

**Planning Board Minutes
Regular Meeting
Maggie Valley Town Hall Boardroom
Tuesday, March 18th, 2025
5:30pm**

Planning Board Members Present: Chairman Bill Sebastyn, Chuck Cummings, Jared Lee, Randy Blackmon

Members Absent: 0

Staff Present: Sam Cullen, Town Planner and Noah Taylor, Assistant Town Planner

Others Present: Tom Hines, Developer

1. Call to Order

The meeting was called to order at 5:28 pm by Chairman Sebastyn. The Pledge of Allegiance was said by all.

2. Roll Call/Quorum Determination

Four members were present. A quorum was established.

3. Disclosure of Conflicts/Approval of Agenda

Chairman Sebastyn asked if there were any conflicts of interest on the agenda for anyone. There were none.

Chairman Sebastyn asked if there was any discussion on the agenda. There was none. He then asked for a motion to approve the agenda.

Randy Blackmon made a motion to approve the agenda for the March 18th meeting. Chuck Cummings seconded. The Motion passed with all in favor.

4. Approval of Minutes

a. February 18th, 2025

Chairman Sebastyn stated 3 grammatical changes to the minutes.

Chairman Sebastyn asked if there were any other corrections to the minutes. There were none.

Chairman Sebastyn asked if there was any more discussion. There was none. He then asked for a motion to approve the corrected minutes.

A motion to approve the corrected February 18th, 2025, minutes was made by Chuck Cummings. Jared Lee seconded. The Motion passed with all in favor.

5. New Business

a. Final Plat approval, "The Views"

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Planner Cullen gave the report and background information. He reminded the board that this approval would be an administrative decision, not just a recommendation and will be completed through this board solely.

He said that the subdivision has 3 lots at the bottom, that have already been approved as part of a minor subdivision and will not be part of this final plat approval. He said that the subdivision is of the remaining lots that are above the bottom 3 lots.

Chairman Sebastyn stated that there is a bigger plat to review at a table in front if needed.

Planner Cullen stated that the zoning is R-2 and will remain R-2. The lots will meet by right standards of the R-2 District.

He stated that a preliminary plat was brought to the board a few months ago, and all infrastructure is installed with the exception of pavement which is bonded. A bond is 125% of the project cost, and the developer has provided the necessary funds to the town.

Planner Cullen stated that lot 6 is removed from this plat for future development, due to the lack of infrastructure being placed on the lot. He stated that the final plat is the exact copy of the preliminary plat, apart from the removal of lot six.

The board walked over to review the plat on the table.

Planner Cullen showed the minor subdivision that has been built upon and showed the lots that would be approved tonight. He stated that all Right of Ways, easements, and roads meet towns standards.

Chuck Cumings asked where the sewer easements are on the plat, Planner Cullen showed where they are.

Randy Blackmon asked how many houses will be built on the lots. Planner Cullen stated one primary dwelling unit, but they may have an accessory dwelling unit if the HOA allows.

Chuck Cummings asked about the progress on the minor subdivision, Tom Hines updated the board.

Planner Cullen offered to answer any more questions.

Chairman Sebastyn asked if there was any more discussion. There was none. He then asked for a motion.

Chuck Cummings made the motion to approve of the Final Plat of “The Views”. Randy Blackmon Seconded. The Motion passed with all in favor.

6. Other Business

a. Update on Haywood County Planning Board

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Chairman Sebastyn stated he has not attended a meeting yet. He stated that Eric Helfers has left some notes from when he attended the board last. He stated that it was a quite simple meeting, including the introduction of a new member.

Planner Cullen stated that the Board of Aldermen would have to appoint a member once the Planning Board decides who wants to attend the County Board.

Randy Blackmon asked if the County has zoning, Chairman Sebastyn and Chuck Cummings confirmed that there is no zoning.

b. Flood Plain Update

Planner Cullen stated that he has talked with the Attorney, and he has cleared the floodplain ordinance to move forward. It will be coming to the Planning Board in April.

He stated that there are mostly language updates, no substantial changes. He stated that there will be three slight changes to the ordinance.

First are how substantial improvements will be calculated. He stated that the current language is out of date and can restrict homeowners. He stated that the requirement needs to be expanded due to rising costs of repair.

Secondly, he stated that Mobile Home Parks may be required to have an evacuation plan, the Town has removed this requirement.

Lastly, He stated the last big change, is eliminating the requirement of a base flood elevation certificate when the finish floor is installed. Now a Base Flood Elevation Certificate will only be required before construction breaks ground and after construction is completed.

He stated that the original proposed ordinance had a 2-foot freeboard requirement but has been changed back to 1-foot freeboard, which is still above the minimum standards for FEMA.

He stated that this update is needed as the ordinance was last updated in 2012, and emergency management advised us to update our ordinance.

Randy Blackmon stated that he will be absent from the next meeting and asked if there would still be a quorum.

Planner Cullen stated that the meeting can be rescheduled if there is not a quorum.

7. Adjourn

Chuck Cummings made a Motion to adjourn, seconded by Jared Lee. The Meeting adjourned at 5:58pm.

s/Bill Sebastyn
Bill Sebastyn, Chairman

s/Noah Taylor
Noah Taylor, Town Planning Assistant