

Planning Board Minutes
Regular Meeting
Maggie Valley Town Hall Boardroom
Thursday February 11th, 2021
5:30pm

Planning Board Members Present: Jim Heffron - Vice Chairman, Jared Lee, Kivanc Senocak, Jeff Lee

Absent: Connie Dennis

Staff Present: Ron Hancock, Town Planner and Shelly Coker, Executive Assistant

Seven Others Present

1. Call to Order

Mr. Heffron called the meeting order at 5:32pm. The pledge of allegiance was said by all. Planner Hancock had given each member the packet for this meeting.

2. Approval of Minutes: January 14th, 2021 meeting

Mr. Heffron asked members to review the minutes from the January meeting. He asked if there were any corrections or changes to be made. There were none. **Mr. Heffron asked for a motion to approve the minutes as presented. Mr. Senocak made the motion to approve the minutes as presented. Mr. Jeff Lee seconded. The motion passed with all in favor.**

3. Election of Chairperson

Mr. Heffron nominated Jeff Lee for the position of Planning Board Chairperson. Jared Lee seconded. The motion passed with all in favor. All members congratulated Mr. Jeff Lee and thanked him for accepting the job.

4. Public Comment

There was no Public Comment.

5. Recommendation on Special Exception: Brent Brinson, Vehicle Impound Lot

Brent Brinson had not arrived at this time, so the Board went on to Item 6.

Planner Hancock gave the background information on this request. Mr. Brent Brinson is requesting a Special Exception to locate his business, Alert Towing & Recovery Vehicle Impound Lot at 3365 Dellwood Road, behind PK's Garage. This property is zoned C-1. The Planning Board will give a recommendation, then the Special Exception will go before the Zoning Board.

A copy of the lease is included with the packet. Mr. Heffron mentioned the site plan and Mr. Brinson spoke of the three levels to the road. He showed the parcel map with the 3/4 acre lot. The business would be hidden behind the trees. Mr. Brinson is on rotation with the Haywood County Sheriff's Department to tow vehicles. He does not usually store more than ten vehicles at a time. The building he is planning to use will be for paperwork to release the vehicles. The restroom will be shared with another business on the premise. The building will have the same address as A-1 Appliance. Mr. Heffron asked if he would have access 24 hours a day, the answer is yes, he has a key. The person will come pay the tow bill and pick up the vehicle. The process should take around five minutes.

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Mr. Jeff Lee asked if Mr. Brinson's business had been located down on Jonathan Creek Road. Yes, he has been there but it is in the Flood Zone and the County will not allow an Impound Lot in the Flood Zone. Mr. Brinson is allowed by law to sell a vehicle after it has been in impound for 30 days. Mr. Heffron spoke of concerns about the lack of a restroom. Planner Hancock read the code that addresses the restroom requirement. Planner Hancock said that Mr. Brinson has access to a restroom.

Mr. Brinson is a primary contractor for AAA. He does police rotation towing calls for Haywood County as well. The business is mostly in Buncombe County, but his employees will park their personal vehicles at the Impound lot while they are using the Company trucks. Mr. Brinson's daughter answers the phone and has the people who would like to pick up their vehicle meet her at the lot.

Mr. Senocak stated that he felt the site plan was not up to standard. He would like Mr. Brinson to use a portion of the A-1 Appliances office, since that building has the restroom. Mr. Brinson does not have a lease for that building. Planner Hancock stated that the ordinance does not require a special plan or anything professionally drawn. Planner Hancock stated that the GIS map qualifies as a site plan. Relation to the appropriate elements and the Appearance are the two questions for the Planning Board.

The building he has purchased will have to meet the Building Code, but it has not been inspected by Haywood County yet. Mr. Brinson ordered a pre-made wooden building. Haywood County Building Inspectors will inspect it and make sure it is fit for commercial use. One piece of the evidence for the Zoning Board will be whether the Planning Board recommended approval, approval with condition, disapproval or made no recommendation at all. Mr. Jared Lee stated that this was an ideal spot to run a business like this. Mr. Heffron mentioned that there are trees shielding it from Dellwood Road. Mr. Jared Lee asked if it was fenced. Mr. Brinson stated that it has a gate. It will be fenced if it is approved.

Planner Hancock stated that the vote would need to have three members voting. Mr. Heffron would like the Zoning Board to consider that the building should have a restroom. **Chairman Lee asked if there was a motion to recommend this Special Exception for a Vehicle Impound Lot at 3365 Dellwood Road to the Zoning Board. Mr. Heffron would like to make the Recommendation for Approval with the condition, that a restroom be added to the building. Mr. Jared Lee seconded. The motion passed with three in favor, one opposed.** Planner Hancock spoke with Mr. Brinson about attending the upcoming Zoning Board meeting next week.

6. Consideration of Final Plat: Terri Lynn Crider, PUD

Planner Hancock spoke about this property. This is a 34 lot Subdivision Final Plat. The Zoning Board approved the Planned Unit Development (PUD) for a Special Exception. The plat meets all requirements. There have been a couple of small changes. The sewer pump station will be located in the Common Area. This plat includes sites for RVs as well. Once this Final Plat is

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approved, they can record the plat with the Haywood County Register of Deeds and begin selling lots. Mr. Kersten commented on the nature of the PUD.

Chairman Lee asked if there was a motion to approve the Final Plat. Mr. Heffron made the motion to approve the Crider PUD Final Plat. Mr. Jared Lee seconded. The motion passed unanimously.

Mr. Kersten then made some very nice comments concerning Town Planner, Ron Hancock; how knowledgeable and helpful he has been and nice to work with during this process.

7. Other Business / Recommendation on Initial Zoning of 300 Jaynes Cove Road


Chairman Lee recognized Planner Hancock for background on this Recommendation. Planner Hancock stated that Sarges / STAR Ranch are requesting this annexation for sewer service. Any time a parcel is annexed, required by State Statute, the Planning Board will give a Recommendation on Initial Zoning and a Consistency Statement. The Board of Aldermen will make the final decision.

This is straightforward. The Future Use Plan shows Medium Density Residential, R-2 just across the road. The suggested Planning Board Recommendation for Sarges / Star Ranch Initial Zoning - Plan Consistency Statement. **Chairman Jeff Lee asked for a motion to make a recommendation to the Board of Aldermen to zone this property R-2, Medium Density Residential and to adopt the Plan Consistency Statement. The Motion was made by Mr. Senocak and seconded by Mr. Heffron. The motion passed with all in favor.**

Planner Hancock gave the Citizen Planner CD to each member to listen to; Intro and chapters 1, 2, 5 and 8. The next order of business will be to get the Unified Development Ordinance (UDO) finalized and then start to work on Comprehensive Planning.

8. Adjourn

Chairman Lee asked for a motion to adjourn. **Mr. Senocak made the motion to adjourn. Mr. Jared Lee seconded. All were in favor. The meeting was adjourned at 7:05pm.** The next Planning Board meeting is scheduled for Thursday, March 11th, 2021 at 5:30pm.



Jeff Lee, Chairman



Shelly Coker, Executive Assistant