

Town of Maggie Valley
Planning Board
Town Board Room
Thursday August 7, 2008
5:00 p.m.
MINUTES

Members Present: Chairman Billy Brede, Bill Chamberlin, Tom Benoit, Bob
Knoedler, Burton Edwards, and June Johnson
Staff Present: Manager Tim Barth, Planning Director Nathan Clark, and Town
Clerk Vickie Best
Others Present: Five People

Chairman Brede called the meeting to order at 5:33 p.m.

1. Approval of the Minutes: July 2, 2008 & June 20, 2008
**ON MOTION OF MR. CHAMBERLIN, SECONDED BY MR. BENOIT, WITH
ALL IN FAVOR, THE MINUTES WERE APPROVED AFTER THE
CORRECTION OF ADDING BILL CHAMBERLIN AS BEING IN
ATTENDANCE AT THE JULY 2, 2008 MEETING, AND MS. JUNE JOHNSON
BEING PRESENT AT THE JUNE 20 MEETING.**

2. Preliminary Plat Approval: Ridgecrest: Craig Woolmington Smith
All required paperwork has been submitted for this project.

The members began their review of the preliminary plat.

- The names of the roads should be shown on the plat (Upland Road and Pennbrook Place).
- Show the wetlands area
- Road Grade: Town Council accepted the roads in February but will not take over maintenance. The Town will do snow and ice removal when possible.
- The wetlands need to be shown on the plat. The wetlands lessens the lot size.
- The Bed & Breakfast should be given a lot number and note number 14 removed.
- Lots 20, 26, and 27 are larger to keep the impervious surfaces limited due to the wetlands
- The developer will try to bring the road grade down and realign the road in certain areas.

**MR. EDWARDS MADE A MOTION TO ACCEPT THE PRELIMINARY
PLAT AFTER MAKING THE REVISION DISCUSSED, PUT A LOT
NUMBER ON THE BED AND BREAKFAST, DELETE NOTE 14, NOTE THE
ROAD NAMES, SHOW THE WETLAND AREAS ON THE PLAT, AND
REDUCE GRADE ON MAIN ROAD AS MUCH AS POSSIBLE.
MR. KNODLER SECONDED THE MOTION.
MOTION CARRIED UNANIMOUSLY.**

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Mr. Chamberlin requested the Planning Board have the opportunity to review areas prior to annexation. The Planning Board can provide input to the council members and developer.

3. Conceptual Discussion: Wolf Creek Subdivision, Integrity Bank

The Wolf Creek Subdivision has been the topic of many Planning Board and Town Board discussions over the last several years. The original developer of this area was Guy Mitchell, who constructed a 12 unit, cabin rental community. This venture was considered commercial thus only requiring a twelve-foot wide road to access the cabins. The development was later sold to Zul Swarangi who also operated the development as rental cabins for a short time before asking the Town to allow him to subdivide each cabin as an individual lot. The biggest challenge facing this conversation idea was road width. The existing 12-foot roads did not meet the Town's minimum road width standards of 18 feet. The Planning Board recommended widening the bottom section (between the bridge and Soco Rd as much as the existing 18 feet right of way would allow) add two turnouts between the loop and the bridge that would allow cars to safely pass and convert the looping road into a one way road. Ultimately, with a deviation granted by the Town Board, Mr. Swarangi was allowed to subdivide the property based upon the Planning Board's recommendation and the condition that only twelve lots could be created (one for each original cabin). The remaining acreage would be left vacant until additional road improvements could be made. Since final subdivision approval, these recommended road improvements have been made. Since receiving final plat approval, five of the twelve lots have been sold. Integrity Bank, the new owner of the remaining lots/acreage inside of Wolf Creek have inquired about what needs to be done to lift the development ban on the vacant tracts.

The Request

A total of 2.9 acres (127,892 sqft) have been noted as "to remain vacant land" on the final plat. If the ban is lifted it could conceivably give the developer eleven additional lots (23 in all) based upon the R-2 Medium Density Calculation Model. The developer is interested in discussing the possibility of adding no more than seven (19 lots in all). Town Staff has made several visits to the site with the new ownership group and have determined that if any additional lots were to be approved, then additional road improvements would need to be made. These recommended improvements are widening the road width to 18 feet between the bridge and the beginning of the looping road. This area has limited sight distance, which makes travel through this area difficult. Town Staff has marked our suggested improvements with green paint. The Town staff was satisfied with the work completed between the bridge and Soco Road. Pavement widths there range from 16 to 17.5 feet however do narrow tremendously before the bridge.

The area between the bridge and the looping road can be widened, but the area closest to US-19 cannot be widened. The entrance is 12-feet wide. As for safety issues, the pull-offs would allow fire trucks and emergency vehicles to pass with ease due to the site distance.

When questioned about the bridge carrying additional traffic, Mr. Alford responded that there are pull-offs right before the bridge. The bank own lots 2 & 3 and would be willing to widen the right-of-way.

