

**Planning Board Minutes**  
**Regular Meeting**  
**Maggie Valley Town Hall Boardroom**  
**Thursday, June 10<sup>th</sup>, 2021**  
**5:30pm**

**Planning Board Members Present:** Jeff Lee, Chairman, Jared Lee, Connie Dennis, Jim Heffron

**Absent:** Kivanc Senocak

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

**Others Present:** Five others – including Jim Blythe, Tammy Wight, Joy Hearn, Carol Burrell, Frankie Wood

**1. Call to Order**

The call to order was made by Chairman Jeff Lee at 5:36pm. The Pledge of Allegiance was said by all.

**2. Approval of Minutes: May 13<sup>th</sup>, 2021 meeting**

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

**3. Public Comment**

There was no Public Comment.

**4. Recommendation on Zoning Ordinance Text Amendments: RV-PUDs**

Chairman Lee asked Planner Hancock to speak. Planner Hancock stated that this item was recommended to be removed from the Agenda by the Board of Aldermen. Chairman Lee stated that we would move on to the next item.

**5. Recommendation on Special Exception: Jim Blythe PUD 4195 Soco Road**

Planner Hancock gave some background information. This is something that has not been seen before in Town; RV Storage and Dwelling combination. Ms. Crider's PUD, that was seen last month is similar. This is a Special Exception Application and the Planning Board's recommendation will go to the Zoning Board of Adjustment. This is in total, three and a half acres, at the corner of Campbell Creek and Soco Rd. The three existing parcels would be combined for the RV storage and dwelling units, with common area. The zoning is C1.

Chairman Lee invited Mr. Bythe to speak to the Planning Board members. The property has been owned by him for 16 years. It is currently in three parcels and he would like to combine the three into one. He spoke of the high need for indoor storage of motor homes, an enclosed commercial building. Mr. Heffron asked if the building would be one structure completely enclosed. Mr. Blythe answered, yes, architecturally pleasing to the eye. They will each have power, water and sewer for washing RVs and dumping grey water. Mr. Heffron asked if people would be living in them. Mr. Blythe said he did not envision that, but there may be some people that would want to live there. The units will be designed for storage and will all have roll up doors and a personnel door.

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Chairman Lee asked about the asphalt area shown on the plat and Mr. Blythe spoke of the possibility of an Urgent Care Center in the future. Mr. Heffron asked about the area in the middle of the plat. Mr. Blythe said that would be common area. Units coming in will be 40' or 45'. There will need to be room for them to pull in and maneuver. There is a ten foot set back from the back of the property. Mr. Jared Lee verified that these were individual slips. Mr. Blythe said yes, with electric garage doors. Every slip will have their own floor drain and sewer. Each will have a water and sewer bill monthly.

Mr. Heffron mentioned the front elevation. Planner Hancock stated that it will have to meet the Town's Aesthetic and Design review. Mountain Vernacular on the façade and landscaping, all shall be met. Common Area and Restrictive Covenants would all be in place. There will be an electronic gate to enter the area. Chairman Lee asked about vehicle parking and Mr. Blythe thinks people will park inside the building; leaving their vehicles when they take the motor home. Chairman Lee asked if there was anything that would keep people from living in the units. Mr. Blythe said no, there is nothing to preclude that. If someone wanted to live in there, they may park in front of the door. Each individual will have their own restroom facility inside, rather than a community restroom.

Planner Hancock stated that if this is approved by the Zoning Board, it will come back to the Planning Board with all the requirements of a Major Subdivision to be met at that time. Mr. Jared Lee asked about the post and beam look for the possible Urgent Care Center. Mr. Blythe spoke of his future plans.

A vote to recuse Ms. Dennis, who has a close personal relationship with the applicant, was requested by Chairman Lee. The vote passed and Ms. Dennis was recused. **Chairman Lee asked if there were any additional questions. There were none. He asked for a motion to recommend this Special Exception for a PUD to the Zoning Board. Mr. Heffron made the motion to recommend the approval of the Special Exception for the Jim Blythe PUD at 4195 Soco Road. Mr. Jared Lee seconded. The Recommendation passed unanimously.** Planner Hancock stated that the Recommendation from this Board will go to Zoning board. If approved, Mr. Blythe will come back to the Planning Board for the subdivision approval. There may be conditions set by the Zoning Board. The plat is subject to change.

**6. UDO: NCGS 160D revisions**

Planner Hancock stated that he will continue to work on the Unified Development Ordinance in the coming week and will have a completed draft version for the Town at that time.

**7. Other Business**

Planner Hancock made a statement that Friday, June 11th would be his last day. The UDO will be worked on next week. Alderman Tammy Wight spoke from the audience and stated that Planner Hancock would be missed. The Planning Board members all spoke highly of Planner

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Hancock and wished him well in the future.

**8. Adjourn**

Chairman Lee asked for a motion to adjourn. A motion was made by Mr. Heffron and seconded by Ms. Dennis. The meeting was adjourned at 6:11pm with all in favor.

The next meeting of the Planning Board will be Thursday, July 8<sup>th</sup> at 5:30pm in the Town Hall Boardroom.

  
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Jeff Lee, Chairman

  
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Shelly Coker, Executive Assistant