

FOXFIRE VILLAGE PLANNING & ZONING BOARD

REGULAR MEETING

March 21, 2016

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 all P&Z Board members were present.

Others Present:

Janice Gregorich, Debbie Ramos, Nicole Xanders and Mary Xanders were present. Janice Gregorich will be joining the P&Z Board effective April 1, 2016 because of the resignation of David Meldrum as of March 31, 2016. Debbie Ramos from Grand Pines was there because of concerns about any size limitations on accessory buildings which would impact her property. Nicole and Mary Xanders of Foxfire Village were there because of concerns about the location of any future waste treatment plant on the old Stonehill Pines property. Chairperson Gilroy addressed their concerns before moving onto old business.

Approval of Minutes:

Minutes of the February 11, 2016 Board meeting were reviewed. Motion to approve the minutes was made by David Meldrum, seconded by Tom McClellan and approved unanimously by all board members.

OLD BUSINESS

Land Use Plan ("LUP")

Chairperson Gilroy reported that she is currently working on a spreadsheet to be made part of the LUP listing the number of lots developed and undeveloped for each category of zoned property in Foxfire Village.

Housing Minimum Square Footage Requirements

A discussion ensued about the minimum square footage requirements for residential housing in RS, RA and RE zoned property recommended to the Village Council versus the Council's wish to have the minimum square footage for RS 30 and 40 and RE zoned property higher than was recommended to the. Some Board members felt the Council was attempting to protect property values on homes having 2,000 square feet or more at the risk of reducing housing construction activity and more affordable housing.

Beckie Pahner stated that houses in Foxfire have been primarily selling in the \$190,000 to \$240,000 price range; and interior building lots selling as low as \$15,000 and golf course frontage lots going for \$30,000+. With the minimum cost of building a stick home reported at \$110 a square foot the cost of building a 2,000 square foot home in Foxfire would total between \$235,000 and \$250,000 or at the top of where housing has been selling for in Foxfire. It was also pointed out many households do not want, need or cannot afford a 2,000 square foot home. Dave Meldrum said that the new housing development on Route 5 in Aberdeen, near the County's garbage

collection area, would be a good example of the cost of a bare-bones 2,000 square foot houses on small lots in less than a desirable area.

Dave Meldrum made a motion to again recommend to the Council our original minimum square footage recommendations for RS-20, 30 and 40 zoned housing and change the minimum square footage for RA zoned property to a minimum of 1,500 square feet. The recommendation passed in a three-to-two vote with Dave Meldrum, Mary Gilroy and Beck Pahner voting yes for the motion. Steve Martin and Tom McClellan voted against the motion.

Accessory Building Ordinances

Board members reported on ordinances of other towns in Moore County pertaining to accessory structures maximum sizes permitted which varied from no apparent controls to a maximum size based on primary residence square footage size.

After some discussion it was generally felt accessory structure size limitations should be based on lot size and not home size approach; which would allow people to have more use of their property. Chairperson Gilroy suggested we think about how to accomplish goal at our next meeting.

With no other business, a motion to adjourn was made by Tom McClellan, and seconded by Steve Martin, and unanimously approved at 8:30 P.M.

Respectfully Submitted,

David E. Meldrum, Secretary