

**Planning Board Minutes**  
**Regular Meeting**  
**Maggie Valley Town Hall Board Room**  
**Thursday February 13, 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

**Newly Appointed Planning Board Member Jared Lee was introduced and welcomed. Mr. Lee took the Oath of Office.**

**1. Call to Order**

The Meeting was called to order at 5:35pm. The Pledge of Allegiance was said by all.

**2. Approval of Minutes: January 9<sup>th</sup>, 2020 meeting**

Chairman Williamson asked members to look over the minutes from the January 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. Heffron seconded. The motion passed with all in favor.**

**3. Public Comment**

There was no Public Comment.

**4. Open Discussion on UDO: Legislative Updates (NCGS 160D)**

Mr. Lee was given a copy of the Zoning Map. Chairman Williamson and Planner Hancock spoke of the General Duties of the Planning Board. The Unified Development Ordinance (UDO) will reorganize the Zoning Ordinances for the whole Town. Planner Hancock distributed copies of the GS Chapter 160D Checklist of Changes to Local Ordinances, Policies and Practices. The UDO will be submitted to the Aldermen, there will be public meetings with requested input, then adoption and enforcement.

Planner Hancock presented this Board's Governing Document; the Town of Maggie Valley Planning Board Bylaws, along with a copy of the Executive Summary: Town of Maggie Valley Unified Development Ordinance (UDO), which he has also presented to the Board of Aldermen. There was discussion of this Board being an Advisory Board for the Board of Aldermen. The Planning Board still needs at least one member from the Town's Extra Territorial Jurisdiction (ETJ). It is more difficult to find a member from the ETJ, as those property owners are not tax payers and most do not realize their property is located within the ETJ. There was discussion about the best ways to contact those property owners.

Planner Hancock then presented Western North Carolina Population Demographics for Municipalities ranked by both Numeric Change and Percent Change. Maggie Valley has grown the most in Region A. Maggie Valley is at the top of both the Numeric and Percent Change lists.

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Mr. Senocak asked about construction in Maggie Valley. Planner Hancock stated that construction has been primarily Residential. Chairman Williamson spoke about increases in tax revenue and about the number of annexations as well. Planner Hancock stated that most annexations take place when the property owner wishes to obtain sewer service from the Town. There was discussion about growth in Maggie Valley.

Planner Hancock distributed a copy of the NC State Statue 160D. He and Chairman Williamson attended a seminar in Asheville on GS Chapter 160D to learn about the Legislative changes. The Board will review the Checklist and the State Statue 160D for familiarity. The first phase of Public Hearings will be held by the Planning Board. Planner Hancock and the Planning Board discussed the legislative changes, which were marked either local governments 'must take action', 'may take action' or must 'be aware'. Most definitions from 160D-102 will go straight into the Town of Maggie Valley UDO. The following topics from the check list were discussed in great detail:

- I. Terminology and Citations
- II. Geographic Jurisdiction
- III. Boards
- IV. Land Use Administration
- V. Substance of Zoning Administration
- VI. Substance of Other Development Ordinances
- VII. Comprehensive Plan
- VIII. Legislative Decisions
- IX. Quasi-Judicial Decisions
- X. Administrative Decisions
- XI. Vested Rights and Permit Choice
- XII. Judicial Review

Attorney Justus will be consulted on questions concerning specific Vested Rights and appeal of the Quasi-Judicial Decisions.

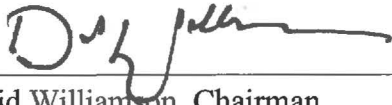
**5. Other Business**

There was no other business.

**6. Adjourn**

Chairman Williamson asked for a motion to adjourn. **Mr. Senocak made the motion to adjourn. Mr. Heffron seconded. All were in favor. The meeting was adjourned at 8:20pm.** The next Planning Board meeting will be a Conditional Zoning UDO Workshop scheduled on Thursday, February 27<sup>th</sup>, 2020 at 5:30pm.

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David Williamson, Chairman



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Shelly Coker, Executive Assistant