



2016 Land Use Plan Foxfire Village, North Carolina

Village Council

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INTRODUCTION

1.1 Background

The Foxfire Village Land Use Plan (LUP) is the product of a joint effort by a Citizen Advisory Committee (CAC), Planning and Zoning Board and elected officials. The CAC consisted of citizens representing a wide range of interests and occupations and representatives of the Planning and Zoning Board. The work of these groups included evaluating issues facing the Village, agreeing on a common vision for the Village, developing goals and objectives for the LUP, developing the LUP's basic concepts and drafting the LUP Map.

Prior to developing the LUP, an ad hoc committee developed a Long Range Plan (LRP) for the Village in 2011-2012. Citizen survey data from the LRP was referenced in the development of the LUP.

This LUP replaces the prior plan completed in 1980. The new LUP has the following emphasis:

- A very strong focus on rural residential design. Meetings with citizens revealed that more than anything else, Foxfire Village residents care about the appearance, design, and form of their community. The LUP provides guidance, clearly defining the vision for future development.
- Provides flexibility in the arrangement of future land uses by promoting a sense of community while avoiding strip development. Strip development is avoided by encouraging the creation of a Village Center. The Village Center is intended to be mixed-use, supporting resident needs by including commercial, office and multi-family housing (duplexes, quadraplexes and townhomes) clustered together in a village-like manner.
- Provides guidance for the development and appearance of roads and development of horse trails as appropriate.

The LUP describes the official vision of the physical form and appearance desired for the Village as it grows over next 20 years:

- The geographic arrangement of various land uses within the Village, including the arrangement of commercial, office, and residential land uses;
- The desired characteristics and qualities of community form;
- Future roadways and their design;
- The design, appearance, and aesthetics of the Village environment

1.2 Definition, Usage, and Standing of the Plan

As a policy document, the LUP serves a different purpose than a Village ordinance. While both are officially adopted by the Village Council, ordinances and their amendments are legally-binding procedural rules and statutes governing the municipal government and its citizens. The LUP is a non-binding, official statement by the municipal government of its land use vision, policies, and intentions. The LUP is the Village's official declaration of the desired characteristics and pattern of future development. It is actively used to guide growth in the application of the Village's rezoning, annexation, subdivision, and site plans.

1.3 Jurisdictional Boundaries and Planning Areas

The LUP Map encompasses the following:

- The area inside the existing Village corporate limits of approximately 5,000 acres.
- The 7,500 acres in the Extraterritorial Jurisdiction (ETJ), an area outside of corporate Village limits where Moore County has granted authority to Foxfire Village to zone land and control development in anticipation of future Village expansion.

1.4 Regional Geographic Context

As a centrally located municipality in a rapidly growing area, Foxfire Village provides residents with easy access to key services and facilities.

It is located in southwestern Moore County, North Carolina, approximately five miles west of Pinehurst and also near Southern Pines and Aberdeen, and the unincorporated area of Seven Lakes. Moore County is in south-central North Carolina, approximately 50 miles west of Fayetteville, 75 miles south of Raleigh and 90 miles east of Charlotte. It is served by four major airports, Fayetteville, Raleigh Durham, Greensboro, and Charlotte. Passenger rail service is located in Southern Pines.

The Sandhills area features a temperate climate with four distinct seasons. The sandy soils help to moderate the temperature, allowing for outdoor activities such as golf on all but the coldest winter days. The area receives approximately 48 inches of rain per year on average with an average high temperature near 90° in the summer and near 50° in the winter.

Chapter 1

Goals of the LUP

The LUP presents the Village's declaration of its official policy with regard to the form and pattern of future development. It serves as a reference guide to direct growth when considering re-zonings, annexation, subdivisions, and site plans. It is also used to direct provision of public infrastructure and aid decisions for private sector investment. The goals reflect the values of the community and have become the basis around which plan concepts were developed. The LUP goals contained are:

- Maintain and enhance a strong sense of rural residential community with a continued focus on golf related activities and equestrian development.
- Enhance and maintain the Village's visual appearance
- Preserve environmental resources
- Manage growth and development to maintain and enhance the Village's high quality of life
- Provide adequate, high quality, and well-maintained public services, amenities, and facilities
- Support balanced, appropriate economic development
- Promote a focused direction for developing a Village Center. This center is envisioned as a convenience, commercial and office core within the Village. The plan text describes the center, and the accompanying LUP map shows its desired location. The LUP does not specify its internal arrangement but it does establish guidelines for the size and design of its elements.
- Provide design guidance for preservation and creation of open space and recreational facilities, preservation of forested areas, and prevention of strip shopping center development.

