

**TOWN OF MAGGIE VALLEY
PLANNING BOARD WORKSHOP
MARCH 11, 2009
MINUTES**

Members Present: June Johnson, Bill Chamberlin, Tom Benoit, and Burton Edwards
Staff Present: Manager Tim Barth, Planning Director Nathan Clark, and Town Clerk Vickie Best

The workshop began at 5:00 p.m. in the Town Hall Conference Room.

Director Clark explained that the Subdivision Ordinance needs revising due to ambiguity, confusing terminology, and the need to simplify what is required for a preliminary plat. Due to cost, Council felt the Subdivision Ordinance requirements, for preliminary plat approval, was placing a hardship on the developer.

The Maggie Valley Road standards will be incorporated into the subdivision ordinance.

The developer will be allowed to obtain building permits to install infrastructure after the construction plat approval.

Director Clark informed the board members that he is still trying to find an adequate definition for “buffer”. The current definition reads: A densely planted strip of bushes, evergreens, existing buildings, or fencing, made of natural materials that acts as a visual barrier between properties. Buffer strips shall be maintained as not to encroach on rights-of-way.

There are no regulations for buffer width or depth. To provide options, other materials should be allowed for buffering.

A brief discussion followed regarding the lack of buffering for the paving company near the Campbell Creek Road entrance. Those size trees will take decades to mature; during the winter months the leaves will be gone exposing the paving company.

The intent of the ordinance, as described in section 154.039, number 16, states, “All equipment must be screened from public view”. The board members felt the paving company was not in compliance, thus showing the need for a clear definition and stronger enforcement.

The preliminary plat approval process currently requires sewer and water plans. This is a big expense, when the plat may not be approved. More assurance needs to be provided by the planning board before this type of expense is imposed on the developer.

The Town of Waynesville treats the sewer from Dellwood Hill (other side of the red light) to the end of Maggie Valley’s ETJ. Because of working with another municipality, the sewer approval process for that area is different.

2
Town of Maggie Valley
Planning Board Workshop
March 11, 2009
MINUTES

Erosion control permits are not issued from the State unless one acre or more of land is disturbed. Haywood County issues permits for an acre or less of land disturbance. The board members would like to see more supervision over erosion control. The members would also like to do field trips to see the proposed areas for subdivisions.

Council realizes that time is often of the essences when subdivisions are being developed. Therefore, the Town Council is sensitive to the required 35-days for action to be taken.

The Board briefly discussed the developer bonding the installation of infrastructure or providing a letter of credit to Town. There have been problems in the past where the developer would get low bids/quotes in order to lower the amount bonded. The Public Works Director now determines if the amount to be bonded is sufficient.

Number 5.3 formulizes the process for obtaining water and sewer. The feasibility of obtaining water and sewer is sometimes a judgment call by the Town Public Works Director and the Maggie Valley Sanitary District Manager.

Director Clark provided two charts pertaining to the proposed amount of required open space. Members reviewed both dedicated open space: dwelling unit ratio and dedicated open space: gross area requirement. The board preferred the dwelling unit ratio.

The board will discuss setting a fee in lieu of open space dedication. Director Clark will talk with the experts at the NC School of Government about impact fees.

If an impact fee is adopted, the members preferred it be set high, as a deterrent from using this method.

The board scheduled another meeting for March 19, 2009

The workshop adjourned at 7:15 p.m.

Vickie Best, CMC, Town Clerk