

Recommendation	Responsible Party	Cost	Time Frame	Action Item
Zoning				
Add a table of permitted uses with associated Special Requirements.	Planning Director/ Planning Board/ Town Council	n/a	short term	Amend the zoning ordinance.
Expand the number of zoning districts.	Planning Director/ Planning Board/ Town Council	n/a	short term	Amend the zoning ordinance and zoning map.
Adopt the Conditional Use rezoning process into the Zoning Ordinance.	Planning Director/ Planning Board/ Town Council	n/a	short term	Amend the zoning ordinance. Add conditional uses to the Table of Permitted Uses.
Require Special Requirements and Special Use Permits for certain land uses.	Planning Director/ Planning Board/ Town Council	n/a	short term	Develop standards for significant uses. Add a SR column to the Table of Permitted Uses. See Appendix A.
Add basic aesthetic/appearance or design standards into the ordinance.	Planning Director/ Planning Board/ Town Council	n/a	short term	Finalize and adopt architectural design standards currently being developed.
Reduce allowable sign sizes and develop key changes to the Sign Ordinance which would make new signs more uniform.	Planning Director/ Planning Board/ Town Council	n/a	intermediate term	Inventory signs to determine impacts of new regulations. Amend the sign ordinance.
Adopt slope development standards.	Planning Director/ Planning Board/ Town Council	n/a	intermediate term	Review area slope ordinances and adopt the same or similar standards in Maggie Valley.
Develop criteria for the protection of areas of environmental concern in Planned Unit Developments or into a "Conservation Subdivision" process.	Planning Director/ Planning Board/ Town Council	n/a	intermediate term	Determine what features need protection. Amend development ordinances.
Amend the non-conforming uses section in the ordinance to effectively deal with increased landscaping standards.	Planning Director/ Planning Board/ Town Council	n/a	short term	Finalize and adopt landscape design standards currently being developed.
Rezone key vacant tracts before they are developed with uses that may not fit into the recommendations of this plan.	Planning Director/ Planning Board/ Town Council	n/a	short term	Amend the zoning map.

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Require new development to have underground power lines to the buildings when and where possible.	Planning Director/ Planning Board/ Town Council	n/a	ongoing	Analyze the costs this would place on the developer.
Add buffering and screening between non-residential and residential uses into the ordinance.	Planning Director/ Planning Board/ Town Council	n/a	short term	Include buffering and screening requirements in the landscape design standards currently being developed.
Adopt standards to accommodate Traditional Neighborhood Developments (TNDs) either as stand alone regulations or as changes to the Planned Unit Development section of the ordinance.	Planning Director/ Planning Board/ Town Council	n/a	short term	Develop standards for inclusion in the zoning and subdivision ordinances. Determine if a new TND section is needed.
Eliminate the opportunity to construct new billboards.	Planning Director/ Planning Board/ Town Council	n/a	short term	Amend the zoning ordinance.
Address housing affordability by either giving incentives for its creation, or by mandating that it occur.	Planning Director/ Planning Board/ Town Council	n/a	long term	Research the legally available methods for this recommendation. Determine the goals of the town in this regard.
Increase the maximum building height to 55 feet, in areas affected by the 100 Year Flood Plain to accommodate higher pitched roofs.	Planning Director/ Planning Board/ Town Council	n/a	intermediate term	Amend the zoning ordinance.
Develop standards that will limit new curb cuts on Soco Road.	Planning Director/ Planning Board/ Town Council	n/a	intermediate term	Amend the zoning ordinance. Work with NCDOT and RPO to determine suitable distances.
Remove the C-2 designation along Moody Farm Road.	Planning Director/ Planning Board/ Town Council	low	short term	Amend the zoning map.
Consider implementing a Roadway Protection Overlay (RPO) District to help control growth along Soco Road.	Planning Director/ Planning Board/ Town Council	n/a	long term	Determine which attributes to protect. Amend the zoning ordinance and zoning map.

