

Town of Maggie Valley
Planning Board
Town Board Room
Thursday January 15, 2009
5:30 p.m.
MINUTES

Members Present: Chairman Billy Brede, June Johnson, Bob Knoedler, Burton Edwards, and Tom Benoit
Members Absent: John Schreiber and Bill Chamberlain
Staff Present: Manager Tim Barth, Planning Director Nathan Clark, and Town Clerk Vickie Best

1. Opening Prayer

Chairman Brede opened the meeting at 6:05 p.m. in the conference room with prayer.

2. Approval of the Minutes: November 6th, 2008

**MR. BENOIT MADE A MOTION TO APPROVE THE MINUTES OF
NOVEMBER 6, 2008 AS PRESENTED.**

**MR. EDWARDS SECONDED THE MOTION.
MOTION CARRIED UNANIMOUSLY.**

3. Special Exception, Daniel Crawford

Mr. Crawford owns Crawford Pawn & U-Haul located at 2971 Dellwood Road. In 2007 Mr. Crawford came before the Zoning Board of Adjustments to request a special exception after being informed that mini-storage is not allowed in the Commercial 1 district. The Land Use Plan allows for open-air businesses on the outskirts of Town. The ZBOA informed Mr. Crawford that he would need to return with a professionally designed site plan that incorporates all aspects of the commercial site review process i.e. parking, landscaping, etc.

Mr. Crawford complied. **See attachment 1**

The ZBOA sent the issue to the Planning Board, as required, to answer the following questions.

1. Relation of the special exception to applicable elements of the planning program.
2. Appearance of the special exception relative to location, structure, and design.

The plan was presented to the Planning Board members for review.

The circular traffic pattern with 22-foot wide isles will make traffic flow simple. The landscape plan calls for deciduous shade trees to be planted along the front of the property.

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Ms. Johnson asked if it would be possible to spread the trees a little and have enough to buffer the entire road frontage.

The board also discussed the Paving company that is located in the Commercial 1 district that went for so long without buffering and then seedling trees were planted that will not provide a buffer for many years. Everyone agreed that the paving business is out of compliance; but the ordinance needs to be revised to better define buffering.

The board discussed placing shrubs among the trees as a focal points. If the trees were planted 25' to 30' apart the trees would serve as a canopy along the entire front portion of the property. The elevation of the buildings will need to be considered in the street yard buffering. The U-hauls would be buffered as well.

CHAIRMAN BREDE MADE THE FOLLOWING MOTION ANSWERING THE REQUIRED QUESTIONS: 1) THE MINI-STORAGE DOES NOT MEET COMMERCIAL 1 ALLOWED USES, BUT DOES MEET THE OPEN AIR DISTRICT OF THE LAND USE PLAN. 2) FOR THE NEXT MEETING THE BOARD WOULD LIKE THE LANDSCAPE PLAN (10/10/08) RESUBMITTED TO THE BOARD SHOWING TREES PLANTED AT 30-FEET INTERVALS WITH TREES A MINIMUM OF 2½" AROUND, AND BUFFERING FROM EACH NEIGHBOR, PROVIDE THE ELEVATION AND COLOR OF THE BUILDINGS, AND IT IS A STRONG SUGGESTION THAT THE EXISTING BUILDING BE PAINTED TO MATCH THE STORAGE UNITS.

MR. KNOEDLER SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY.

The Planning Board will meet for their regularly scheduled meeting on January 29, 2009 and the Zoning Board of Adjustments does not meet again until February 12, 2009. This will provide time for Mr. Crawford to attend the zoning board meeting with a recommendation from the planning board.

4. Design Review & Appearance Standards Open Discussion

The mountain theme with the earth tone colors will become the appearance standards.

Ms. Johnson brought color charts providing two complimenting colors for each earth tone that can be used for the trim color etc. The board was pleased with the charts.

The board then discussed providing incentives for people to use the theme and color palette. The board talked about the Town contributing a small amount of money, recognizing the businesses meeting these guidelines with a celebration and free advertisement, or set aside a volunteer day where the Planning Board volunteers to help with the work. If the Planning Board volunteers to help with the work for the business, then that business owner will be expected to volunteer to help work on the next business, and then so on and so forth.

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The members also discussed applying for grant funding. The members could write the grant during a meeting. Ms. Johnson volunteered to proof the grant.

Mr. James Carver owner of Maggie Valley Restaurant has volunteered to be the first business to put into action the mountain theme. The Planning Board agreed that this should be the “kick off” for the design and appearance standards implementation.

Mr. Benoit reaffirmed that the Planning Board is sending out a crystal-clear message that we [the members] are dedicated to drawing new businesses and visitors to the community.

Often in-kind donations make a difference in being awarded grant funding and can help build a strong community with little cost to the taxpayers.

5: Planning Directors Report

Director Clark explained that the Town is currently seeking grants from the Urban Forestry, PARTF, Pigeon River Fund, etc. to help with improvements at Parham Memorial Park and possibly to install “mini-parks” in the Town. Maggie Valley has applied for grant funding for a study on surface water run-off. It is only a matter of time before Maggie Valley will be required by the State to enact storm water management.

6: Other Business

Ms. Johnson stated that she had taken a survey of her out-of- town friends to see what draws them to Maggie Valley or what would draw them to the valley. Ms. Johnson was advised:

- Work with what you’ve got, do not try to be like any other town.
- Play up what is unique to the Valley
- Play up the trout fishing to include rental of equipment and coordinating classes to teach people how to fish.
- Create biking paths and/or a creek walk
- Get a crafting village placed inside the corporate limits

Senator Joe Sam Queen initiated a pilot project through the Forestry Service to name Maggie Valley and several other municipalities as Trout Capitals of NC.

There are maps that provide the location of fishing spots for the public. Mr. Edwards provided access to Jonathan Creek from his property. The board asked that these maps be placed on the website.

7: Adjournment

**ON MOTION OF CHAIRMAN BREDE, SECONDED BY MR. BENOIT, WITH
 ALL IN FAVOR THE MEETING ADJOURNED AT 7:00 P.M.**

Chairman Billy Brede

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Vickie Best, CMC, Town Clerk