

**Town of Maggie Valley**  
**Regularly Scheduled Planning Board Meeting**  
**June 3, 2010**  
**MINUTES**

Members Present: Chairman Billy Brede, Tom Benoit, Doreen Pauley, June Johnson,  
Bob Knoedler and John Schreiber  
Staff Present: Manager Tim Barth, Planning Director Nathan Clark, and Town  
Clerk Vickie Best  
Others Present: None

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

1. Approval of the Minutes: NONE

2. La Bella Vita Subdivision Final Plat Approval

Director Clark informed the board that this project received preliminary plat approval from the Planning in March 2007. Our ordinance allows preliminary plat approval to be valid for only one year from the original approval date. However in August 2009 the North Carolina General Assembly passed legislation allowing developers to extend their approved development plans until at least December 31, 2011. This submitted final plat meets the requirements of this new state statute.

For those that do not remember this subdivision plan it consisted of the creation of six lots, three "villa style" structures will be constructed on lots 1-6 in the future. Lots 1-6 are to be treated as pairs instead of single lots. To further enable this plan the developer obtained a zero lot line variance and lot width variance for these lots. These lots will be accessed through NCDOT driveway permit off of Caldwell Drive. No new road construction will need to occur to access these sites.

An interesting fact about this proposed subdivision is that it straddles the WS III Critical and WIII Balance Area. This designation accounts for the large size of lot 1 (0.78 acres) it lies solely within the Critical Area and is required to only have 12% impervious surface present on the lot.

Lots 7 and 8 are to be constructed as single family detached houses only. That will be the first phase of construction. These lots will be accessed by a private driveway serving just these two lots. Due to its classification as a driveway, the surface will not need to meet minimum town construction standards.

**MR. BENOIT MADE A MOTION TO APPROVE THE FINAL PLAT AS  
PRESENTED FOR LA BELLA VITA SUBDIVISION.  
CHAIRMAN BREDE SECONDED THE MOTION.  
MOTION CARRIED UNANIMOUSLY.**

3. Soil and Erosion Control Program Discussion

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Haywood County representatives Mark Pruitt (Erosion Control) and Chris Boyd (County Planner) provided a presentation for the Town of Clyde and Maggie Valley Council members. The Town of Clyde has an interest in having Haywood County enforce erosion control and slope ordinances.

The Town of Maggie Valley is currently under the State's soil and erosion enforcement. The State requires an erosion control permit if more than one-acre is being disturbed. Haywood County begins enforcement if one-half acre of land is disturbed. Council is considering moving enforcement power to Haywood County. Council is somewhat hesitant about adopting the slope ordinance through the County.

Chairman Brede agreed with the erosion control enforcement because there are areas of concern throughout the valley. Small lots on slopes should be prohibited. Homes are being built without retaining walls. The Planning Board is pro-development, but life and land must be protected.

Haywood County will allow the Town to adopt their erosion control plan and the County will enforce the regulations without adopting the slope ordinance. But the County will not enforce the slope ordinance and not the erosion control plan.

Ms. Johnson, also a County Planning Board member, felt the Town should strongly consider the erosion control ordinance. Mr Pruitt has provided the County Planning Board a presentation that really is an eye opening experience. The County Planning Board was impressed with the erosion control employees. While driving through the valley, one can see trouble areas.

Director Clark concurred, adding that the County employees try to work with developers. Now that the County is doing Maggie Valley's building inspections, it would be convenient to go next door and get your erosion control permit. It is also a safety net for the homeowner if an erosion control permit is purchased and work is overseen by a third party.

**CHAIRMAN BREDE MADE A MOTION TO SCHEDULE MARK PRUITT WITH THE HAYWOOD COUNTY EROSION CONTROL OFFICE TO COME TO THE NEXT PLANNING BOARD MEETING TO ANSWER QUESTIONS FOR THE MEMBERS.  
MR. KNOEDLER SECONDED THE MOTION.  
MOTION CARRIED UNANIMOUSLY.**

#### 4. Business Recruitment Strategy Discussion

The members acknowledged that Maggie Valley needs new businesses and increased tourism. There must be attractions to draw people to visit and stay in Maggie Valley.

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Due to the vacant store fronts and the existing businesses that do not hold regular hours the valley has a poor image for folks just driving into town.

Some of the existing businesses could spruce up a bit at a nominal cost to the owner. If you have a flower box at your business, plant something in it.

One of the biggest hurdles is providing something for people to do for entertainment. Many of the members felt that the push should be toward arts, crafts, and music. Start showing movies at the festival grounds when an event is not scheduled.

Mr. Benoit felt the town should have a town center where people can gather. Ms. Johnson felt the town needs more public parking.

The Board will further discuss the issue at a later meeting.

#### 5. Other Business

Director Clark has received his zoning certification.

The Small Town grant application has been submitted.

The State may begin requiring cyber sweepstake machines to be permitted through the State and North Carolina will use those funds to fill the budget gap.

There has been a slight increase in the issuance of building permits through the County. This makes the economic position of the County look slightly brighter.

**ON MOTION OF MR. BENOIT, SECONDED BY MS. PAULEY, WITH ALL IN  
FAVOR THE MEETING ADJOURNED AT 7:25 P.M.**

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Chairman Billy Brede

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Vickie Best, CMC, Town Clerk