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As for recreation, there is a playground already located on the property. Out of 4.7 acres, ½ acre will remain common area. The water pressure in the area would not be suitable for a fire hydrant, but could support the additional homes. The manholes have been fixed.

After further discussion, it was the consensus to allow the additional development if they owners upgrade to subdivision standards with a 6" water line, widen the roads as much as possible, install a fire hydrant and show common area on the plat.

Mr. Alford will report the Planning Board's position to Integrity Bank.

4. Conceptual Discussion: Jim Newland

Mr. Newland's proposed plan is based on comments from both the Planning Board and the Zoning Board of Adjustments. The buildings have been lowered and the number of units have been reduced by six. With the reduction of units comes the reduction of required parking spaces (12) thus providing more green space. More retail opportunities have been provided. The home/office will be used for retail (5300 sq ft). Mr. Newland will comply with all flood plain regulations. The exterior will conform to the Mountain theme the Planning Board is trying to implement. The Pizzeria will be redone with the same exterior as the condominiums. All rooflines will have a 7/12 pitch including the Pizzeria and the retail structure.

**CHAIRMAN BREDE MADE A MOTION THAT THE PLANNING BOARD WAS
IN AGREEMENT WITH THE CONCEPTUAL DESIGN AS PRESENTED AND
LOOK FORWARD TO REVIEWING FUTURE PLANS.**

MS. JOHNSON SECONDED THE MOTION.

MOTION CARRIED UNANIMOUSLY.

The Zoning Board of Adjustment will review the new plan with recommendation for approval from the Planning Board.

Mr. Edwards stressed that the 2008 flood maps are not to be considered in the decision making process because they are incorrect and will need to be redone by the State.

5. Business Development Discussion: Eldar Ben Isha

Excerpt from Agenda memo to the Planning Board.

*Last week the Town took enforcement action against Maggie Valley Sportswear (formerly the Blue Butterfly, now the Orange Building) on a couple of illegal sign issues and the lack of screening around their dumpster. During a follow up meeting with Eldar **Ben** Isha he discussed the importance of signage to attracting customers to his business. He wanted to talk to those responsible for making the sign ordinance, so better sign solutions could be achieved for all businesses. He also is looking at ways to attract more customers to his store, making the statement to me that he does not feel that the yellow signs in the*

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windows are helping his business but does not know what else to do. I suggested coming to the Planning Board, for the advice of seven people who live and shop within Maggie Valley. I saw this as an opportunity to reach out to a concerned business owner, who most of you have expressed concern over in the past; I am hoping that a positive dialogue from this meeting of the minds will result in positive changes at his building.

Mr. Isha was not able to attend the meeting.

6. Land Use Plan Subcommittee Report

Chairman Brede explained that none of the members was able to meet with Mr. Clark other than Mr. Chamberlin. He asked that each member schedule an appointment with Mr. Clark and be ready to report back at the next meeting.

After Mr. Chamberlin and Mr. Clark met, it was determined that they would enlarge each section on large paper to make sure each parcel is identified correctly. The map will be of the upmost importance due to it becoming a regulatory map.

7: Planning Director's Report

Mr. Clark reported that the 2008 flood maps have been found to be in error. The State subcontracted the work and the subcontractors used unapproved methods to determine the flood plain areas. The Town Council has requested that both the Zoning Board of Adjustments and the Planning Board use the 1984 maps for guidance.

Mr. Clark reported that he would be on vacation next week and would return to work on August 18.

Ms. Johnson reported that the Haywood County building permits were significantly down in numbers. There are definitely economical problems within the County and asked that the Board have the opportunity to see Maggie Valley's building permit report.

Ms. Johnson reported that a neighboring home had caught fire which made her more concerned about the dilapidated mobile homes she had recently asked Mr. Clark to look into. The trailers are in need of major repair or should be torn down.

Mr. Chamberlin asked that action be taken immediately on screening the paving company located on Soco Road.

8: Other Business

Ms. Kathy Bridges, the owner of land in the middle of Maggie Valley, asked to address the Board.

Ms. Bridges felt the town should create an architectural board and develop a theme for the Valley, such as a western town. The Town should back away from all of the motorcycle rallies.

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Chairman Brede explained that the Land Use Plan would encompass design criteria and provide guidelines.

Mr. Edwards agreed with Ms. Bridges adding that Maggie Valley was more successful in the 1980's than now. The Town of Sylva has gone in a positive direction with their downtown area. One of Maggie Valley's problems is not having music up and down the sidewalks as it once was.

9: **Adjournment**

**CHAIRMAN BREDE MADE A MOTION TO ADJOURN AT 7:34 P.M.
MR. CHAMBERLIN SECONDED THE MOTION.
MOTION CARRIED.**

Chairman Billy Brede

Seal

Vickie Best, CMC, Town Clerk