

**Planning and Zoning Board
Foxfire Village Administration Office
Regular Meeting
Tuesday, April 16, 2019 at 3:00 P.M.**

Call to Order: The meeting was called to order by Chairperson Mary Gilroy at 3:05 P.M.

Roll Call: Roll call was taken by Beckie Pahner.

Present: Mary Gilroy, Tom McClellan, Janice Gregorich, and Beckie Pahner

Reading and Approval of Minutes: Motion to approve the regular meeting notes of March 19, 2019 was made by Janice Gregorich, and seconded by Mary Gilroy, and unanimously approved by all.

Old Business:

Solar Ordinance: The board discussed making possible revisions to the conditions for solar farms, such as; limiting the size of the solar farms, or basing the size of the solar farm on a percentage of the total acreage, increasing the setbacks, increasing the opacity of the screening, and requiring screening on the front, sides and back of the solar farm to better protect adjacent property owners.

Detached Guest Quarters: The board continued their discussion on guest quarters and reviewed the talking points from the last meeting. The board felt it important to add that the height of the detached guest quarters shall not exceed the height of the main residence. The board discussed landscaping, pertaining to detached guest quarters. The board reviewed the language in Sec 6.24 as it applies to the landscaping for single family homes and accessory buildings, and felt the requirements were sufficient and shall also be applied to building detached guest quarters.

Hardscape: The board defined hardscape, then discussed various types of hardscape, such as: decorative corner fencing, arbors, gazebos, pergolas, wooden decks, decorative walls, garden walls, stone steps, walkways, patios, pavers, exterior water features made of stone, clay pot, ceramic, and DIY fountains. The board will continue to discuss factors such as setbacks, height limitations, and how hardscape might be incorporated into the present ordinance Sec 6.2.4 Landscaping.

Janice Gregorich brought up the need for the board to discuss the clearing of lots, and the possible ground cover damage or potential drainage problems that could occur as a result of builders preparing and grading unimproved lots for new construction. The board will look at creating language that will require the restoration of any ground cover disturbances.

New Business: Mayor Mick McCue joined the meeting to bring the board information on several bills that are pending before the state legislature concerning home building square footage, tax exemptions for home builders, clear cutting, and other issues that would impact the power and authority of local governments. The board decided to revisit the Land Use Plan to insure that the present language best protects the vision for Foxfire Village.

Adjournment:

- A motion to adjourn was made by Tom McClellan, and seconded by Janice Gregorich, and unanimously approved by all. The meeting was adjourned at 4:45 P.M.

Submitted by,

Beckie Pahner

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