

**Planning Board Minutes
Regular Meeting
Maggie Valley Flossie White Boardroom
Tuesday, February 17, 2026
5:30pm**

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

Members Absent: Chuck Cummings

Staff Present: Acting Planning Director Noah Taylor, Executive Assistant Christy Passmore, Interim Town Manager Sam Cullen, Pro Tem Jim Owens, Town Clerk Kathy Johnson

Others Present: None

1. Call to Order

Planning Board Chairman Bill Sebastyn called the meeting to order at 5:24pm. The Pledge of Allegiance was recited by all.

2. Roll Call/Quorum Determination

Three 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. No conflicts were disclosed by board members.

Chairman Sebastyn asked members to review the agenda for any conflicts or issues. No conflicts were disclosed by any board members; he then asked for a motion to approve the agenda.

Board Member Randy Blackmon made a motion to approve the agenda as presented for the February 17th meeting. The motion was seconded by Board Member Jared Lee. The Motion passed with all in favor.

4. Approval of Minutes

a. January 20, 2026

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

Chairman Sebastyn asked for a motion to adopt the January 20th minutes.

Board Member Jared Lee made a motion to approve January 20, 2026, minutes. The motion was seconded by Board Member Randy Blackmon. The Motion passed with all in favor.

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5. New Business

a. Text Amendment to the Maggie Valley UDO Title XV Section 152.14 “Temporary Uses”.

Director Taylor presented a proposal to amend the Unified Development Ordinance to allow two mobile food vendors per private lot instead of the current limit of one. He explained that neighboring municipalities like Hendersonville, Marshall, and Mills River allow two or more food truck vendors per lot. The proposed amendment would not affect other operating standards for mobile food vendors, such as hours and days of operation and spacing requirements, as they would still need to meet existing guidelines set forth in the temporary uses section.

Planning Board Chairman Bill Sebastyn noted that when the original ordinance was passed, there was significant discussion about whether food trucks might take business away from brick-and-mortar restaurants. He recalled that the original justification for allowing food trucks was to fill gaps in food service (particularly on Mondays and Tuesdays when local restaurants were closed) and to promote tourism. He questioned whether those goals had been achieved and if expanding the number of trucks was justified beyond the current requests.

Mr. Taylor clarified that only about 2-3 property owners had requested this change, with those businesses seeking to have complementary food options (like pairing barbecue with an ice cream truck).

Board Member Randy Blackmon inquired about potential objections from local restaurants. The board discussed the balance between supporting established restaurants and meeting visitor needs, particularly during busy periods when restaurants are overwhelmed with customers.

Board Member Jared Lee shared his observations from the recent Presidents Day weekend, noting that restaurants in the Town were extremely busy with long wait times, and many wouldn't even answer their phones for takeout orders. He expressed that food trucks, particularly at locations like Tube World, provide a necessary service for visitors who are primarily there for activities like skiing and tubing rather than dining out.

Mayor Pro Tem Jim Owens, speaking as Chair of the Tourism Development Authority rather than in his official capacity, commented that from a TDA perspective, "the more the merrier" as food trucks enhance the guest experience and provide options when restaurants are at capacity.

The board discussed that food truck permits are annual and not permanent, giving the town flexibility if problems arise. They also noted that the ordinance would still require proper spacing for safety and include requirements for food trucks to be self-contained.

After discussion, the board concluded that the benefits of allowing two food trucks per lot outweighed potential concerns, particularly as they provide quick service options during peak tourism periods and offer variety that complement existing food options in the Town.

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Board Member Randy Blackmond made a motion to recommend approval of Text Amendment to the Maggie Valley UDO Title XV Section 152.14 “Temporary Uses”. Board Member Jared Lee seconded the motion. The motion passed with all in favor.

The board also approved the consistency and reasonableness statement noting that the amendment is consistent with the Town of Maggie Valley comprehensive land use plan, which includes a goal to promote commercial development by supporting existing and new commercial endeavors that provide retail and service opportunities.

Board Member Jared Lee made the motion to recommend the adoption of the consistency and reasonableness statement of Text Amendment to the Maggie Valley UDO Title XV Section 152.14 “Temporary Uses”. Board Member Randy Blackmon seconded. The motion passed with all in favor.

6. Other Business

a. Update on Haywood County Planning Board

Chairman Sebastyn reported that due to recent weather conditions, he had not attended any Haywood County Planning Board meetings since October and therefore had no updates to provide

b. Planning Dept Update

Mr. Taylor announced, as planning staff, they would begin providing planning department monthly reports to keep the board better informed about ongoing activities. For January, the planning department had been very busy, processing 38 residential permits (compared to 12 in the previous year), 1 commercial permit, and 3 floodplain permits, for a total of 44 permits versus 15 in total from the previous year. Many of these permits were for the new Valley View subdivision that the board had approved in December.

Mr. Taylor also mentioned that he would be taking the Certified Floodplain Manager exam in March, and consequently, there would be no March Planning Board meeting. Additionally, staff reported addressing issues with signs on the right-of-way, which are not allowed per ordinance and can cause problems for maintenance crews.

Chairman Sebastyn expressed interest in seeing the tax impact of the new subdivisions, and staff explained that tax assessments are done on January 1st based on completion status, with projections typically available from the county in late February.

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7. Adjourn

Board Member Randy Blackmon made a Motion to adjourn, Board Member Jared Lee seconded the motion. The Meeting adjourned at 6.01 pm.

s/Bill Sebastyn
Bill Sebastyn, Chairman

s/Noah Taylor
Noah Taylor, Planning Director

Attest:

s/Christy Passmore
Christy Passmore, Deputy Clerk