

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

Members Present: Chairman Billy Brede, Tom Benoit, Bob Knoedler, Burton Edwards, and John Schreiber
Staff Present: Manager Tim Barth, Planning Director Nathan Clark, and Town Clerk Vickie Best
Others Present: five people were in attendance

1. **Approval of the Minutes:** No minutes were available for approval.

2. **Special Exception: Pine Log Cabins, Mark Benitez**

The Benitez Homes Inc. relocated to Dellwood Road several months ago. The former office was built as a model Benitez Home. After relocating the office, Mr. Benitez changes the use to apartment rentals. One apartment is on the lower level and an apartment is on the upper level. Mr. Benitez was unaware that when changing the use of a structure; a zoning permit is required. The area is zoned commercial 1/ mixed use.

As stated in the Zoning Ordinance, the Planning Board members are required to answer two questions.

1. Relation of the special exception to applicable elements of the planning program. Residential use is permitted by special exception in the mixed use zone.

Residential use is permitted in the mixed use district.

2. Appearance of the Special Exception relative to location, structure, and design.

The building is already built and it has the mountain theme appearance.

**MR. EDWARDS MADE A MOTION TO RECOMMEND APPROVAL OF THE
SPECIAL EXCEPTION AS PRESENTED. THE USE IS APPLICABLE TO THE
LAND USE PLAN.**

**CHAIRMAN BREDE SECONDED THE MOTION.
MOTION CARRIED UNANIMOUSLY.**

Town of Maggie Valley
Regularly Scheduled Planning Board Meeting
November 5, 2009
MINUTES

3. Special Presentation: Lynn Jefferies, Haywood Community Alliance

Ms. Lynn Jefferies with Haywood Community Alliance addressed the board introducing the secretary for the alliance, Mr. Jim Swan. Ms. Jefferies represents the Haywood County Chapter of the Alliance of Western North Carolina. The mission of the alliance is to preserve and protect the vital resources of our environment. Mr. Jefferies works at the community college with the GED program. The alliance is in the process of networking with all municipalities. The alliance has reviewed the draft copy of Maggie Valley's Land Use Plan.

Director Clark explained that the Land Use Plan has been adopted. The Planning Board is now working on the appearance portion of the process.

The alliance is aimed at balance environmental sources and growth. What happens in the County affects the municipalities; especially the Extra Territorial Jurisdiction areas.

There are currently 60 members in the alliance. The alliance collected 400 signatures for the County Commissioners because these people are concerned for County environmental resources.

Mr. Edwards questioned Ms. Jefferies on how many members are natives to the area and how many have recently moved to the area.

Ms. Jefferies was unsure. Mr. Edwards stated that he would like to see a balanced group; not just people moving to the mountains and then wanting to change everything.

Ms. Jefferies explained that the alliance members live throughout Haywood County. The alliance members have been to Clyde and Fines Creek Development groups. Regardless of how long members have lived here, they love WNC. The alliance meets in various places throughout the county. They take hiking trips and invite the public to participate. Even in the hiking trips, the members are concerned about adversely impacting the trails. The maximum number of hikers allowed is 25. The last hike was on Hemphill.

Mr. Edwards stated that he would be interested in going on one of their hikes. Mr. Edwards asked that the alliance email the planning board when the next hike is scheduled.

Mr. Knoedler stated that no one could take exception to the alliance's mission statement but that he was a little puzzled about how to harness growth. In these economic times people cannot curtail growth, only manage it.

Town of Maggie Valley
Regularly Scheduled Planning Board Meeting
November 5, 2009

MINUTES

Ms. Jefferies responded that maybe harness is not the correct word to use. The alliance doesn't mean to stop growth.

Mr. Benoit stated that he was hesitant for Maggie Valley to be seen as a town that stifles growth. Mr. Edwards concurred, protect the streams and mountains but more businesses are needed in the area.

Ms. Jefferies agreed that the word harness does put people on guard. As recently seen in Buncombe County, a cement plant wanted to be located in the area, and through the efforts of concerned citizens, the cement plant was approved but now buffers are required.

Mr. Knoedler responded that the Planning Board conducts public hearings on a regularly basis. This is the time that allows people to come in and air their opinions. Mr. Knoedler encouraged the alliance to monitor what the Maggie Valley Planning Board is doing and come to the public hearings. The Planning Board desires input from the entire community.

Chairman Brede concurred, adding that the alliance should get on Maggie Valley's sunshine list in order to get all information pertaining to the Town.

Ms. Jefferies thanked the members for allowing her to speak and emphasized the importance of keeping those communication lines open.

4. Planning Director's Report

Mr. Ron Hancock, with Community Services and Director Clark are working to adjust the appearance document to comments that were made during the last public informational meeting. Director Clark will have something for board discussion at the next Planning Board meeting.

Chairman Brede felt that little tweaking needed to be done to the design document. Do some minor tweaking on existing structures then conduct another workshop and see how response changes.

Mr. Benoit added that these changes are not going to happen overnight. In some point in time, businesses will choose to comply with the mountain vernacular, and other businesses will eventually move from town.

Mr. Knoedler felt the technical side of the document is alright. There was a lot of leeway provided in the proposal. The Planning Board was not limiting anyone's business choices.

The Planning Board Christmas meal will be held the first week of December. The Finance Director is getting prices from the Maggie Valley County Club.

4
Town of Maggie Valley
Regularly Scheduled Planning Board Meeting
November 5, 2009
MINUTES

5. Other Business

There were no other business to discuss.

6. Adjournment

**ON MOTION OF MR. EDWARDS, SECONDED BY MR. SCHREIBER,
WITH ALL IN FAVOR, THE MEETING ADJOURNED AT 6:03 P.M.**

Chairman Billy Brede

Vickie Best, CMC, Town Clerk