

**Town of Maggie Valley  
Planning Board  
Town Board Room  
Wednesday September 3, 2008  
5:30 p.m.  
MINUTES**

Members Present: Chairman Billy Brede, Bob Knoedler, June Johnson, Thomas Benoit, Burton Edwards, Bill Chamberlin, and John Schreiber  
Staff Present: Manager Tim Barth, Planning Director Nathan Clark, and Senior Administrative Assistant Karen Batick  
Others Present: Four People

Chairman Brede opened the meeting at 5:35 p.m.

**1. Approval of the Minutes: May 23, July 8, July 17, August 7, 2008**  
**MOTION CARRIED UNANIMOUSLY TO APPROVE THE MINUTES AS PRESENTED.**

**2. Preliminary Plat Approval: Black Bear Creek (Torry Pinter)**

Director Clark provided the following information:

**Neighborhood Information:**

- Location: US 19/Soco Road Area behind Exit Realty, site formerly occupied by Mini-Apolis Speedway. Property to west is a modular home sales center and property to the east is a vacant tract owned by Maggie Valley Club. See Map for exact location.

**Lot Information**

- Tract Size: 3.561 acres
- Number of Lots: 9, 2160sqft (0.05 ac) building pads, part of a Planned Unit Development (ZBOA approval July 2008)
- Conservation/Open Space: 2.597 acres
- Zoning District: C-1 General Business (ZBOA Special Exception July 2008)

**State/County Approval Letters:**

- Sewer: Approval In Hand
- Water: Approval In Hand
- Soil & Erosion: In Hand
- E-911: Rushing Creek Lane

**Street Information:**

- Street Right of Way: 30 feet (meets minimum Town Standards)
- Street Length: 850 feet
- Street Grade: near flat
- Street Surface: gravel (allowed in Road Design Standards because the grade will be less than 10%)
- Cul-de-sac: 30 feet radius (meets minimum Town Standards)
- Streets will be eligible for Town of Maggie Valley Street Maintenance Program Special

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**Flood Information:**

- Floodway Boundary (1984)
- 100 Year Flood Boundary (1984)
- Structures to be built 3 feet above Base Flood Elevation (1984) per the ZBOA decision in July 2008

**Staff Recommendation: Approve Preliminary Plat**

**CHAIRMAN BREDE MADE A MOTION TO APPROVE THE PRELIMINARY PLAT BASED ON THE FOLLOWING CAVEATS: UNDERGROUND UTILITIES ARE NOTED, MAGGIE VALLEY ROAD STANDARDS ARE MET, AND THE PLANNING BOARD RECOMMENDS THE ZONING BOARD OF ADJUSTMENTS REEVALUATE THEIR DECISION FROM JULY BASED ON THE NEW CRITERIA OF THE 1984 APPROVED AND ACCEPTED FLOOD PLAIN MAPS AT THEIR SEPTEMBER 11, 2008 MEETING. MOTION CARRIED UNANIMOUSLY.**

**3. Final Plat Approval: Twinbrook (Greg Synder)**

Director Clark provided the following information:

**Background Information:**

**Neighborhood Information:**

- Location: Off of US 19/Soco Road Area behind Maggie Valley Volunteer Fire Department on Twinbrook Lane. Visual evidence of new development exists on site. See Map for exact location.

**Lot Information**

- Tract Size: 18.659 acres
- Number of Lots: 60 lots (lots 13, 23, 27, 28 have been removed from approved preliminary plat)
- Smallest Lot: Lot 6 (7,043sqft, minimum lot size is 7,000 sqft)
- Largest Lot Size: 62 (29,721sqft)
- Conservation/Open Space: 1.4 acres (built common space consisting of an indoor pool, playground and refined park)
- Zoning District: C-1 General Business (ZBOA Special Exception) allowed to develop at a R-3 High Density Residential. Adjacent zoned property along Spring Lakes Road is Zoned R-2 Medium Density Residential

**Required Infrastructure**

- Sewer: Work Completed, accepted by Town Public Works Director
- Water: Work Completed, accepted by Maggie Valley Sanitary District
- Soil & Erosion: Installation of ditches and drainage areas completed, accepted by Town Public Works Director

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**Street Information:**

- Street Right of Way: 30 feet Twinbrook Lane,  
20 Feet Carl Loop (one way road)  
20 feet Viola Loop (one way road)
- Street Length: 2,710 feet Twinbrook Lane  
558 feet Carl Loop (one way road)  
368 feet Viola Loop (one way road)
- Street Grade: near flat
- Street Surface: Pavement completed, 18 feet pavement width
- Cul-de-sac: 37 feet radius (meets minimum Town Standards)
- Streets will be eligible for Town of Maggie Valley Street Maintenance Program with modifications to the street lined right of ways

**Staff Recommendation: Approve Final Plat**

Four lots were removed from the original plat, lots 13, 23, 27, and 28.

The infrastructure is completed in the subdivision. Public Works Director Mike Mehaffey has approved the sewer, soil and erosion, and the installation of ditches and drainage areas. The Maggie Valley Sanitary District has approved the water system.

The road rights-of-way meet the minimum Town standards.

Lots 17, 19, 26, 29, and 30 are in the 25-foot trout stream buffer and lot 9 is in the right-of-way.

**CHAIRMAN BREDE MADE A MOTION TO APPROVE THE PLAT.  
MOTION CARRIED UNANIMOUSLY.**

**4. Final Plat Approval: Mountain Watch Phase I (Bob Brannon)**

Item removed from agenda

**5. Text Amendment Change: Camping Cabins (Alan Fish)**

Item removed from agenda

**6. Land Use Plan Subcommittee Discussion**

The board members will e-mail Director Clark, Manager Barth, each other, and the Town Clerk their reports the week of September 15- 18.

**7: Planning Director's Report**

Director Clark talked with Karen Smith from the Community Assistance Agency regarding Haywood County being titled a Tier 3 County. Community Assistance wants

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to help Maggie Valley's Planning Board. They will contact Director Clark within the week.

**8: Other Business**

A special called meeting was scheduled for September 18, 2008 at 5:00 p.m. to review the final plat for Mountain Watch at Brannon Forest Phase 1.

After that order of business is discussed, the members will ride to Cherokee and Sylva to evaluate and discuss their downtown improvements.

**9: Adjournment**

**ON MOTION OF CHAIRMAN BREDE, WITH ALL IN FAVOR, THE MEETING  
ADJOURNED AT 6:21 P.M.**

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Chairman Billy Brede

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Vickie Best, CMC, Town Clerk