

**Planning Board Minutes
Regularly Scheduled Meeting
Maggie Valley Town Hall Boardroom
Tuesday April 18th, 2023
5:30pm**

Planning Board Members Present: Chairman Eric Helfers, Jeff Lee, Bill Sebastyn, Jim Heffron, Dr. Janet Banks, Josh Hoogerwerf.

Members Absent: None

Staff Present: Kaitland Finkle, Town Planner, Sam Cullen, Assistant Town Planner.

1. Call to Order and Pledge of Allegiance

Chairman Rick Helfers called the meeting to order at 5:27 pm. The Pledge was said.

2. Roll Call / Quorum Determination

Quorum was established.

3. Disclosure of Conflicts/ Approval of Agenda

Chairman Rick Helfers asked if there were any conflicts of interest. There were no conflicts. Chairman Helfers entertained a motion to approve the agenda.

Janet Banks moved the agenda be approved; Bill Sebastyn seconded. Motion passed with all in favor.

4. Approval of Minutes

a. March 21st, 2023

Jeff Lee made a motion that the minutes of March 21st be approved; Jim Heffron seconded. Motion passed with all in favor.

5. New Business

a. Staff Initiated Initial Zoning R-1: 509 Campbell Creek Rd, PIN 7676-96-6563

Assistant Planner Cullen gave a report on the property including background information. He explained this property had been annexed by the Town in 2017 but never assigned a zoning district.

Planner Finkle explained this should not happen in the future as we now have streamlined the process.

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Jeff Lee asked for more info about what was further past this house as it relates to zoning. Planner Finkle explained this parcel is the last in the town limits so there was none.

Planner Finkle showed a map of the surrounding areas.

Josh Hoogerwerf made a motion to recommend approval of the R-1 Low Density Residential Zoning District, Jim Heffron seconded. The Motion passed with all in favor.

b. The Village at Twin Falls Final Plat Approval

Planner Finkle gave the report and refreshed the board on the previous decisions made concerning this property.

Planner Finkle noted that the can corral condition set by the Board of Aldermen, and recommended by the planning board, was now shown on the Final plat. She spoke of the fact that things such as roads remaining private are listed on the plat.

Jeff Lee asked about the homes in the floodway and Planner Finkle explained that the homes were built before the new 2012 Special Flood Hazard Areas were established by FEMA.

Jeff Lee asked about the C-2 zoning in the area and why it has been replaced by MU-3. Planner Finkle explained all the C-2 zoning had been removed by the new zoning map.

Janet Banks asked about owner versus renter status and who would keep up with that. Planner Finkle explained that the town will not be involved with ownership as that is not allowed by NC State law.

Jim Heffron asked where the parking for lot 17 would be, Planner Finkle showed the plat with labeled parking spaces and explained this layout is the originally approved PUD parking layout.

Bill Sebastyn made a motion to approve the final plat for The Villages at Twin Falls, Janet Banks seconded. The Motion passed with all in favor.

c. Conditional Zoning of 3984 Soco Road “The Rock Shop” to add 30x80 building

Planner Finkle gave a report including background information on the property. She explained that the tenant, Mr. Pete Dethlefs, is acting as an agent for the owner. She explained that this is a Conditional Zoning request because of the number of structures and variety of uses on the lot. She stated that the tenant is asking for an exception to design standards for a metal building and noted the location of the proposed building on a map.

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Planner Finkle stated that during the required Neighborhood Meeting the adjacent owner asked for a condition of a less than “by right” side setback to push the building away from his property toward the Brickhouse property and also wanted a fence along the border of his undeveloped property. Additionally, he requested that if he develops his property, he wants the sign on the side of the building of the Rock Shop to come down.

Planner Finkle spoke to the fact that Mr. Dethlefs will be required to have 8 parking spaces and he is contacting Haywood County for information on the requirements for ADA parking.

Applicant Pete Dethlefs then addressed the board and said he would be keeping the current vegetation buffer up to screen from the road and sides.

Rick Helfers asked if staff believes this property is very visible from the road. Planner Finkle explained there was an existing large vegetative buffer in place.

Planner Finkle spoke to the fact that the Town will be looking into outdoor sales regulations in the near future.

Jim Heffron asked for more information on the neighbor requested fence. Planner Finkle explained that in a commercial district the board should decide whether to block views of retail space or not and what value it would add.

Bill Sebastyn asked about the large tent that the building would replace, and Mr. Dethlefs explained that it has already been removed.

Josh Hoogerwerf asked for clarification on parking and planner Finkle gave information about the parking location referring to the Site Plan.

Jim Heffron made a motion to recommend approval of the Conditional Zoning District, with the following conditions.

- 1. Allowing a metal building.**
- 2. Recommend no fence be installed for screening and to utilize existing vegetation.**

Janet Banks seconded. The Motion passed with all in favor.

6. Old Business

a. Comprehensive Plan Update/Town Information Update.

Planner Finkle updated the board on the Comprehensive Plan. She showed the board the future land use map and reminded everyone about the coming workshop on the 27th of April.

She also spoke about the Town Clean Up Day on Saturday April 22nd.

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She updated the board on the last Board of Aldermen meeting.

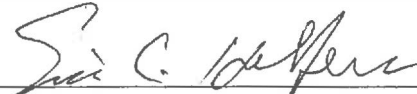
Assistant Planner Cullen updated the board on crypto mining.

Planner Finkle addressed short rentals and said they are being reviewed in the Comprehensive Plan.

There was discussion about slopes and how they affect the town which is also being reviewed in the Comprehensive Plan.

7. Adjourn

Janet Banks made a Motion to adjourn at 6:56 pm. Bill Sebastyn Seconded. The Motion passed with all in favor.


Eric C. Helfers, Chairman


Sam Cullen, Assistant Town Planner