

**Planning Board Minutes  
Special Meeting  
Maggie Valley Town Hall Board Room  
Thursday February 27, 2020  
5:30pm**

**Planning Board Members Present:** David Williamson - Chairman, Jim Heffron, Kivanc Senocak and Jared Lee

**Members Absent:** Connie Dennis

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

**Others Present:** Jim Blyth

**1. Call to Order**

The Meeting was called to order at 5:33pm. The Pledge of Allegiance was said by all.

**2. Approval of Minutes: February 13<sup>th</sup>, 2020 meeting**

Chairman Williamson asked members to look over the minutes from the February 13<sup>th</sup> 2020 meeting. He asked if there were any corrections, comments or changes. There were none.

**Chairman Williamson asked for a motion to approve the minutes as presented. Mr. Senocak made the motion to accept the minutes as presented. Mr. Lee seconded. The motion passed with all in favor.**

**3. Public Comment**

There was no Public Comment.

**4. Review of Final Plat: The Meadows at Campbell Mountain Estates, Phase 4**

The Planning Board will make an administrative decision on The Meadows at Campbell Mountain Estates, Phase 4 Final Plat. This plat shows units 25 through 32 with a small revision on lot 27. This plat will be recorded at the Register of Deeds. This is a Planned Unit Development (PUD) and meets all zoning requirements. Chairman Williamson spoke of the checklist being completely satisfied. Planner Hancock gave a history of the property beginning with zoning from R1 to R2 for building of the duplex, quadplex units, which are selling well.

Jim Blyth spoke to the Planning Board members concerning his sales and projections for the development. This is a gated community with some full-time owners and some part-time. Mr. Heffron asked about pre-sales. Mr. Blyth stated that most are sold after completion. Phases are popular with developers for tax purposes.

Planner Hancock spoke of Staff approval in the future, with the new Unified Development Ordinance (UDO). The Planning Board will handle the Preliminary Plat Review and Staff will have the Final Administrative Review. There was discussion of the square footages of the PUD and also the ease of access and garages, which are helping to sell the units.

**Chairman Williamson asked for a motion to approve the plat as presented. Mr. Heffron made the motion to accept the plat as presented. Mr. Lee seconded. The motion passed with all in favor.**

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Jim Blyth asked if he could speak to the Board about another upcoming project. He spoke of possible construction of an Urgent Care Center to come on his property at the corner of Campbell Creek Road and Soco Road, across from the Maggie Valley United Methodist Church. There was discussion of this and future development in Maggie Valley.

**5. Open Discussion on UDO: Conditional Zoning**

Planner Hancock spoke of the UNC School of Government Conditional Zoning video, which the Planning Board members viewed. The Planning Board has discussed the recent changes to the North Carolina General Statutes. This presentation is given by the Leader of the seminar that Planner Hancock and Chairman Williamson attended last month. Zoning concerns may be addressed with Conditional Zoning. There was lengthy discussion of Special Use Permits and Conditional Zoning.

Conditional Zoning is a Legislative Zoning Process that includes site-specific conditions approved by the Board of Aldermen.

Conditional Zoning Includes:

- Voluntary Request by owners for Conditional Zoning
- Legislative Process
  - \*referred to the Planning Board – will recommend to Aldermen
  - \*Proper Notice
  - \*Public Hearing
  - \*Consistency Statement
- Limitations

Conditions may be proposed by the applicant or the government, but must be mutually approved by both. There was discussion that this is not a variance. The Land Use Table specifics will be very important. Conditions may be changed, but they may not be changed to less than the base restrictions.

There was discussion of limits on Conditions. Planner Hancock distributed the Draft handout - Conditional Zoning Districts. Planner Hancock asked all Planning Board members to look this over.

**6. Other Business**

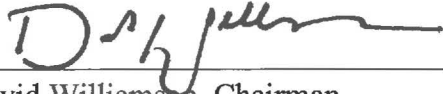
There was no other business.

**7. Adjourn**

Chairman Williamson asked for a motion to adjourn. **Mr. Heffron made the motion to adjourn. Mr. Senocak seconded. All were in favor. The meeting was adjourned at**

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**7:40pm.** The next Planning Board meeting will be held on Thursday, March 12<sup>th</sup>, 2020 at 5:30pm.

A handwritten signature in black ink, appearing to read "D. Williamson", written over a horizontal line.

David Williamson, Chairman

A handwritten signature in purple ink, appearing to read "Shelly J. Coker", written over a horizontal line.

Shelly Coker, Executive Assistant