Annexation and Extraterritorial Jurisdiction (ETJ)

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Develop a more efficient method of dealing with residential development that begins with the review process under Haywood County, then requests annexation.	Planning Director/ Town Council	n/a	short term	Work with the county to develop a policy that will allow the town to adequately deal with incoming development.
Expand the ETJ area to include areas that have a direct impact on Maggie Valley, such as viewsheds, parcels with future development potential, and potential landslide risks.	Planning Director/ Planning Board/ Town Council	low	short term.	Begin by identifying these areas. Amend the zoning map and potentially the ordinance.
Adopt a Resolution of Consent (ROC) to streamline future involuntary annexations.	Town Council	n/a	short term	Town Council to adopt.
Traffic/Transportation				
Encourage walking and biking to attractions.	Town	medium	intermediate term	Have contiguous sidewalk available along Soco Road. Provide seating along Soco Road, bike racks at hotels and attractions, and signage notifying tourists of greenway and trails.
Ensure that pedestrian crossings are perceived to be safe through increased signage and/or lighting to help promote walking and biking.	Public Safety	medium	short term	Work with NCDOT to determine the best signage, lighting, and crossing method (sign, flashing light, etc) at all major pedestrian crossings.
Limit the number of new curb cuts on Soco Road and utilize the non-conforming section of the Zoning Ordinance to deal with changes to existing uses that do not currently meet the standards.	Planning Director/ Planning Board/ Town Council	n/a	intermediate term	Amend the zoning ordinance. Work with NCDOT and RPO to determine suitable distances.
Require connectivity between adjacent uses where possible to discourage short automobile trips that would utilize Soco Road.	Planning Director/ Planning Board/ Town Council	n/a	intermediate term	Work with the developer on an individual site basis.
Encourage alternative entrances and side street connections where possible.	Planning Director/ Planning Board/ Town Council	n/a	long term	Work with the developer on an individual site basis.

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Examine the possibility of providing and/or requiring shuttle services between overnight lodging establishments, Ghost Town, and other attractions.	Town/ Business Owners/ Ghost Town	high	long term	The town should also encourage and promote shuttle discussions between Ghost Town and the owners of lodging establishments and other attractions.
Address traffic concerns through the proposed conditional use rezoning process.	Planning Director/ Planning Board/ Town Council	n/a	ongoing	Amend the zoning ordinance to allow CUDs.
The Planning Director should have the opportunity to review and approve (or not approve) all NCDOT driveway permits.	Planning Director	n/a	intermediate term	Planning Director should establish relationship/contact with NCDOT.
Require developers to dedicate easements to the Town when building on parcels adjacent to the greenway.	Developer with oversight from Planning Director	n/a	intermediate term	Amend development ordinance.
Require developers to install sidewalks along Soco Road and Moody Farm Road during new construction.	Developer with oversight from Planning Director	n/a	short term	Amend development ordinance.
Slope Development				
Utilize the USGS data concerning landslides when considering future subdivision requests.	Planning Director	medium	intermediate term	Provide help to NCDENR when needed to complete landslide hazard maps for Haywood County (also help maintain maps).
Develop a slope ordinance or adopt the same or similar standards as have been implemented by Haywood County.	Planning Director/ Planning Board/ Town Council	n/a	intermediate term	Review the county slope ordinance and adopt the same or similar standards in Maggie Valley.
Add steep slopes to a list of environmental features that should be protected to the greatest extent possible in new development.	Planning Director/ Planning Board/ Town Council	n/a	intermediate term	Amend development ordinance to require protection.
Town Center				

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<i>Establish a Town Center.</i>		<i>costs would be placed on developer unless there were certain elements the town agreed to fund</i>	<i>long term</i>	<i>Determine what residents would like to see included in the town center. Work with developers to have them include as many of these elements as possible in their development plans.</i>
Ghost Town				
<i>Develop a mixed-use designation specifically geared toward large-scale attractions.</i>	<i>Planning Director/ Planning Board/ Town Council</i>	<i>n/a</i>	<i>short term</i>	<i>Amend zoning ordinance and zoning map. See MU-A district description in plan.</i>