Chapter 2

Natural Resources

Foxfire Village is located in the Sandhills area of North Carolina, primarily along a high ridge running north to south at an elevation between 475 and 550 feet above sea level. The land area is ideal for golf course development because of its small rolling hills and great drainage. The primary natural forest was long leaf pine barrens, with mixed hardwoods around streams and water. Much of the original long leaf pine has been harvested and replaced with short leaf pines. The area generally perks very well, allowing Village homes to be served by individual septic systems. The Village has its own water system based on a series of wells.

- Streams, rivers, and lakes in North Carolina are assigned a surface water classification by state and federal governments. Each classification has an assigned set of protection standards under the NC Department of Environmental Management (DEM) classification system.

- The entire jurisdiction of Foxfire Village and its ETJ lie within the Drowning Creek Watershed, classified WS-II by the Environmental Management Commission. No Critical Areas are located within the boundaries of the Foxfire Village or its ETJ; therefore, the entire Foxfire Village and its ETJ are classified WS-II BW—Balance of Watershed. As such, all development activities must comply with the Watershed Overlay District and watershed protection rules adopted by the N.C. Division of Environmental Management.

- Landowners who are contemplating land-disturbing activities within local floodplains are advised to carefully inspect the site for indications of water at or near the surface, refer to available soils surveys and National Wetland Inventory (NWI) maps, and seek preliminary advice from the Corps of Engineers. No encroachment is allowed unless a registered engineer, architect or landscape architect certifies that the encroachment will not increase flood levels above FEMA regulatory levels.

- The Clean Water Act regulates development within wetlands and requires a permit issued by the Army Corps of Engineers prior to any dredge or fill carried out in isolated wetlands above one acre in size (Isolated wetlands include any wetlands not adjacent to navigable waterways). These include the riverine wetlands commonly associated with streams in and around the surrounding area.

- Rare, threatened and endangered species and plants and animals threatened with extinction are protected under federal and state endangered species legislation. This guardianship protects the species against direct physical harm and also includes protection of habitat critical to the species' survival. Penalties for knowingly violating these regulations can be severe, including fines per violation in cases involving federal endangered species. The state of North Carolina maintains countywide inventories of rare, threatened, and endangered species. Prior to development, landowners are advised to consult Moore County to determine current endangered species habitats.

- The natural vegetative cover for Moore County is primarily mixed coniferous and broadleaf forest. Unless removed for agriculture, these mixed forests predominate throughout surrounding rural areas and may

also be seen on undeveloped parcels including formerly cleared lands that have reverted to forest. Forests provide habitat for wildlife and selected sites serve as parks, greenways, and recreational areas. Forested buffers screen between incompatible land uses and protect water quality in local streams by slowing storm water runoff and removing nutrients, sediment, and other pollutants. Forests enhance the overall attractiveness of a community thereby contributing to land value.

Chapter 3

The Built Environment

The built environment consists of the buildings, community facilities and other structures or manmade alterations to the natural landscape. The type, placement, and appearance of these structures can profoundly influence growth. An evaluation of the built environment should look beyond the Village's municipal boundaries to those of adjacent areas, since what is happening in these areas also influences development within Foxfire Village. State highway construction, the proximity of major employment centers and educational centers each have effects on Foxfire Village's future.

3.1 Existing Development Patterns and Development "Magnets"

Foxfire Village was originally designed around two (2) eighteen (18) hole championship golf courses. Golf continues to be an important part of community life.

Foxfire Village serves as a convenient residential location for many employees of businesses located within or in close proximity to Pinehurst, Aberdeen and Southern Pines.

The predominant type of construction in Foxfire Village over the past 20 years has been residential, with the greater portion of this development being single-family detached housing. Recently there has been some duplex development and it appears likely that this type of housing will continue to provide a popular, affordable housing option.

