

Town of Maggie Valley

Planning Board
Flossie White Room
Thursday, May 1, 2008
5:30 p.m.
MINUTES

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

1. Call meeting to order: Opening Prayer

Chairman Brede opened the meeting at 5:40 p.m. in the Flossy White Room of Town Hall and provided the invocation.

2. Approval of the Minutes: April 3, 2008

MR. EDWARDS MADE A MOTION TO APPROVE THE MINUTES OF APRIL 3, 2008 AS PRESENTED.

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

3. Subdivision Ordinance: Discussion of Street Design and Construction Standards

The members began reviewing the proposed street design and construction standards document.

Mr. Edwards explained that he was uncomfortable dictating the driveway design on private property.

Chairman Brede asked that number 3 under 2008.002 Town Street System Requirements be clarified. If there are 20 lots along the roadway, 15 lots must have homes built to ask the town to accept dedication of the road. Maggie Valley would not want to take over maintenance when the subdivision is scarcely developed due to heavy equipment used during construction demolishing the roadway.

The board discussed increasing the fee per vacant lot to \$1,000 during the last planning board meeting. Even after increasing the fee, several members felt that it would not be feasible for the town due to the high cost of road construction.

The roads will be inspected and core samples will be taken prior to the Town accepting dedication.

Town of Maggie Valley
Regularly Scheduled Planning Board Meeting
May 1, 2008
MINUTES

Mr. Chamberlain felt it unfair to the homeowners if a development sells out 50% of the lots and the remaining lots remain vacant. "The homeowners are stuck maintaining the road, even if built to town standards."

In Brannon Forest Subdivision, many property owners purchased two, sometimes three lots for their own comfort. This would affect the required 75% ratio.

Several members discussed how the roads were being torn up in Crockett Meadows Subdivision due to construction. It was their belief that Crockett Meadows is not built out to 75%.

The 75% rule applies to individual roads within the subdivision, not the entire subdivision.

The Planning Board did not agree with this rule and wanted it amended. The entire subdivision should be built out to 75%, not just streets within the subdivision. The Planning Board discussed accepting roads within phases of the subdivision. Again, due to heavy equipment and construction this would not be viable for the town.

An "Act of God" or an inferior contractor/developer could ruin the town's funding.

The following revision was made: 3) Development ~~along street~~ *in a subdivision* must be 75% complete. ~~Streets that do not have 75% development may enter the Town Street System at \$1,000.00 per lot fee along the requested road per subdivision plat approved lots.~~

It will be at town management's discretion if additional fees would be charged when negligence is encountered.

Currently there are approximately 4-miles of roadway within the Town's street system.

Ms. Johnson felt it a necessity to have a part-time code enforcement officer to enforce subdivision regulations and the zoning after the districts are designated.

As for previously approved projects the members found undesirable, but were unable to deny, due to the current ordinance, the timeline ends in one-year. If building permits are not issued within the first year, the approval is void. Planning Director Clark is keeping up with the deadlines.

The Board then began to review the table.

TABLE 1

3
Town of Maggie Valley
Regularly Scheduled Planning Board Meeting
May 1, 2008
MINUTES

Road Classification				
Item	Collector	Local	Limited	Driveway
Number of dwelling units served	20 +	4 to 19	2-3	1
Right-of-way width				
Roads	40 feet	35 feet	30 feet	25
Sight distance for intersections	100 feet	50 feet	50 feet	50 feet
Maximum grade: Measured at Fifty (50) Feet Intervals				
Unpaved	10%	10%	10%	10%
Paved surface	18% (1)	18% (1)	18% (1)	18% (1)
Design Standards				
Minimum travelway width (2 way road)	18 feet	16 feet	14 feet	N/A
Minimum travelway width (1 way road)	12 feet (2)	12 feet (2)	12 feet (2)	10 feet (4)
Shoulder width (each side, 2 way road)	3 feet 2 feet	3 feet 2 feet	2 feet	N/A
Shoulder width (each side, 1 way road)	2 feet (2)	2 feet (2)	2 feet (2)	2 feet
Cul-de-Sac (radius)	30 feet	30 feet (3)	30 feet (3)	(5)
Vertical Clearance	15 feet	15 feet	15 feet	15 feet
Sight distance for intersections	100 feet	50 feet	50 feet	50 feet
Design Speed	20 MPH	15 MPH	10 MPH	N/A
Street Construction Standards				
Stone base (ABC) compacted	8 inches	8 inches	8 inches	N/A
Asphalt	1-1/2 2 inches of I-2 or BST	1-1/2 2 inches of I-2 or BST	1-1/2 2 inches of I-2 or BST	N/A
Concrete	5 inches	5 inches	5 inches	N/A
Cut Slope	1:1	1:1	1:1	1:1
Fill slope	1 1/2 : 1	1 1/2 : 1	1 1/2 : 1	1 1/2 : 1

