

**TOWN OF MAGGIE VALLEY  
REGULARLY SCHEDULED PLANNING BOARD MEETING  
FEBRUARY 7, 2008  
MINUTES**

Members Present: Chairman Billy Brede, Bill Chamberlin, Scott Pauley, June Johnson,  
Robert Knoedler, and Burton Edwards  
Staff Present: Planning Director Nathan Clark and Town Clerk Vickie Best  
Others Present: Six people were in attendance

**Meeting Called to Order**

Chairman Brede called the meeting to order at 5:36 pm in the Flossy White Room of Town Hall.

**Approval or Correction of Minutes: December 6, 2007**

**MR. CHAMBERLIN MADE A MOTION TO APPROVE THE MINUTES OF  
DECEMBER 6, 2007 AS PRESENTED.**

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

**Final Plat Approval: Whisper Creek Subdivision**

The members reviewed the final plat finding that all requests made for final plat approval were met. The plat noted that all roads would be paved to 18-feet in width. The cost estimates, and the bond from Ole Town Bank has been submitted.

As earlier stated, Mr. Childers has one-year to begin the project or the approval expires and the process begins again.

**MR. EDWARDS MADE A MOTION TO APPROVE THE FINAL PLAT AS  
PRESENTED.**

**MR. KNOEDLER SECONDED THE MOTION.  
MR. PAULEY OPPOSED.  
MOTION CARRIED BY MAJORITY.**

**Commercial Site Review: Benitez Homes: Mark Benitez**

Mr. Benitez distributed a booklet showing how the new office building and model cabin will be designed.

Mr. Clark explained that the exterior was in line with the Land Use Plan, and looks good for the Dellwood Hill area. The aesthetics of the proposed structure fits nicely with the anticipated architectural design policy. Very soon, the Planning Board will begin the implementation of the matrix that includes the architectural design standards.

Mr. Benitez explained that the stick built structure would house the office while the 450 square foot building will be used as a model. NCDOT has approved the curb cut for the driveway.

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The Planning Board approved the concept as presented.

**Commercial Site Review: Gamers Paradise: Mandy Hartline**

The structure will be located on the vacant lot adjacent to Stoney Creek Motel. The goal is to bring more family attractions to Maggie Valley. The building will be metal with a 6/12 pitch roof. The side entrance will be in line with the Town's architectural vision. The entrance will face the motel. The side facing the road will be completed immediately with the final exterior renovations being completed within two years. The colors will be terracotta with a green roof.

The rock will be three (plus) feet high along the foundation complete with log siding. The wooden fence will remain (which is already landscaped). Game rooms do not have windows due to glare (similar to a casino). There will be games for all ages. Approximately 25% of the east end of the building will be the virtual-reality room. There will be 42-inch flat screens all along the wall. Mr. and Ms. Hartline are still deciding whether to install theater seats or sofas. There will be two internet stations for patrons.

The area will be secured through cameras being located both inside and outside the building. Ms. Hartline assured the board that this would not be a place to "hang out". Ms. Hartline has discussed these issues at great length with Chief Sutton.

The board applauded Ms. Hartline's effort to bring in a business for family fun. The board was in total support of the proposed project.

**Discussion of New Jonathan Creek Subdivision: Bruce Rouse**

Mr. Burton Edwards clarified that he has no interest in this project other than stopping by the site and informing the developers that they need to come to Town before making further plans for their project. Mr. Edwards felt the planning board members could best serve the public by keeping them informed of Maggie Valley regulations.

Director Clark explained that the area in question is a fifty-acre track behind Summer Place off US-276 (Jonathan Creek). The area is not eligible for satellite annexation due to being beyond the three-mile limit.

GS: 160A-58.24 (e) No agreement entered into under this Part shall be binding beyond **three miles of the primary corporate limits** of a participating city which is permitted to annex the area under the agreement, unless approved by the board of county commissioners with jurisdiction over the area. Provided however, that an area where the agreement is not binding because of failure of the board of county commissioners to approve it, shall become subject to the agreement if subsequent annexation brings it within three miles. The approval of a board of county commissioners shall be evidenced by a resolution adopted after a public hearing as provided in subsection (c).

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The Maggie Valley Planning Board does not have jurisdiction over the area; although the development will require municipal sewer, if designed as planned. The front portion of the property is flat which would allow for higher density. Larger lots will be located to the rear of the property due to topography.

Haywood County allows clustering of homes. The only method Maggie Valley would have of controlling the number of homes is by controlling the number of sewer taps.

Mr. Chalk, one of the developers, stated that they would be willing to enter into an agreement that no more than 150 sites would be sold and that when possible the development would annex. The community will be log homes in honey color tones with green roofs. Landscaping will be placed under the transmission lines i.e. Christmas trees, fruit trees, etc. There will be a couple of ponds created in the common area for residents' enjoyment, as well as walking trails. This will be a gated community. Cyprus trees will block the back view of Summer Place. The roads will have 30-foot rights-of-way and the green space will be shown on the final plat. There will be cul-de-sacs and T-turns for emergency vehicles.

The Board of Aldermen will make the final decision on sewer taps and Haywood County will oversee the development.

**Land Use Plan: Implementation Matrix: Conservation Subdivision Ordinance**

The members were going to review the information in their packet again. The Zoning Board and Board of Aldermen would like to see the subdivision ordinance address clustering of homes. Clustering of homes is not the true intent of a PUD. The issue will be on the March 6 agenda. The board will begin working on implementing the matrix.

**Subdivision Ordinance: Tier Approval Process**

The Aldermen asked that the Planning Board address this issue. The preliminary plat requires many items that should only be required on the final plat. This is an additional expense for the developer due to certain items will inevitably have to be changed. A preliminary plat checklist was included in the agenda packet. This item will be on the March 6 agenda.

**Other Business**

- Mr. Pauley reported goals set at the first 2008 Christmas Parade Meeting. The Planning Board has been encouraged to have some type of activities at the festival grounds after the parade. Some ideas would be a bond fire with hot cider or hot coco, a ceremonial lighting of the Maggie Valley Christmas Tree, Christmas caroling from a variety of churches, etc. Mr. Pauley will keep the board informed as to the date of the next parade meeting. The members seemed very interested in participating.

- Mr. Chamberlin would like for Maggie Valley to have a tree protection ordinance, due to developers clear-cutting.

**Planning Director's Report**

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- ▼The Planning Board members would like to meet with the Board of Aldermen March 18 prior to their 5:30 pm meeting.
- ▼The all-day workshop (8:30 am until 4:30 pm) conducted by NC Community Assistance will be held February 22 in the Police Department Conference room.
- ▼Director Clark suggested having a technical review committee to funnel some of the energy from a nine-member board. The members will discuss the issue via open e-mail among all members and staff.
- ▼Chairman Brede asked that steps be implemented to follow through after the approval of a subdivision to assure compliance.

**ON MOTION OF MR. PAULEY, SECONDED BY MR. EDWARDS, WITH ALL IN FAVOR, THE MEETING ADJOURNED AT 7:22 PM.**

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Chairman Billy Brede

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Vickie Best, CMC, Town Clerk