System on the 41 acre tract of land located off Old Laurinburg Road northwest of the intersection of Batton Road with Old Laurinburg Road. I am familiar with the proposed Ground-Mounted Solar Collector System use, including this Conditional Use Permit request. I have reviewed the applicable provisions of Section 6, et seq. of the Richmond County Zoning Ordinance pertaining to conditional use permits and standards for development of a Ground-Mounted Solar Collector system recently adopted by the County on June 7, 2016. At the end of the Solar Farm's useful life, the remaining solar infrastructure will be removed and the site restored to its original condition by the developer pursuant to the decommissioning plan approved by the Planning Department.

George Retschle, PE  
221 Providence Road  
Chapel Hill, NC 27514

I am a licensed NC professional engineer. I am president of the engineering firm of Ballentine Associates, PA located in Chapel Hill, North Carolina. The Sellers Farm Solar LLC complies with the minimum building setback in accordance with the Solar Ordinance and depicted on the Site Plan- 50 feet on the rear and side yards where it abuts residential property and 65 feet in the front yard where it abuts the public right of way. No structure exceeds 20 feet

in height excluding electrical transmission lines and utility poles. The active area of the proposed Solar Farm will be enclosed by a 6 foot chain link security fence with 3 strands of barbed wire across the top. It will be accessible 24/7 by emergency officials via a secured entrance gate from Old Laurinburg Road. Vegetative screening buffers will be provided with new plantings or existing vegetation where the site adjoins residential uses, or proposed residential uses at the time of construction, and all public rights-of-way pursuant to Section 4.16 of the Zoning Ordinance and as depicted on the Site Plan. All access to the site will be from Old Laurinburg Road. This site will generate less traffic than 1 single family home once operational. The site will be constructed in a single phase. There will be no on-site refuse or service areas proposed as this is an unmanned facility. The sound of the solar farm will not be noticeable in the community. Any sounds generated by the solar farm at the property line will be at a similar sound level to sounds already existing in the community.

Thomas Hester, MAI  
Owner, Hester & Company  
Raleigh, NC

I have visited the site for this solar farm. It is going to be the same as the other 30 to 40 sites that have already been built. I examine how a solar farm looks and how they fit with the neighborhood. I have compared sale prices of property and there has been no effect on the sale price of the residences near solar farms. The solar farms are being built with the natural vegetation around them so it doesn't have any impact on the property value. The solar farms do not disrupt the neighborhood in which they are built in. The traffic is minimal once the construction process is completed.

Public Hearing was closed at 7:50pm

By a motion of Fred Morris seconded by Tim Hayden and by unanimous vote,  
Motion carried

V. Planning Board

Planning Board discussed final revision from the Solar Farm Draft Ordinance, which was approved by Commissioners in their June 7, 2016 public meeting. In addition the Planning Board 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  
No Comments

**VII. Board Comments**

Gerald Witherspoon asked about tiny homes and patio homes. Tracy Parris stated that she would have information next meeting. Tim Hayden asked about footage set back. Harvey Melton asked about how people should be addressed during meetings. They will be addressed by last name.

**VIII. Adjournment**

By a motion of Gerald Witherspoon seconded by Tim Hayden and by unanimous vote, Motion carried.

Meeting closed at 8:01pm