

**TOWN OF MAGGIE VALLEY  
REGULARLY SCHEDULED PLANNING BOARD MEETING  
MARCH 19, 2009  
MINUTES**

Members Present: Chairman Billy Brede, Bill Chamberlin, June Johnson, Tom Benoit, and Bob Knoedler  
Staff Present: Manager Tim Barth, Planning Director Nathan Clark, and Town Clerk Vickie Best

**1. Opening Prayer**

Chairman Brede opened the meeting with prayer at 5:30 p.m. in the Town Hall Conference Center.

**2. Approval of the Minutes: January 29, 2009**

**MR. KNOEDLER MADE A MOTION TO APPROVE THE MINUTES OF  
JANUARY 29, 2009 AS PRESENTED.  
CHAIRMAN BREDE SECONDED THE MOTION.  
MOTION CARRIED UNANIMOUSLY.**

**3. Subdivision Ordinance Review**

Director Clark informed the members that revising the subdivision ordinance is a priority for the Town Council. A joint meeting will be scheduled to consider the revisions, and then, expectantly, a public hearing can be held in May 2009.

Director Clark also informed members that an impact fee, as opposed to dedicating open green space within a new subdivision requires special legislation through the General Assembly.

Mr. Edwards stated that a provision for stumpage should be included in the road standards/ subdivision ordinance. Sometimes excavating companies will bury the stumpage that later creates major problems in a road base or house site. When the stumpage begins to rot, the land begins to fail. The Planning Board members agreed.

As earlier stated, the road standards will be incorporated into the subdivision ordinance. The lots within a subdivision must be 75% built-out before the Town will accept road dedication. There will be no buy-out provision to avoid the 75% build-out clause. Streets that do not meet the street standards will be prioritized for road maintenance assistance from the Town. Powell Bill does not allow one-way streets.

Director Clark created the street classification plan. Council will review the street classification plan annually to determine which streets the Town will assist in upgrading/repairing.

The review committee will consist of the Public Works Director, Planning Director, and the Town Manager.

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There are three classifications: residential collector, local residential and limited residential.

According to the amount of traffic, the width and shoulders will vary. All road construction must be compacted to 95%.

Mr. Edwards, being in the excavating business, was strongly opposed to disturbing land for two or three homes. Driveways should not count in the equation. Roads leading to a few homes should be no more than 12' in width with turn-outs in blind spots and on curves every 300'. When needed, developers should have the option of installing cul-de-sacs or T-turns.

The ordinance was drafted to require the developer to pay for the compaction test; Mr. Edwards felt that the additional cost to the developer was uncalled for. The County has purchased the equipment to do the test. If Maggie Valley is going to require the compaction test, the town should be able to perform the test. Mr. Edwards asked that the issue be tabled until Manager Barth talks with the County about borrowing the equipment or having the County test for Maggie Valley. Mr. Edwards is going to talk with Mayor McElroy and the Public Works Director about the issue.

The Board would like to see Director Mehaffey doing more inspections as roads are being constructed.

The 18% grade remains the maximum.

At the next meeting, Director Clark will provide diagrams for different styles of cluster housing.

#### 4: Planning Directors Report

No report was given.

#### 5: Other Business

The next meeting was scheduled for March 26, 2009 to continue discussing the proposed ordinance.

The Planning Board will meet at 4 p.m. on April 14 to discuss design standards with Ron Hancock from the N.C. Department of Commerce. After the meeting, the Planning Board will have a joint meeting with the Board of Aldermen at 5:30 p.m. to discuss the proposed subdivision ordinance and road standards.

Ms. June Johnson sits on the Haywood County Planning Board as a representative of Maggie Valley. Ms. Johnson will be unable to attend the public hearing on the proposed nuisance ordinance being conducted by the County. The Planning Board approved Chairman Brede to sit in for Ms. Johnson at the public hearing.

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7: Adjournment  
**ON MOTION OF MR. CHAMBERLIN, SECONDED BY MR. BENOIT, WITH  
ALL IN FAVOR THE MEETING ADJOURNED AT 7:07 P.M.**

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Chairman Billy Brede

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Vickie Best, CMC, Town Clerk