

Planning Board Minutes
Regular Meeting
Maggie Valley Town Hall Boardroom
Tuesday, September 20th, 2022
5:30pm

Planning Board Members Present: Chairman Rick Helfers, Jeff Lee, Janet Banks, Bill Sebastyn, Jim Heffron

Staff Present: Kaitland Finkle, Town Planner, Sam Cullen Assistant Town Planner, and Vickie Best, Interim Town Manager

Others Present: None

Call to Order and Pledge of Allegiance: Chairman Helfers called the meeting to order at 5:34 PM. The Pledge of Allegiance was said by all.

Roll Call / Quorum Determination: Quorum was established. All five members are present.

Disclosure of Conflicts / Approval of Agenda: Chairman Helfers asked if there were any conflicts of interest in the agenda for anyone. There were no conflicts noted. **Chairman Helfers made the motion and Ms. Banks seconded that the agenda be approved. Motion passed with all in favor.**

Approval of Minutes: The minutes were read and checked by all Planning Board members. **A Motion to approve the August 16th, 2022 regular meeting minutes was made by Mr. Lee and seconded by Mr. Sebastyn. The Motion passed with all in favor.**

Chairman Helfers asked if there was any additional discussion. Mr. Lee asked if the town is still looking into the text amendment discussed at the last meeting for landscape/construction firms. Planner Finkle responded no. Mr. Lee also spoke about the visible dumpster problems. Ms. Banks suggested the board ask the comprehensive plan steering committee to look into burning as part of a zoning ordinance.

6. New Business

a. Initial Zoning Noncontiguous Annexation 22 acres owned by Haywood County, 1585 Jonathan Creek Road, PIN 8607-27-9452

Assistant Planner Cullen gave the staff report. As required to connect to Municipal Sewer Services, Haywood County has requested the annexation of a parcel they own, located at 1585 Jonathan Creek Road. The 22-acre parcel was acquired by the County in 2007 and sits vacant. Additionally, this Parcel sits between U.S. 276 and Jonathan Creek and is in close proximity to the town's sewer system. A large portion of this property lies within the Special Flood Hazard Area. The 2007 Future Land Use Map does not have a designation for this property as it falls outside of the study area. However, the Land Use Plan states that R-3 High Density Residential should be in areas where slopes are minimal, access is easy and safe, and water and sewer are available or could be easily provided. In Summary, while the property is not included on the Future Land Use Map it does meet the desired requirements for the R-3 Zoning District. The

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property sits largely in the flood hazard area thus requiring some additional development requirements. It is also relatively close to the town's sewer system and other annexed parcels. The Use Table and the Density and Dimensional Standards chart were available and included in the packet for Planning Board members to compare.

Mr. Heffron asked about flood restrictions for the Special Flood Hazard Area. Restrictions are determined at time Building Permits are issued and typically include elevating the structure and adding flood vents.

Mr. Lee asked for clarity on density allowances for the project. Planner Finkle responded that parcels with greater than 10 acres zoned residentially may request approval by the Board of Aldermen to develop as a cluster development which would allow one additional lot per acre.

Mr. Lee expressed concerns about fire protection for the 65 foot building height allowance. Planner Finkle suggested a text amendment be looked at for the current by right 65 foot building height allowance in Special Flood Hazard Areas if the board is concerned.

Chairman Helfers spoke about the DOT project on Jonathan Creek.

Planner Finkle mentioned the state is prioritizing this project [R-5921] for completion.

Chairman Helfers made a motion to zone the property R-3 as recommended by staff for 1585 Jonathan Creek Rd. Ms. Banks seconded. The Motion passed with all in favor.

Planner Finkle recommended that the next two proposals be treated the same.

b. Requested 6-month extension of Linson Ridge Phase 3 Preliminary Plat Approval
Linson Ridge submitted a written request for an extension of 6 month of their phase 3 preliminary plat approval.

Mr. Lee asked for clarification if this was a decision, they as the board will make or a recommendation to the alderman.

Planner Finkle said the planning board would be making the decision.

Planner Finkle noted that the Linson Ridge property was only 8 lots on 13 acres.

Chairman Helfers moved they approve the requested extension of 6 months for the Linson Ridge Phase 3 Preliminary Plat. Mr. Lee seconded. The Motion passed with all in favor.

c. Requested 6-month extension of Fox Run Village Preliminary Plat Approval
Fox Run Village submitted a written request for an extension of 6 month to their preliminary plat approval.

Chairman Helfers asked if this was the same as the other permit extension.

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Planner Finkle clarified that with minor differences yes.

Mr. Heffron asked if a traffic study has been done on this property.

Planner Finkle said yes, DOT actually requested the plans be changed as they would not allow a driveway connection to 276.

Chairman Helfers moved they approve the requested extension of 6 months for the Fox Run Village Preliminary Plat. Mr. Sebastyn seconded. The Motion passed with all in favor.

3. Other Business

a. Comprehensive Plan Kickoff


Planner Finkle spoke about the Comprehensive Plan kickoff.

Chairman Helfers spoke about passing out comprehensive plan surveys and flyers in the community and he has received both positive and negative responses.

4. Adjourn

Planner Finkle let the board know the county voted to give some money to affordable housing projects in Maggie Valley for paving as part of an award by the Dogwood Health Foundation.

Chairman Helfers made a Motion to adjourn at 6: 55 PM. Ms. Banks seconded. The Motion passed with all in favor.



Eric C. Helfers, Chairman

Sam Cullen, Assistant Town Planner