

MINUTES  
FOXFIRE VILLAGE PLANNING & ZONING BOARD  
REGULAR MONTHLY MEETING  
October 21, 2013 at 7:00 P.M.

Call to Order:

Meeting was called to order by Chairman Mary Gilroy at 7:01 P.M.

Roll Call:

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

Others Present:

Mayor George Erickson, Councilman Mick Mc Cue and Peter Mace from Whispering Pines.

Approval of Minutes:

Minutes of the September 19, 2013 P & Z Board meeting were reviewed. A motion was made by Don Boito and seconded by David Meldrum to approve the minutes as submitted. Motion was approved unanimously by Board members present.

Old Business:

Board members are continuing their review of Code of Ordinances, Zoning Ordinances.

New Business:

Peter Mace, land owner in the village, was concerned about two parts of the Village's zoning regulations that were scaring builders away because of their vagueness or limitation on construction. Mr. Mace felt that our regulation prohibiting the building of "similar" exterior designed buildings within one-half mile of each other could negatively impacting real estate development. The Board asked Mr. Mace to contact builders he deals with and find out why they considered the statute vague and seek suggestions as to how the statute could be made clearer to builders.

Zoning's Appendix A, Article VII, section 7.5.14-5 states:

"Buildings with similar exterior design shall not be located within one-half mile of each other. Buildings sharing all the following features shall be considered to have similar designs: window and door placement, roof design and pitch, exterior materials and colors".

Peter Mace was concerned about the village's building height maximum of 35 feet, found in Zoning Ordinance Appendix A, Article VII, section 7.7.10, when involving construction of two-story residences. Mr. Mace felt this could hurt land development in the village when Moore County has a 40 foot height restriction. He felt builders

and their customers were interested in building higher pitch roofs that could exceed the ordinances 35 foot height limitation.

After Mr. Mace's departure, the board discussed the current height limitation and on a motion by Steve Martin, seconded by Don Boito and unanimously approved for the Board to recommend to the Village Council that the maximum building height be raised to 40 feet on two story residential structures on RA and RS-40 zoned lots and the regulation should mirror Moore County's height regulation.

With no further business, a motion was made to adjourn the regular Board meeting by David Meldrum, seconded by Steve Martin and unanimously approved at 9:25 p.m.

Next regular meeting will be held on November 18, 2013 at 7:00 P.M.

Respectfully Submitted,

David E. Meldrum, Secretary