

**Town of Maggie Valley  
Planning Board Workshop  
March 26, 2009**

Members Present: Chairman Billy Brede, Bob Knoedler, Tom Benoit, Bill Chamberlin, and June Johnson  
Staff Present: Planning Director Nathan Clark and Town Clerk Vickie Best  
Others Present: None

**Workshop Called to Order**

Chairman Brede opened the workshop at 5:33 p.m. in the Conference room in Town Hall.

**Cluster Subdivision**

The current subdivision ordinance does not address clustering of homes. Director Clark provided two examples of cluster subdivisions. Several members liked the idea of clustering homes for higher density, using less land for development, and maintaining more land for conservation.

Due to the amount of open space, Stoney Ridge Subdivision was one of the first subdivision to be considered clustering. Crockett's Meadows has no common area therefore, is zoned Residential 3 for high density.

Examples were provided. The members felt that requiring 35% open space in a clustered subdivision would bring about a balance between clustering and a standard subdivision.

EXAMPLE: 100 acres would mean 35% acres would remain open space and 65% would be developed.  
Residential 1 would allow 208 units at 3 units per acre.  
Residential 2 would allow 260 units, so on and so on.

The larger the land size, the higher the density for clustering.

A planned unit development and a cluster subdivision are very different in nature. A PUD requires a commercial/ mixed-use element. Clustering allows for high-density areas with a required percentage remaining open space.

Trinity Cove Subdivision is a standard Residential 2 subdivision. In a cluster subdivision, people generally only own the footprint of their unit.

Mr. Chamberlin still had concerns about allowing clustering. "A developer could come in to Maggie Valley and put 300-homes on 100 acres."

Mr. Knoedler felt the clustering of homes would protect the mountains. There would not be as many roads. The subdivisions would be subject to Planning Board approval.

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Mr. Chamberlin felt that conditions should in place to prevent the developer from going to the Zoning Board of Adjustments for a variance.

The clustering would be limited to Residential 1 and 2 zoning districts.

There being no further business to discuss, the meeting adjourned at 7:05 p.m.

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Chairman Billy Brede

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Vickie Best, Town Clerk, CMC