Agenda

Foxfire Village Council

Public Hearing / Regular Business Meeting

August 11, 2026 5:30 PM

Village Hall Meeting Room

1. Call to Order

2. Record Members / Others Present

3. Opening Prayer / Pledge of Allegiance

4. OPEN PUBLIC HEARING
The purpose of the public hearing is to receive public comments on the following proposed amendments to the Foxfire Village Unified Development Ordinance:
Article VIII, Section 21-8-1 – Accessory Buildings
Article VIII, Section 21-8-1.1 – Additional Accessory Buildings
Appendix A – Table of Authorized Uses
Article XVI, Section 21-16.1 – Definitions
Article II, Section 21-2-1(2) – Appointments and Terms of Members

5. CLOSE PUBLIC HEARING
1. Discussion
2. Adopt Zoning Ordinance Amendment #2026-08

   - Ordinance #2026 08

6. OPEN REGULAR MEETING

7. Approval of Regular Business Meeting Agenda

8. Consent Agenda
All items listed below are considered routine and will be enacted by one motion and without discussion.
1. Approval of Minutes
May 28, 2026 Work Session
June 30, 2026 Special Closed #1
June 30, 2026 Special Closed #2
July 7, 2026 Special Closed
July 14, 2026 Special Closed
August 4, 2026 Emergency Meeting
2. Planning & Zoning Board Appointment - Leslie Frusco

9. Public Comment Period - Comments limited to items not listed on this agenda

10. Adoption of Village Code Amendment #2026-09
Amending the Foxfire Village General Code Chapter 4-Business, Article I, Sec. 14-1

- Code Amendment #2026 09

11. Village Pool Steering Committee Report

12. Planning & Zoning Board Members Report

13. Village Administrators Report - Lisa Kivett
    1. Zoning Activity
    2. IT Update
    3. Foxfire Connect Presentation - GoGov

14. Department Reports

    A. Finance – Mary Gilroy
        1. Finance Report
        2. Budget Amendments

    B. Streets and Park – Janice Gregorich

    C. Public Safety – Stephen Gunn
        1. CCTV Cameras
        2. Police Department Update
        3. Fire Department Update

    D. Water Department - Chris Kragel
        1. Water Restrictions
        2. RFP/RFQ Tank and System Assessment

    E. Mayor's Report – Janice Gregorich
        1. Legion
        2. Council Member Replacement
        3. Health Department Update

15. Unfinished Business and Legislative Actions

16. New Discussion

17. Public Comment Period - Comments on items listed on this agenda.

18. Motion to Adjourn

ORDINANCE #2026-08

Amending *Article VIII- Regulation of Particular Uses and Areas Sec. 21-8-1, Sec. 21-8-1.1, and Sec. 21-8-6; Appendix A-Table of Authorized Uses; Article XVI, Sec. 21-16.1 Definitions, and Article II Sec. 21-1-1(2) Appointment and Term of Members* of the Foxfire Village Unified Development Ordinance

THE FOXFIRE VILLAGE COUNCIL ORDAINS:

SECTION 1.

Article VIII, Sec. 21-8-1 Accessory Buildings.

The first paragraph is amended to read:

Accessory buildings are permitted within *all zoning districts except the RM zoning district*, ~~the districts specified in appendix A~~ with the approval of a development permit. A development permit will be issued when the accessory building meets the requirements of the district and the following:

Subsection (2) is amended to read:

(2) Accessory buildings shall not be rented. ~~or used for gain.~~

and the following Subsection (14) be added:

(14) Additional accessory buildings to those permitted by sub-section (3) above are permitted within the RA-5, EU, RE, and RF-200 zoning districts. The restrictions as to number and total square footage for accessory buildings set forth in sub-section (3) above do not apply to additional accessory buildings in these zoning districts.

Article VIII, Sec. 21-8-1.1 Additional Accessory Buildings

The first paragraph is amended to read:

Additional accessory building to those permitted by section 21-8-1 are permitted within the EU, RE*, RF-200,* and RA-5 zoning districts when they meet the following requirements:

Subsection (1) is amended by deleting the following:

~~(d) Pool House~~
~~(e) Greenhouse~~

Re-lettering the following items: d. through h.

and adding the following:

i. Other accessory buildings that are subordinate and incidental to the use of equine, small farm, and rural estate properties.

Subsection (3) is amended as follows:

(3) Accessory buildings shall not be rented. ~~or used for gain.~~

Article VIII, Sec. 21-8-6 – Home Occupations

Sub-sections (3), (4), and (5), be amended to read as follows:

(3) The portion of the dwelling used for the home occupation shall not exceed 30 percent of the first-floor area of the dwelling but can occupy entirety of an accessory building.

(4) The occupation shall be conducted entirely within the dwelling or accessory building.

(5) The home occupation shall not involve the manufacture of hard goods and/or the utilization of large noise generating machinery. Noise levels from the home occupation shall not exceed a level generally accepted in residential areas.

A new sub-section (6) be added as follows:

(6) There shall be no walk-in trade.

