

**TOWN OF MAGGIE VALLEY  
PLANNING BOARD WORKSHOP MINUTES  
JULY 8, 2008**

Members Present: Chairman Billy Brede, Bill Chamberlin, John Schreiber, Robert Knoedler, June Johnson, and Tom Benoit  
Staff Present: Planning Director Nathan Clark and Town Clerk Vickie Best

**Meeting Called to Order**

Chairman Brede called the meeting to order at 5:12 p.m. in the Town Hall Boardroom.

Chairman Brede stated that he would like each board member to be able to ask questions and speak their feelings, but asked that each member speak with respect to fellow members. The Planning Board is an advisory board; therefore, they must maintain a respectful demeanor.

The members discussed the previous issues with the Newland project and the Pinter project. Each situation was different. The Newland property lies within the community attraction district, per the adopted Land Use Plan. The Pinters were previously approved for a condominium complex. Due to economics and the trend in bank lending, Mr. Pinter decided to build single-family homes. Mr. Pinter's land is not in the community attraction area. The Planning Board members considered both the 1984 flood maps and the proposed 2008 FEMA maps. It is suggested that decisions be made on the "best available information".

Chairman Brede asked that Director Clark provide as much background information as possible, so that the members may educate themselves about each issue before appearing before the public at the meeting.

**Land Use Plan**

As the members began reviewing the allowed uses, Mr. Chamberlin questioned if barber and beauty shops would be allowed.

Many of the existing allowed uses will be included in the neighborhood nodes.

Mr. Chamberlin went on to question if it would not be prudent to list the retail uses rather than have it open ended by only stating "retail". The members should elaborate on what is meant by retail.

Waynesville's LUP gets into specifics. After further discussion, the members felt it more effective to go into specifics about what is not allowed, rather than what is allowed.

All of these issues will be addressed at the Public Response Meeting, (which will be held prior to taking the document to Town Council for approval) and then revisions will be made.

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Mr. Chamberlin also questioned why taxis or shuttles are not listed as an allowed use.

There is not a fixed route in Haywood County and the Planning Board felt that a staging area for taxis is not needed in the community attraction area. A locksmith and shoe repair will go into the neighborhood nodes. Skating rinks will go into family amusement areas.

**Subcommittees**

As discussed with the planners from the N.C. Community Assistance, the Planning Board members decided to work on the pyramid of elements that come together to form the final product.

The Pyramid:

Appearance  
Landscaping/parking  
Mapping (each parcel must be colored correctly to match the district)  
Allowed Uses  
Lot size/ Site Design

The members discussed having a 7,000 square foot minimum for small lots. A required green buffer must be considered. The maximum building height is 45 feet. A caveat will be included so that variances are not an option for certain regulations.

The members felt that a required lot depth should be included. In addition, how many commercial buildings/businesses should be allowed on one parcel?

Ms. Johnson stated that she was not opposed to three-story buildings if placed back from Soco Road. A 40-foot landscaped buffer should start behind the sidewalk. Ms. Johnson felt that buildings could be constructed to a 55-foot height in flood plain areas (due to FEMA requirements) but the rest of the areas should be restricted to 45-feet in height with a 7/12 roof pitch.

As the discussion progressed, it was determined that no one wants to limit the smaller parcels from being able to develop. It was also suggested that the buffer begin behind the road right-of-way or the curb whichever is greater. Smaller lots will be able to construct one-story buildings. The further back from Soco Road, the higher the building may be constructed.

The subcommittees were designated.

Chairman Brede and John Schreiber:

Dimensions of lots  
Square Footage  
Building density

Bob Knoedler and June Johnson:

Appearance, signage, landscaping, materials

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Burton Edwards and Bill Chamberlin: mapping

Bob Knoedler, June Johnson, and Chairman Brede: aesthetics

Tom Benoit: Parking and landscaping

The Subcommittees will meet with Director Clark, develop a plan, and then the entire board will conduct another workshop to come to a final consensus.

The Board scheduled mini-workshops with Director Clark. A special called meeting will be held on July 17, 2008 to review Mr. Tooley's final plat and to review Mr. Pinter's preliminary plat.

The workshop ended at 7:13 p.m.

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Chairman Billy Brede

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Vickie Best, CMC, Town Clerk