3.2 Schools

Foxfire Village children are served by the Moore County school system with one elementary School (West Pines Elementary), one middle school (West Pines Middle School), and one High School (Pinecrest). Based on projected population growth for Moore County, the LUP does not envision building schools within the Village during the time frame of this plan.

3.3 Thoroughfares

The Foxfire Village thoroughfare system has been constructed through the participation of developers, the NC Department of Transportation (NCDOT), and the Village of Foxfire Village. The major east west approaches to Foxfire Village are Foxfire Road and Richmond Road. The major north-south approach is Hoffman Road from NC 211.

Chapter 4

Land Supply and Demand Analysis

Foxfire Village has a finite supply of land into which it may expand. It is somewhat geographically land-locked by other municipalities and unincorporated portions of Moore, Richmond, and Montgomery counties. It is bounded to the north by Jackson Springs and West End, to the east by Pinehurst, to the south by Moore County, and to the west by Montgomery and Richmond counties.

There is an ample supply of developable land to meet Village needs for the next 20 years.

The LUP area consists of two separate areas:

- The approximately 5,000 acres area within Foxfire Village’s corporate Village limits
- The approximately 7,500 acres area within Foxfire Village’s (ETJ)

4.1 Future Land Demand

Future land demand is defined as the amount of land that the market will require for each land use category over a certain time period. The LUP analysis is from the present through 2036. This analysis does not consider the effects of possible future voluntary annexation.

Population growth within the Village corporate limits has a significant effect on future land demand. The LUP projects Village population growth at 18% per decade. This percentage is used by Moore County to develop county-wide population projections. Using this percentage, Foxfire Village’s estimated population in the 20 years covered by the LUP is:

2016 Current Population:	1016*
Projected 2026 Population:	1,199**
Project 2036 Population:	1,415**

* Source: State of North Carolina Memo from Office of State Budget and Management dated September 16, 2016.

** These projections do not include any population increase from potential development in PUD1 (FKA Stonehill Pines).

4.2 Analysis and Implications

1. Foxfire Village has the following land use categories:

- **Very low density** residential refers to densities of less than one dwelling per acre, with uses typically restricted to single family detached units. Lot sizes are generally five or more acres and the development

typically relies on wells or Village water and private septic systems. Equestrian and residential agricultural uses are considered Very Low Density

- **Low-density** residential ranges from 1 to 2 dwelling units per acre, with uses restricted to single family detached units. Lot sizes typically range from approximately 1/2 to 1 acre.

- **Medium-density** residential development includes housing densities between 3 and 8 attached dwellings per acre. It can include a mixture of residential uses, single family attached units, duplexes and condominiums. (Condominium development in Foxfire Village is envisioned only in PUD1 (FKA Stonehill Pines)).

2. Out of 5,000 acres in Foxfire Village, 3182.5 acres remain for future development. Of the undeveloped acres, 2075.5 acres are classified for Very Low Density Residential, 757.5 acres for Low Density Residential, 61.5 acres for Medium Density Residential uses and 149.5 acres for commercial use. Out of a total area of 7,500 acres in the ETJ, 1,908 acres have already been developed, leaving 5,622 acres for potential development. All undeveloped acreage in the ETJ is currently preferred to be Very Low Density Residential.

3. The LUP land use designations indicate adequate amounts of land in all land use categories. As Foxfire Village's population increases, however, it is possible that the demand for business and multi-family land development will rise. Community owned needs for recreational or green space property may increase as well. Additionally, improvements to roads and utilities may be required to accommodate future growth, particularly if higher density residential or commercial development is approved.

4. Carefully consider and control annexation of additional land into the Village's corporate limits. Patchwork and spot annexations of individual parcels in the past (sometimes of only a portion of an entire parcel) have caused problems with code enforcement and zoning issues. Whenever possible, entire neighborhoods or developments should be annexed to make the provision of utilities and services to the newly annexed property efficient and cost effective.

