

**Town of Maggie Valley**  
**Regularly Scheduled Planning Board Meeting**  
**May 7, 2009**  
**MINUTES**

Members Present: Chairman Billy Brede, Bob Knoedler, June Johnson, and Bill Chamberlin  
Staff Present: Planning Director Nathan Clark and Town Clerk Vickie Best  
Others Present: Ben Glover and Jim Fisher

**Meeting Called to Order**

Chairman Brede called the meeting to order at 5:34 p.m. in the Town Hall Conference Room.

**Schedule of June Meetings**

The members proposed the following schedule for June 2009.

June 2	Public Informational Meeting: Subdivision Review:	5:30 – 7:30
June 4	Regularly Scheduled Planning Board Meeting:	5:30
June 18	Public Informational Meeting: Design Criteria	5:30 – 7:30
July 16	Regularly Scheduled Meeting:	5:30

**Proposed Subdivision Ordinance**

The draft subdivision ordinance is being reviewed for legality. There were some concerns about the required open-space (Salisbury vs. Rowan County). Director Clark will keep the board informed.

Director Clark asked that the Board read the open space document and email him their thoughts.

The members felt the building trend would be more duplexes in the future and fewer condominiums.

**Informal Discussion with Jim Fisher**

Mr. Fisher and Mr. Glover came to meet with the Board to get a sense of direction and have an informal discussion regarding Mr. Fisher's 16-acres at the entrance to Campbell Creek Road.

Fifty-six percent of the 16-acres lie outside the corporate limits of Maggie Valley. The area within the corporate limits is zoned Residential 1.

Mr. Fisher explained that he will be more involved with his property interest in Maggie Valley and that he wants a development that will be ethically appealing, best use for the property, and increase Maggie Valley's tax base. Mr. Fisher would like to offer affordable housing.

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Chairman Brede shared his feelings about Crockett Meadows. The depth of the lots does not allow for adequate space between the homes. The lot sizes also rule out having garages. Many homes within the development are now up for sale.

The Planning Board wants to see green-space and landscaping.

The area being zoned Residential 1 makes the property impossible to sell for a profit. Clustering of homes is a possibility. The property is flat which makes it more desirable to the buyer.

Mr. Glover concurred, adding that they want a successful product that will be well accepted in the community. Mr. Fisher has talked with the neighbors in the Campbell Creek area and has assured them that there will not be another subdivision with such a high density as Crockett Meadows.

Residential 1 zoning would allow three units per acre for a total of 48-units. Residential 2 zoning would allow 64-units to be placed on the 16-acres.

There is ample access to the property via Panoramic Loop in Crockett Meadows. The Crockett Meadows Subdivision is in the process of being released to the Home Owners Association.

Ms. Johnson was pleased to hear that Mr. Fisher was going to become more involved in his projects in Maggie Valley. People came to the valley in the beginning years for the view of the mountains, the friendly people, and the summer climate. Maggie Valley is attractive to the aging population. The area has little to offer a young family. The available jobs do not compare with the cost of land.

Mr. Fisher agreed, adding that clustering of homes is cheaper for the developer because of installing shorter road systems. Mr. Fisher will return when he has plans that are more specific.

**Other Business**

Mr. Chamberlin announced that he would be spending part of his time in Florida beginning in September. He will finish his term on the Planning board but will not be able to renew his membership.

**ON MOTION OF MR. CHAMBERLIN WITH ALL IN FAVOR, THE MEETING  
ADJOURNED AT 6:34 P.M.**

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Chairman Billy Brede

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Vickie Best, CMC, Town Clerk

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