

**TOWN OF MAGGIE VALLEY
REGULARLY SCHEDULED ZONING BOARD OF ADJUSTMENTS MEETING
APRIL 8, 2010
MINUTES**

Members Present: Chairman Ron DeSimone, Bill Banks, Caroline Edwards, Candy Way, Nancy Fish, and Lyndia Massey
Staff Present: Manager Tim Barth, Planning Director Nathan Clark, Festival Director Audrey Hagar, and Town Clerk Vickie Best
Others Present: Beth Reece and Sam Strickland

Meeting Called to Order

Chairman DeSimone called the meeting to order at 5:35 p.m. in the Town Hall Boardroom.

Approval of Minutes: November 12, 2009

MR. BANKS MADE A MOTION TO APPROVE THE MINUTES AS PRESENTED.

**MS. FISH SECONDED THE MOTION.
MOTION CARRIED UNANIMOUSLY.**

Variance Request: Beth Robinson Reece, Maggie Valley Inn and Conference Center

Beth Robinson Reece, owner/operator of the Maggie Valley Inn and Conference is seeking of variance of § 153.05 SIGNS REQUIRING A PERMIT. Specifically Ms. Reece is seeking relief from the following requirement: No more than 125 square feet shall be allotted to attached signs. Ms. Reece has offered the following points of contention to strengthen her case to why this variance request is within reason.

* Maggie Valley Inn and Conference Center is the only business in Maggie Valley that is located on 2 major highways.

* We have a large DOT right of way because of the 19/276 intersection which limits our sign options.

*We are located at a lower elevation than the road and this limits the visibility of our signs.

We are requesting a variance to do the following on our building:

* On the 276 side which is 184 ft. long a 10 ft x32 ft individual sign which reads, "Maggie Valley Inn and Conference Center.

* On the Hwy. 19 side the same signage as above on the 40 ft overhang.

Under oath, Ms. Reece provided the history of the motel/conference center.

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Ms. Reece, is a single female business owner, and has the largest hotel in Haywood County. In 2009, Ms. Reece paid \$59,000 in occupancy tax. Annual payroll is \$200,000 with 100% of the employees being Haywood County residents and 35% of those employees are Maggie Valley residents.

Ms. Reece has been remodeling and updating the hotel/conference center to have a cleaner streamline look. The remodeling meets the proposed Design and Appearance Standards that the Planning Board has been recommending.

The amount of NCDOT right-of-way is tremendous on both the front and side yard.

CHAIRMAN DESIMONE MADE A MOTION TO APPROVE THE VARIANCE AS REQUESTED DUE TO THE PROPOSED SIGN NOT BEING INTRUSIVE, THE SIGN IS IN-KEEPING WITH THE STYLE OF THE BUILDING, AND THE PROBLEMS WITH THE US-276 AND THE US-19 RIGHTS-OF-WAY, AND THE HOTEL BEING BELOW ROAD GRADE. THE SIGNAGE WILL NOT BE A DETRACTION.

**MS. MASSEY SECONDED THE MOTION.
MOTION CARRIED UNANIMOUSLY.**

Ms. Reece stated that she was considering a non-advertising mural that would reflect Maggie Valley's heritage. The Zoning Board members felt that would be a wonderful addition to the town, but asked that they be allowed to review a drawing of the proposed mural prior to work beginning.

Special Exception PUD: Craig Woolmington, Ridgecrest

Due to home buying habits changing and the topography of the land, Mr. Woolmington has now recreated his vision for Ridgecrest Subdivision. Mr. Woolmington wants to eliminate large single family homes and streamline the house pads to use the land alongside the roadbed. This would make installing water/sewer less complicated; there would be more open green space. The proposal is for 54 units on 23.3 acres. Residential 1 would allow a maximum of 72 units. Water and sewer have been approved. There is an active permit issued by the State's erosion and control department.

The roads will meet the town's regulation of 18% grade or less. There will be two one-way (14' with shoulders) interconnecting roads onto a two way road. The top lots will not be developed. A portion of the land has been deemed wetlands, which will now be protected.

Geologists have tested the area prior to the plan being developed. Mr. Woolmington would like to begin work as soon as possible. The subdivision will be completed in phases. The 28' x 28' cabin style homes will have pedestal foundations and paved parking.

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Director Clark explained that the Ridgecrest Subdivision plan would go back before the Planning Board after receiving the PUD designation from the Zoning Board of Adjustments.

Mr. Strickland explained that Mr. Woolmington wants to develop a landscape plan and add street lighting.

Chairman DeSimone added that the property is steep and the plan is in keeping with the contours of the land. There will be minimum impact to the land. The open space is always an added benefit.

**MR. BANKS MADE A MOTION TO APPROVE THE MASTER PLAN FOR
RIDGECREST PLANNED UNIT DEVELOPMENT (PUD).
MS. MASSEY SECONDED THE MOTION.
MOTION CARRIED UNANIMOUSLY.**

Other Business

Director Clark updated the board on the Quest Services/Harden issue. The fines are now to \$4,500. Chuck Brown, the realtor that previously came before the Zoning Board on Mr. Harden's behalf, no longer is working with James Harden.

Attorney Chuck Dickson is going to contact Mr. Harden regarding the parking issue.

There is zoning board training available in June in Morganton, N.C. Director Clark will provide information to the members at the next regularly scheduled meeting.

**THERE BEING NO FURTHER BUSINESS TO DISCUSS, ON MOTION OF
CHAIRMAN DESIMONE, WITH ALL IN FAVOR, THE MEETING
ADJOURNED AT 6:20 P.M.**

Chairman Ron DeSimone

Vickie Best, CMC, Town Clerk