Chapter 5

Goals and Objectives

As detailed in preceding chapters of this plan, Foxfire Village has natural and economic resources that provide defining characteristics for the Village. Of primary importance to residents is preserving these resources while supporting wise growth. The following goals and objectives for guiding future growth were developed based on comments from the CAC review:

1. Goal: Maintain and enhance a strong sense of community.

Objectives:

- Maintain Foxfire Village's unique character and small village atmosphere
- Promote Foxfire Village's positive image as a desirable community in which to live
- Encourage and promote a successful golf environment and Foxfire Village's reputation as a golf community
- Preserve open space(s)

2. Goal: Preserve and maintain Foxfire Village's attractive visual appearance.

Objectives:

- Encourage and maintain landscaping of public spaces including major thoroughfares, gateways, and entry ways into Foxfire Village;
- Encourage attractive "boulevard" medians and street landscaping;
- Provide appropriate buffers as transitions between land uses;
- Encourage development of horse trails in equestrian areas as appropriate
- Promote strong architectural, appearance, and landscaping standards for development;
- Enforce and maintain sign controls.

3. Goal: Preserve Foxfire Village's environmental resources.

Objectives:

- Promote and preserve trees and natural open spaces during development;

- Preserve and maintain Foxfire Village's water quality and resources by protecting natural stream corridors and watersheds;
- Mitigate the adverse impacts of noise and air pollution.

4. Goal: Manage Foxfire Village's growth and development to maintain and enhance Foxfire Village's quality of life.

Objectives:

- Place compatible land uses next to each other;
- Promote unobtrusive building height, mass, and scale with respect to surrounding development and tree canopy;
- Encourage and provide for a variety of housing types, nonresidential uses, open spaces, and recreational amenities;
- Concentrate nonresidential development to avoid commercial strip-type development;

5. Goal: Provide adequate, high quality, and well-maintained public services, amenities, and facilities.

Objectives:

- Proactively plan with Moore County for high-quality, well-maintained schools, particularly with regard to the impact of development upon the school system;
- Develop a community center, additional parks, open spaces, and greenways to adequately serve Foxfire Village's growing and existing population;
- Maintain and improve the current high level of public safety and emergency services;
- Expand and maintain Foxfire Village's utility infrastructure to adequately serve future growth and development.
- Continue to pursue the long term objective of connecting the Village water system to a larger water system, assuring adequate water for the future.

6. Goal: Support balanced, appropriate economic development.

Objectives:

- Encourage high quality, community supporting businesses to locate or expand in Foxfire Village;
- Maintain a reasonable tax rate that is attractive to the existing business and residential community;

- Promote the balanced growth of residential/non-residential land uses with respect to the economic vitality of the community and contribution to the tax base.

7. Goal: Promote and sustain a progressive and positive planning process for Foxfire Village.

Objectives:

- Equitably disperse the costs for the expansion and maintenance of Foxfire Village's infrastructure;
- Effectively manage long-term growth through a comprehensive and proactive planning process;
- Actively participate in regional planning efforts;
- Support effective zoning, land use, and development regulations and enforcement.

8. Goal: Implement strategies that positively address Foxfire Village's development:

Objectives:

- Maintain Foxfire Village's large lot, single family residential focus;
- Maintain and protect residential property values;
- Encourage development of low density single family and duplex housing in appropriately zoned areas;
- Encourage development of townhome, condo and patio homes in appropriately zoned areas such as Planned Unit Developments;

These goals are the guiding principles for the Village's policies, design concepts, and criteria for future growth.

Chapter 6

Plan Concepts and Land Use Definitions

This chapter explains and defines each of the land use designations used on the LUP Map. It sets out the concepts behind the function and mixing of uses, and provides general criteria for locating these land use elements.

The plan's land uses fall into three major categories:

- The Village Center,
- Residential Elements: Very Low, Low, and Medium-Density Residential,
- Parks, Greenways, Recreation and Open Spaces

The LUP for Foxfire Village is aimed at managing environmental resources, protecting scarce resources, using land efficiently and creating a distinct community.

6.1 Village Center

6.1.1 Definition

The Village center contains the shopping, services, recreational, office and institutional facilities needed to support the community. It is intended to:

- Prevent commercial strip development by concentrating shopping within the Village center.
- Promote an efficient pattern of land uses, and provide goods and services needed by residents in a coordinated and concentrated manner.

6.2 Residential Village-Planning Elements

This LUP uses three types of residential categories and incorporates zoning districts from the Village ordinances.

6.2.1 Overview of categories and zoning districts

(Land use categories are defined in 4.2)

• **Very low density** generally includes the following zoning districts: Equestrian (EU), Residential Agricultural (RA), Rural Estate (RE) and limited Residential lots (RS30 and RS40).

