

MINUTES
OF THE PLANNING AND ZONING BOARD
REGULAR MEETING
Foxfire Village Hall
Tuesday, November 15, 2022

1. **Call to Order:**

Chairwoman Gilroy called the meeting to order at 5:30 p.m.

2. Gilroy, Jackson, Taylor present.

3. **Approval of Minutes:**

Taylor moved to approve Minutes of Regular Meeting on 10/25; Jackson seconded. Minutes were approved.

Taylor moved to approve Minutes of Special Meeting on 11/1; Jackson seconded. Minutes were approved.

4. **Old Business:**

UDO Table

The Board reviewed UDO Table 6.1. Allowable Uses. Chairwoman Gilroy explained that this will be presented to the Council as a new document because it would be very confusing to go over it otherwise, as a result of the many changes made to the previous version. References will be made to highlights, such as Food Services and potential Conditional Zoning.

Conditional Zoning

Conditional Zoning was then discussed, going over definitions and examples. In cases when mixed development was to be proposed, PUD regulations would be applied. For example, Conditional Zoning would most likely be used in Retail, Finances or Banking, and/or Food Services, Professional Services, and Community Services, as long as there is no mixed-use development involved.

Windy Ridge

Chairwoman Gilroy gave a short update on the Windy Ridge Development. Chairwoman Gilroy went over the details of the Final Plat:

Septic tanks will be built on each individual lot and included on each building plan.

The Water Tower will be buffered on two sides to hide the fence.

The lots will be ready to sell after the Final Plat is submitted to the Planning and Zoning Board at the beginning of the new year.

5. New Business:

Public Use Zoning District

The Board was assigned to look at other municipalities to see how they define/name their public use districts; in other words, property owned by a village or town.

(Jackson was assigned Aberdeen and Southern Pines; Taylor was assigned Whispering Pines; and Gilroy was assigned Pinehurst).

Schedule PZ New Board Member Training Session

A training session for new board members will be scheduled for January. The Board will need to select a new Vice-Chairperson.

6. Adjournment

The meeting was adjourned by Taylor, seconded by Gilroy with no further business to take care of at 6:40 p.m.