

Town of Maggie Valley
Regularly Scheduled Planning Board Meeting
March 4, 2010
MINUTES

Members Present: Chairman Billy Brede, Bob Knoedler, Tom Benoit, and John Schreiber
Staff Present: Manager Tim Barth, Planning Director Nathan Clark, and Town Clerk Vickie Best
Others Present: Ron Hancock with the NC Department of Commerce and Alderman Scott Pauley

Meeting Called to Order

Chairman Brede called the meeting to order at 5:35 p.m. in the Town Hall Boardroom.

Appearance Standards and Design Review

Color seemed to be a big issue at the last public informational meeting. The document has been reviewed and tweaked several times. The document is more of a guideline than an enforcement document. The wording has been softened to say suggested rather than required. The criterion has been simplified to allow the planning director to approve paint color when repainting a commercial building.

The colors should be natural and subdued (earth tones) and should blend in well with the natural surroundings. No additional permit would be required, if a color for repainting matches the previously permitted color.

The building height has now taken flood plain issues into consideration, allowing structures within the flood plain to build to fifty-five (55) feet.

The Planning Board members felt if the document was “watered down” too much, it would have no value.

The Planning Board plans to conduct the third meeting at the end of April after the seasonal residents and business owners return for the summer. The first public informational meeting was very productive; the second meeting was a small group that seemed to oppose most of the guidelines. The members want a nice cross of people at the third and final public informational meeting. The audience will be broken down into groups and provided scenarios for which they will find the answers. The Alamo Motel has asked that their facility be used as an example for discussion. There will be mock applications for the participants to complete and hopefully encourage open dialog between the audience and the Planning Board members.

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CHAIRMAN BREDE MADE A MOTION TO ACCEPT THE TEXT FOR THE APPEARANCE STANDARDS AND DESIGN REVIEW IN ITS ENTIRETY AS DATED MARCH 4, 2010.

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

Preliminary Discussion on Slope Ordinances/Erosion Control

Chairman Brede expressed the immediate need to discuss adopting a slope ordinance.

Director Clark distributed maps showing the Ghost Town Slide. There is still movement at the slide sight (4/10 of an inch in 20 days). The slide is approximately 3,000 feet long. The Town of Maggie Valley is seeking funds to help stabilize the slide. The funding applied for comes under the Emergency Watershed Protection Program. The Town's match would be 25% of the total cost. Representative Ray Rapp is keeping Governor Perdue abreast of the situation. If awarded the grant, the Federal Government will oversee the stabilization and awarding the contract to do the work.

The County Commissioners are concerned that the slide began on private property and did not want to participate for fear of setting precedence. The geologists say that it is a question of when, not if, the slide will come down.

The Maggie Valley Board of Aldermen has taken a big step toward resolving the slide problem.

Haywood County has taken over building inspections, at the Board of Aldermen's request. There is the possibility that Maggie Valley will request Haywood County to oversee slopes and erosion control. The State currently oversees erosion control in Maggie Valley. The State enforces more than 1-acre, while Haywood County enforces .5 acres of disturbed soil.

Manager Barth felt that Council would most likely ask the Planning Board to review the County's slope ordinance and make a recommendation. Haywood County's slope ordinance is fairly liberal and should not be difficult to review. County Manager David Cotton has authorized his staff to begin creating a presentation for the towns of Maggie Valley and Clyde. The Town of Clyde, as true with Maggie Valley does not have the resources to enforce a slope ordinance.

If adopted, the Maggie Valley Subdivision Ordinance will need to be amended. Haywood County also has stronger road compaction requirements.

The Planning Board will finish up with the Appearance and Design Standards and then move forward to the zoning districts and subdivision ordinance amendments.

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The Planning Board members commended Mr. Hancock for his knowledge and expressed their gratitude for his assistance with the Appearance and Design Standards.

**ON MOTION OF MR. KNOEDLER, SECONDED BY MR. SCHREIBER, WITH
ALL IN FAVOR THE MEETING ADJOURNED AT 7:05 P.M.**

Chairman Billy Brede

Town Clerk Vickie Best, CMC