

MINUTES
FOXFIRE VILLAGE PLANNING & ZONING BOARD

REGULAR MONTHLY MEETING

March 16, 2015

Call to Order:

Meeting was called to order by Chairperson Mary Gilroy at 6:35 p.m.

Roll Call:

Roll call was taken by Secretary David Meldrum and P & Z Board members Mary Gilroy, Donald Boito, Steve Martin, Beckie Pahner and David Meldrum were present.

Others Present:

None.

Approval of Minutes:

Minutes of the February 16, 2014 Board meetings were reviewed. Motion to approve the minutes was made by Don Boito Steve Martin, seconded by and approved unanimously by all Board members.

Old Business:

Beckie Pahner informed the Board that she will be talking to Village Clerk Lisa Kivett about the best way to get the zoning information brochure to lot owners and households living in the Village or the ETJ.

Equestrian vs. Residential Zoning Concerns:

Chairperson Gilroy talked to the Village Counsel since our last meeting about the possibly of establishing a new zoning category. Mary informed us that the Council was not in favor of establishing any more residential zone categories.

Steve Martin believes we could accomplish what we wanted to do involving Grand Pines Estate lots by changing equestrian zoned lot setbacks and establishing a smaller minimum lot size for equestrian zoned property. This would solve any conflicts between Equestrian and Residential zoned property in the rest of the Village. Ideas for accomplishing this included:

- Establish a 2.5 acres minimum lot size for Equestrian with a 75 feet setback on all sides, or
- change RS-40 zoning ordinances to allow for more accessory buildings for larger lots, or
- make all the lots in Grand Pines equestrian zoned and change the setback to 100 feet from 200 feet for Equestrian property lines abutting RS-30 or RS-40 zoned lots.

Mary will make changes to Equestrian Unit zoning ordinances and e-mail them to us prior to our next meeting.

Recreational Zoning District:

We had a brief discussion on a long standing desire to rezone Brown Golf's Foxfire Resort and Golf courses to Recreational from RS30. It was felt that Brown should not have a problem when the Planning and Zoning Board recommends this change because the Country Club of Whispering Pines golf course are zoned Recreational.

A motion was made by Don Boito , seconded by Steve Martin and unanimously approved, to recommend to the Village Council that they approve rezoning the Village Green Park, Foxfire's two golf courses and five lots making up part of the golf courses, to the Recreational District.

Land Use Plan:

It was decided to use the Land Use Plan ("LUP") developed in 1980 as a guide and update it to today's situation rather than start from scratch. The six parts of the LUP were assigned to each Board member as follows:

Part 1 & 2 – Steve Martin

Part 3 - Mary Gilroy

Part 4 – Beckie Gilroy

Part 5 – Don Boito

Part – 6 Dave Meldrum

With no other business, a motion to adjourn was made by Beckie Pahner, seconded by Mary Gilroy and unanimously approved at 8:15 P.M.

Respectfully Submitted,

David E. Meldrum, Secretary