

MINUTES
OF THE PLANNING AND ZONING BOARD
REGULAR MEETING

Foxfire Village Hall
Tuesday, February 21, 2023

1. Call to Order:

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

2. Record members/others present

Gilroy, Jackson, Jarusinski, Taylor and Pahner present.

3. Approval of Minutes:

Minutes of 1/17/23 were approved. Moved by Taylor, seconded by Gilroy.

Minutes of Special meeting held on 1/31/23 2343 approved. Moved by Gilroy, seconded by Taylor.

4. Old Business:

Conditional Zoning

The final of this document was reviewed in detail. This discussion included the following:

Section E. Conditions and Requirements, specifically “dimensional standards”: - this will be defined as it is contained in the definitions of “dimensional standards” in the UDO

Section H. Submittal of Sketch or Site Plan,- this section heading will conform to the “Sketch or Site Plan definition contained in the UDO.

Section K. Expiration of Conditional Zoning; - It was agreed that 18 months is sufficient time for building to occur; otherwise, the Conditional Zoning permit will expire.

Public Use Zoning District

The draft for this new zoning District was reviewed. This zoning district will include a “Special Purpose Recreation” section – to accommodate a pool, the park, and a golf course.

It will also include “Community Service and Health” section to accommodate utilities and the administration building.

The Public /Municipal Use Zoning District will further be discussed at a future meeting.

Windy Ridge Update:

Chairperson Gilroy gave an update on this development as follows:

- A. There are major draining issues on the road at this development, which will have to be addressed.
- B. The final plat will be submitted in six weeks.
- C. The houses at this development will be approximately 2,000 sq. ft. at a price of \$400,000. The lots will be approximately \$75,000 each. The developer will start by developing three houses, although there will not be any model homes.

5. New Business

Nursery and Landscaping will be included in table 6.1 of the UDO and will be made allowable in RA and RA5. This will be considered by the Council, along with the other changes in table 6.1 in late April or early May.

An **additional Training Session** for the Planning and Zoning Board will be scheduled in the near future.

6. Adjournment

The meeting was adjourned at 6:40 by Taylor, and seconded by Jarusinski.