

Excerpt from the December 2, 2010 Regularly Scheduled Planning Board Meeting

The Board of Adjustment shall request the Maggie Valley Planning Board to review and make recommendations concerning the special exceptions relative to the following considerations:

1. Relation of the special exception to applicable elements of the planning program?

Chairman Brede felt the impact of the business is very low. Due to works like storage and towing, people have gotten upset. With proper fencing and screening one could not tell it was a storage area, again due it being a low impact business. Maggie Valley wants to see new businesses move into town but due to the economy business is slow. This is not a junk yard but rather a nice looking building with an attractive fence behind it. This business could only be a good neighbor. There are modular homes/ mobile homes stored to the east of the property that has been in place for years. This business will fit in with the adjoining properties.

2. Appearance of the special exception relative to location, structure, and design?

There is to be a 6-foot high wooden fence constructed to screen the vehicles with enough space between the fence and creek for landscaping to soften the look of the fence from the residential parcel across the creek. There should be minimum signage. The lighting should be directed down as to no hamper the adjoining businesses or residents. There should be restrictions on the amount of vehicles that can be stored (Nathan will provide number). The site should be cleared and gravel pored for the parking area. Only operative vehicles are to be stored for no longer than 30 days. The hours of operation should be 8 a.m. until 10 p.m.

CHAIRMAN BREDE MADE A MOTION TO RECOMMEND THE ZONING BOARD OF ADJUSTMENTS APPROVE THE SPECIAL EXCEPTION.

MR. MATTHEWS SECONDED THE MOTION.

MS. JOHNSON AND MR. BENOITE VOTED IN THE AFFIRMATIVE.

MS. PAULEY OPPOSED THE MOTION.

MOTION CARRIED BY MAJORIEY.