

**Minutes**  
**Planning and Zoning Board**  
**Foxfire Village Hall**  
**Regular Meeting**  
**Tuesday, October 28<sup>th</sup>, 2025**

**1.Call to Order**

- The meeting is called to order by Chairperson Jarusinski at 6:00pm

**2. Record members/others present**

Members present: Jarusinski, Montes, Kuebler with none absent.

**3. Approval of Minutes of Special Meeting held 8/21/25**

- Meeting minutes from the last meeting on 8/21/25 are not available yet. The minutes from the last meeting and this meeting will be available in November.

**4. Public Comment**

There was no public comment

**5. Old Business:**

None

**6. New Business:**

**Minimum lot size to have horses in Foxfire Village Zones**

- Member Jarusinski has been approached by 2 landowners actively selling homes and a 2 area realtors in the RA5 (ETJ) about the six-acre minimum for horses and finds cause to discuss the six-acre minimum in consideration of change. The landowners and realtors complain the six-acre minimum devalues homes and lots without reasonable cause, especially with the rest of the county, with the only exception of Southern Pines ETJ, not having this harsh of restrictions. And without cause also being sited is the absence of equine industry standards recommending six acres or more per two horses.

## **Discussion of Current Regulations under Foxfire Village UDO Section 21-8-9- Animals**

- Horses may be kept in EU, RF200, RA5, and RE if the lot meets the six-acre minimum.
- The maximum number of horses allowed is two for the first six acres, plus one horse for each additional two acres.
- Barns, sheds, etc., must be 150 ft from any property line that abuts residential zoning.

### **Concerns and Opinions**

- Consulted Village Council member believes the minimum should be 10 acres but Foxfire Village settled on the 6 acre minimum when the UDO was written. Opinion is due to the nature of the land in Foxfire, stated concern is the land is sandy and may not provide enough foraging on five acres for horses.

### **Research:**

#### **State Recommendations and Local Context**

- NC State Cooperative recommendation is 1 horse per 2 acres for pasture grazing. -

#### **Attachment A- Given to Board**

- RA-5 zone was created from Existing ETJ to protect Foxfire Village and keep with Moore County abutting zoning in the event of NC State Legislature removal of ETJ-we have already regulated minimum lot size to 5 acres in the ETJ- it stands to reason that RA-5 would match or at least consider Moore County RA-5 and RA equine zoning regulations – Equestrian rules for Moore County RA and RA-5 (the replicated Moore County zoning abutting Foxfire RA-5) only requires one acre to have horses with no restriction or limit on how many. For additional consideration, the Moore County RE district widely known as “Horse Country” has the same, much more lenient equine regulations -Attachment B – Given to Board

#### **Hoffman Road Property Example**

- There is a 5-acre horse property on Hoffman Road (135 McDuffie Ln) that serves as an example of what can be done on that size lot-Photo Example Attachment C - Given to board
- The property includes a horse paddock, a dry lot, a house, and a barn.
- The owner has two horses on the 5 acre lot without unsightly or degraded property or pastures for at least 22 years.

## **Horse Ownership Regulations Throughout Moore County**

- Moore County: One acre with no limit on number of horses.
- Vass: Five acres with one horse per acre.
- Pinehurst: 5 acres, no horse limit.

- Southern Pines: 10 acres unless grandfathered in before December 1989 (4.59 acres with no limit on horses).
- Aberdeen: Five acres, one horse per half acre fenced.
- Foxfire: Six acres with a two-horse limit, plus one horse per additional acre.
- Robbins: Five acres with no horse limit.
- Whispering Pines: Four acres with no horse limit.

### **Proposed Changes to Horse Regulations**

- Recommendation to move the minimum lot size to five acres to have a horses in all zones that currently allow horses/equestrian in Foxfire Village UDO to maintain 5 acre property maximum valuations and alleviate owner hardship. In addition, bring Foxfire more into line with Moore County RA-5/RE zoning and Pinehurst ETJ Zoning
  - Two horses limit allowed on the first five acres, with one additional horse allowed per additional acre.
- Recommendation to reduce the setback for barns from 150 feet to 75 feet from residential zoned lot lines that abut equestrian allowable properties.

### **Motion to Recommend Changes**

- Jarusinski made a motion to recommend the proposed changes to the Foxfire Village Council.
- The motion was seconded by Montes and passed vote by all in favor, none opposed.

### **Procedural Improvements for Future Meetings**

- The chair wants to send out the agenda and backup information ahead of time.
- This will give members the ability to do their own research prior to the meeting.
- This will also allow members to bring their own information to a proposal.

### **Adjournment**

- Motion to adjourn is made by Jarusinski and seconded by Kuebler, and passed vote by all in favor, none opposed.
- Meeting Adjourned at 6:33p

**Attachments :**

Attachment A: NC State : [Forages for Horses By Damon Pollard](#)

Attachment B : [Moore County Rural Equestrian Zoning Fact Sheet](#)

Attachment C:

135 McDuffie Ln, Jackson Springs (Hoffman Rd Property)