4
Town of Maggie Valley
Regularly Scheduled Planning Board Meeting
May 1, 2008
MINUTES

Ditch slope	4 to 1	3 to 1	3 to 1	3 to 1
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If a road carries a minimal amount of traffic, a 14-foot roadway is adequate if properly installed with passing pullovers and T-turns rather than cul-de-sacs. This provides safe passage, as well as preserves the mountainsides.

The street design standards will be amended to say: AS TERRAIN DICTATES. The Planning Board will review requests on a case-by-case basis; this will be included in the footnotes.

Currently the North Carolina Department of Transportation does not recognize one-lane roads in their Powell Bill system. Due to mountainous terrain, elevation, and environmental concerns, Maggie Valley is seeking legislative support to change those rules in order to help cut down mountain degradation, and to assist with small town modernization/ revitalization.

As previously stated, the road standards will be incorporated into the subdivision ordinance.

Tier Approval Process: The Planning Board felt that the Town was doing everything within their means to make the subdivision approval process as straightforward and cost effective as possible.

Mr. Edwards asked that Mr. Clark request that Haywood County send all applicants to Maggie Valley prior to issuing erosion control permits. Chairman Brede agreed, stating that Phase 1 approval process should be completed prior to receiving an erosion control permit.

At the previous Council of Government meeting, Alderman Price requested that the County send applicants to Maggie Valley prior to issuing any permits if it is anticipated that after completion the project would request sewer from Maggie Valley. The County representatives appeared to be agreeable.

**CHAIRMAN BREDE MADE A MOTION TO EXCUSE MR. EDWARDS AT 7:05
P.M.
MR. KNOEDLER SECONDED THE MOTION.
MOTION CARRIED UNANIMOUSLY.**

The members went back to the discussion on road classification.

To be truly effective, a cul-de-sac should at least have a 60-foot radius. Although Y's and T's work very well and disturb less vegetation.

5
Town of Maggie Valley
Regularly Scheduled Planning Board Meeting
May 1, 2008
MINUTES

A vertical clearance of fifteen-feet is the minimum for emergency vehicles.

A number 7 should be added under the notes section that the board would review slopes on a site-specific basis. The Planning Board may require a landscape plan when a steeper slope grade is being requested.

One of the goals is to make streets more interconnected, so that there is more than one way in and one way out.

4: Other Business

✧ A Planning Board workshop is scheduled for May 23, 2008 from 3:30 p.m. until 6:30 p.m. in the Flossy White Room of Town Hall. The topic of discussion will be permitted uses in the community attraction districts.

✧ On June 20, 2008 from 8:30 a.m. until 4:30 p.m. a workshop will be held at the Maggie Valley Police Department with the N.C. Department of Community Assistance

✧ On May 21, 2008, Haywood County will provide a meeting to review the new Flood Maps from 6:15 p.m. until 9:00 p.m. at the High-Tech Center.

✧ On June 12, 2008 a Haywood Readiness Growth Workshop will be conducted for the Planning Board and the Board of Aldermen beginning at 11:00 a.m.

✧ Mountain Watch is preparing to come for final plat approval. The sewer is not complete and the town is trying to get a letter of credit or a bond on getting the road completed.

✧ Ms. Johnson previously reviewed the proposed nuisances' ordinance. Ms. Johnson asked that the Planning Board discuss the ordinance and then get input from other incorporated towns as to how they handle nuisances.

5: Public Comment

There were no public comments.

6: Adjournment

**ON MOTION BY MR. CHAMBERLAIN, SECONDED BY CHAIRMAN BREDE,
WITH ALL IN FAVOR, THE MEETING ADJOURNED AT 7:44 P.M.**

Chairman Billy Brede

SEAL

Vickie Best, CMC, Town Clerk

Town of Maggie Valley
Regularly Scheduled Planning Board Meeting
May 1, 2008
MINUTES