Appendix A – Table of Authorized Uses

Remove from table: ~~*Greenhouse - No on-premise sales*~~

Change the following to read:

Greenhouse - sales of products grown on premises – allowable in the following zoning districts: VB, RS-20, RS-30, RS-40WS, RA-5, RE, RF-200, EU, and CZ

Article XVI, Sec. 21-16.1 - Definitions

be amended by adding the following terms:

Barn: *A large farm building used for storing grain, hay, or other crops, and often for housing livestock or farm equipment. It can also refer to a very large or bare building in a non-farm context.*

Chicken Coop: *A small building or enclosure for housing and keeping chickens or other poultry.*

Detached Garage: *A freestanding, roofed, and enclosed structure (separate from the main dwelling) designed primarily to shelter or store one or more motor vehicles.*

Detached Guest Quarters (or guesthouse/guest quarters): *A separate, detached small building or living space (near a main house) designed for accommodating guests, providing temporary lodging with its own facilities.*

Greenhouse: *A structure with glass or transparent walls and roof, used for growing or protecting plants under controlled temperature and climate conditions.*

Home Occupation: *any business conducted for gain within a residential dwelling ot accessory building (working remotely from home is not considered a home occupation).*

Pool House: *A small freestanding structure located near a swimming pool, typically used for changing clothes, storing pool equipment, providing bathrooms/showers, or offering guest amenities.*

Rabbit Hutch: *A cage or small enclosure (usually made of wood and wire mesh) for keeping domestic rabbits.*

Stable: *A building in which domestic animals (especially horses) are sheltered and fed, typically divided into stalls or compartments.*

Storage Building: *A building or structure primarily used for storing goods, materials, equipment.*
Run-in Shed: A simple, usually three-sided shelter with a roof and open front, designed for animals (especially horses) to enter for protection from weather elements like rain, wind, or sun.

Tool Shed: *A small outbuilding or shed used for storing tools, often garden or yard tools.*

Walk-in Trade*: (also called walk-in business or walk-in customers) refers to the portion of a business's revenue or activity that comes from unscheduled customers who spontaneously enter the premises without a prior appointment.*

ARTICLE II. - Sec. 21-2-1(2) - Appointment and terms of members.

Deleted in its entirety and replaced with the following:

To promote informed and transparent appointments, the following process shall apply when filling vacancies or expired terms on the Planning and Zoning Board:

1. *Planning and Zoning Board Vacancies shall be posted publicly on the Foxfire Village Website where possible, within 5 business days of the vacated seat. In the case of expired terms, the vacancy shall be posted publicly 30 days prior to the end of term if a board member has decided not to remain for an additional term. If the ETJ representative term is ending and the member has decided to remain for an additional term, a new application must be filed with the Foxfire Village Clerk to be presented to the Moore County Commissioners. All applications are to be submitted to, organized, and disseminated by the Foxfire Village Clerk. The P&Z Board Chair shall receive a copy of all applications as they are submitted and will disseminate to the remaining P&Z Board members.*

2. *The P&Z Board Chair shall schedule interviews for qualified applicants. All current P&Z Board members shall have the opportunity to participate in interviewing candidates.*

3. *Following the interviews, the P&Z Board shall collectively review the applications and interview outcomes in regular or special meetings, then recommend by majority-vote candidate(s) during the meeting to be presented to the Village Council.*

4. *The Foxfire Village Council shall receive all submitted applications (with ineligible applicants marked as such), the P&Z Board's recommendations, and may conduct additional due diligence, including but not limited to contacting candidates directly, as it deems necessary. The Foxfire Village Council shall make the final appointment decision(s) in accordance with applicable law and this chapter. In the case of the ETJ board member, the Foxfire Village Council will send the ETJ applications and their recommendation to the Moore County Commissioners for appointment in accordance with applicable law and this chapter. This process is intended to assist the appointing authorities in making fully informed decisions with addition to the knowledge and experience gained by current Planning and Zoning members about the operations, conduct, and abilities essential to their board.*

SECTION 2.
All provisions of any Village ordinance in conflict with this ordinance are hereby repealed.

SECTION 3. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____ 2026.

_____
Janice Gregorich
Mayor

ATTEST:

_____
Lisa A. Kivett, MMC, NCCMC, CZO
Village Clerk

ORDINANCE #2026-09

AMENDING the FOXFIRE VILLAGE GENERAL CODE
CHAPTER 4- Businesses, Article I-Sec. 14-1 Restrictions in residential areas.

THE FOXFIRE VILLAGE COUNCIL ORDAINS:

SECTION 1.

Chapter 4-Businesses, Article I, Sec. 14-1 Restrictions in residential areas.

Amended to read as follows:

It shall be illegal for a residence to be used in the manufacture, point of sale, wholesale or retail selling or servicing of any product in the residential areas except if the business activity occurs completely within the walls of a residential dwelling or accessory building, has a noise level that does not exceed a level generally accepted in residential areas, has no walk-in trade, and /or does not require special equipment that is not completely contained within the residential or accessory building. There shall be no exterior signs that indicate a business condition exists

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SECTION 2. All provisions of any Village ordinance in conflict with this ordinance are hereby repealed.

SECTION 3. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2026

_____
Janice Gregorich
Mayor

ATTEST:

_____
Lisa A. Kivett, *MMC, NCCMC, CZO*
Village Clerk