

**Town of Maggie Valley
Planning Board
July 7, 2011
MINUTES**

Members Present: Billy Brede (Chairman), June Johnson, Bob Knoedler, Michael Matthews, John Schreiber
Members Absent: Dorene Pauley
Staff Present: Manager Tim Barth, Planning Director Nathan Clark
Town Clerk Vickie Best
Others Present: John & Roberta Shell

Chairman Brede called the meeting to order at 5:31p.m.

Approval or Correction of Minutes

Mr. Knoedler made a motion to accept the approval of the June 2, 2011 Planning Board meeting as presented. Motion seconded by Ms. Johnson. Motion carried unanimously.

Text Amendment Discussion: Tea Rooms

Planning Director Clark briefed the Planning Board of the text amendment inquiry for “tea rooms.” He continued to explain what the current ordinances allowed and not allowed in the R-1 Low Density Residential Zoning District. The Board then recognized Mr. John Shell to explain in more detail what a “tea room” entails and his vision of how it could be a benefit to the zoning district. Conceptually, the Board favored expanding the uses in R-1 to allow “tea rooms.” However the Board had concerns about how this proposed use would mesh with the zoning district in its entirety citing concerns over traffic, parking and use intensity. The Board instructed the Planning Director to prepare a text amendment to reflect their concerns to be presented at the August Planning Board meeting.

Vision 1150: Open Discussion

The Board once again discussed its desire to conduct a community visioning exercise with the intent to rejuvenate the Town’s Commercial Corridor. Manager Barth and Director Clark discussed the role UNC-School of Government could potentially play in assisting this process. Due to the summer season contacting faculty is hit and miss but staff would continue to pursue their guidance. Planning Board members definitely agreed that a professional facilitator would be necessary to help mend several community fracture groups and help build trust in the process. Chairman Brede, Ms. Johnson and Mr. Mathews expressed interest going door to door within the business community to whip-up support for this new community vision process. The Board agreed the process needed to start as soon as possible but needed to be well thought out and produced to ensure the best achievable result.

There being no other business to come before the Board, the meeting adjourned at 7:35 p.m.

Billy Brede

Vickie Best, Town Clerk

Adopted: _____

Town of Maggie Valley
Zoning Board of Adjustment
June 13, 2002
MINUTES