

**RALEIGH COUNTY PLANNING AND ZONING COMMISSION**

**MINUTES**

November 19th, 2020

Mike Tyree called the meeting of the Raleigh County Planning and Zoning Commission to order. The meeting began with roll call and the members present were Kevin Reedy, John Sadowski, Gavin Ward, Jim Woods and Tim Kosut.

**Minutes** - John Sadowski made a motion to approve the minutes of October 15th 2020. Second by Kevin Reedy. Motion carried unanimously.

**Old Business**

**Ritchie Redden-** Minor Sub-division was presented on October 15<sup>th</sup>, Mr. Redden came back to address some changes to what had been approved last month on property located at 285 Old Cline Road. Ghent, Shady Spring District, Tax Map 42, Parcel 3.3, Raleigh County. The new request was to keep the frontage the same but to allow the depth of the first three splits to only go back 130 feet, leaving the residue to the fourth parcel. Kevin Reedy made a motion to approve, second by John Sadowski, Motion Carried.

**New Business**

**Rhodell-** I informed the commission that, what used to be the town of Rhodell, would soon be turned over to the county as they were seeking to give up their charter. Zoning for this area was discussed and Jim Wood made a motion that when this issue is resolved along with the required hearings and suggestions from the public, to consider (R1) Rural/Residential for this area as there are currently no businesses operating at this time. Second by Gavin Ward. Motion Carried.

**Ordinance Discussion-** Allowance of **tiny homes in Mobile Home Parks** was discussed and a vote will be upcoming in the future.

Allowance of **Tiny Home Sub-divisions** were discussed. It was discussed that 4,000 square foot would be the minimum lot size, of which 50 foot frontage would be required. All other provision of the major sub-division ordinance would apply. Minimum house/Structure of 300 to 719 Square feet that would apply to the entire sub-division.

**Solar Usage-** Residential usage on structures was discussed. Suggestion were made to allow usage in (R2) zones to back roofs and back yards in this zone. It was suggested that in (R1) areas we apply setbacks from property lines of 25 foot in the front, 10 foot on sides and rear yards.

They're being no further business the meeting was adjourned.