• **Low-density** primarily includes Residential lots (RS 20, RS30 and RS40).

- **Medium-density** includes primarily residential multi-family (RM), a combination of duplexes, quadraplexes, townhomes or condominiums. (Condominium development designated for Planned Unit Developments).

6.3 Recreation Facilities and Greenways

- Recreation Facilities include parks, golf courses, swimming pool, and other sports facilities.

- Greenways are linear, relatively undisturbed natural areas that meander in and around built areas within the Village. Commonly, the only built improvements in a greenway are pedestrian or horse trails.

Chapter 7

The LUP Map: Explanation of Key Features

7.1 Key Features of the Map

The LUP Map is built using the types of land use elements that were described in Chapters 4 and 6. The Map indicates where the various land use elements are to be located. Boundaries between land uses are generally transitional.

The LUP Map is taken from key areas on the village zoning map:

- Alternate Land Use Designations.

For annotated areas or parcels, the LUP Map indicates the range of desired land uses. Some retain the current zoning, while others would require modification. This approach allows the Village to respond to development proposals that may be outside the planned use as shown on the Map, but which may be equally desirable.

- Residential Density Ranges

Some areas or parcels recommended for residential uses may be appropriate for more than a single residential land use. When this is the case, LUP Map indicates the range of residential categories or zoning districts that could be considered. For example, the label “LDR to MDR” indicates either Low or Medium Density Residential, with housing types appropriate to either category.

- Flexible Arrangement of Land Uses within the Village Center

The design of the LUP Map has been guided by the Village Center concept explained in Chapter 6. The LUP Map shows the recommended boundaries of the Village Business District (VBD) zoning. Additional parcels suitable for VBD expansion are also shown. This approach provides flexibility for landowners, the Planning and Zoning Board, and the Village Council in deciding where particular land uses should go within the Village Center. For complete information regarding the Village center’s land use recommendations, refer to Section 6.1.

7.2 Future Land Use Developments

New residential development is expanding east in the vicinity of Woodland Circle and to the north and south along Hoffman Road. These developments could place increased demands on Foxfire Village's municipal services (e.g., water and police). Potential development in PUD1 (FKA Stonehill Pines) along Hoffman and Foxfire Roads will significantly impact Foxfire Village’s municipal structure and services.

Recommended Best Uses:

- Woodland Circle development is seen as Equestrian (EU), Rural Estate (RE) or Low Density Residential (LDR)

- Along Hoffman Road going north from the Village would be appropriate for a Community Activity Center or Residential uses (RM, RS40, RS30, and RS20).
- Along Hoffman Road south continued EU development or potential RE development is appropriate
- East along Foxfire Road is appropriate for expansion of the Village Center and Low Density Residential uses.

Chapter 8

Recommendations for Future Action

This LUP provides a clear vision for Foxfire Village’s future growth and development. It describes where various types of future land uses and development should be located, and provides clear guidance as to the form, characteristics, and appearance that are desired for future development.

The vision embodied by the LUP is the first step in making that vision a reality. This chapter lists specific steps recommended to ensure plan implementation. These recommendations were developed jointly with the Citizens’ Advisory Committee and the Planning and Zoning Board. The recommended actions require commitment on the part of Village and its residents.

The LUP should be reviewed every three years in conjunction with the annual review of the Long Range Plan (Appendix A). This will enable Village officials and staff to track progress of implementation, while taking the pulse of the community to determine whether the LUP goals are still appropriate and if additional goals should be added.

The LUP recommendations follow. They are not listed in order of priority.

RECOMMENDED ACTIONS ESSENTIAL FOR INITIAL LUP IMPLEMENTATION

1. Feasibility study and planning for community beautification including Village entranceways, medians, and signage.
2. Identify municipal land use needs for the long term future and develop a plan for land preservation or acquisition as appropriate.
3. Identify any natural resources potentially requiring protection or remediation.
4. Use this plan to guide all zoning, development, and annexation decisions and take actions that are compatible whenever possible.
5. Ensure that all future land development is conducted in compliance with all applicable Village code and zoning ordinances.
6. Encourage liaison relationships with other municipality and county planners.
7. Develop mid-range and long range maintenance programs for roads, recreational amenities, and water system.