

**Planning Board Minutes
Regular Meeting
Maggie Valley Flossie White Boardroom
Tuesday, April 21, 2026
5:30pm**

Planning Board Members Present: Chairman Bill Sebastyn, Vice Chair Jared Lee, Randy Blackmon, Chuck Cummings and Brad Pendley

Members Absent: None were absent.

Staff Present: Planning Director Noah Taylor, Deputy Clerk Christy Passmore

Others Present: Jeff Pugliese

Call to Order

Planning Board Chairman Bill Sebastyn called the meeting to order at 5:30pm. The Pledge of Allegiance was recited by all.

Appointment of Brad Pendley (Member) and Reappointment of Bill Sebastyn (Member)

Director Taylor welcomed Brad Pendley to the Planning Board, noting that he is well-known in Maggie Valley and that the board was pleased to have him join. Director Taylor mentioned that with Mr. Pendley's appointment, they now have a full board. Mr. Pendley expressed his appreciation for being appointed, mentioning his previous experience serving on various boards and his current role on the ABC board for the town. He noted that the timing worked well since the ABC board meeting had been moved to an earlier time to avoid conflicts with the Planning Board meeting.

Christy Passmore administered the oath of office to both Brad Pendley and Bill Sebastyn simultaneously, with both members taking the oath to support and maintain the constitutions and laws of the United States and North Carolina and to faithfully discharge their duties as Planning Board members.

Roll Call/Quorum Determination

Five members were present. A quorum was established.

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 Chuck Cummings made a motion to approve the agenda as presented for the April 21st meeting. The motion was seconded by Board Member Randy Blackmon. The Motion passed with all in favor.

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Approval of Minutes February 17th, 2026

Chairman Sebastyn asked if there were any corrections to the minutes.

Brad Pendley noted some grammatical errors concerning the Town name.

Chairman Sebastyn noted a slight language change concerning staff.

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

Chairman Sebastyn asked for a motion to adopt the February 17th minutes.

Vice Chairman Jared Lee made a motion to approve the corrected February 17th, 2026, minutes. The motion was seconded by Board Member Chuck Cummings. The Motion passed with all in favor.

New Business

Initial Zoning MU-2, Property off Moody Farm Road PIN 7696-18-3431

Director Taylor presented the staff report explaining that the Town had been contacted by property owners off Moody Farm Road interested in annexing a 9.9-acre parcel into town limits. The property borders the contiguous boundaries of the town and would need to be assigned an initial zoning district. Director Taylor noted that while a developer was interested in using the property for multifamily uses, they were not tied to any specific use at this time.

Staff recommended zoning the property as MU-2 (Moody Farm Road Mixed Use) based on the future land use map and factors such as location and access to town services. Director Taylor explained that this recommendation was consistent with the comprehensive land use plan, which designated the area as mountain residential. The MU-2 classification would not create nonconformities or spot zoning issues.

The developer had indicated interest in conserving the steep slope portion at the back of the property with existing trees. Director Taylor noted that the MU-2 district allows for up to 6 single-family units per acre or 12 multifamily units per acre, with a minimum lot size of 0.17 acres if subdivided. For the 9.9-acre parcel, this could theoretically allow up to 54 single-family homes, though the developer had not submitted specific plans.

Board members engaged in extensive discussion about the proposal. Brad Pendley asked about recent property sales and potential condo development, while Randy Blackmon inquired about density calculations and how the steep slope areas would factor into unit counts. Director Taylor clarified that developers could use the entire acreage for density calculations while keeping steep slopes in conservation.

Discussion covered various practical aspects including sewer access (requiring boring or cutting across the road with DOT permission), water availability, and the fact that a small portion of the property was within the 100-year floodplain. Director Taylor explained that the property owners' primary motivation was securing guaranteed access to sewer services.

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The board discussed the process for future development, with Director Taylor explaining that any actual development would require returning to the Planning Board through either conditional zoning or preliminary plat review, including neighborhood meetings and public notice requirements.

Jeff Pugliese, a resident from Maggie Valley Estates POA across the street, attended as an observer to understand the proposal's potential impact on the neighborhood.

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

Board Member Brad Pendley made a motion to recommend approval of "Initial Zoning MU-2, Property off Moody Farm Road PIN 7696-18-3431". Board Member Chuck Cummings seconded the motion. The motion passed with all in favor.

The Board then addressed the required consistency statement, with Director Taylor explaining that General Statutes require any zoning action to be consistent with the land use plan.

Vice Chair Jared Lee made a motion to recommend approval of "Initial Zoning MU-2, Property off Moody Farm Road PIN 7696-18-3431". Board Member Randy Blackmon seconded the motion. The motion passed with all in favor.

Other Business

Update on Haywood County Planning Board

Chairman Sebastyn reported on recent Haywood County Planning Board activities, noting that he had been appointed as vice chair of that committee. He explained that county meetings have less actionable items than municipal meetings since they don't deal with zoning issues. The primary focus had been on managing surplus funds from federal disaster recovery money, similar to challenges faced by Maggie Valley. He emphasized the importance of timely payments to contractors to maintain good credit ratings for both the county and town.

The chair of the Haywood County Planning Board mentioned that the next county meeting would feature a guest speaker, Duane Van Hook from forestry services, who would provide updates on destruction and recovery efforts from recent natural disasters. He suggested this might be a model for future Planning Board meetings when expert input would be valuable.

Planning Department Update

Director Taylor provided an update on department activities, noting that he was currently the sole staff member but anticipated hiring additional help in the future. He referenced a detailed report provided to the Board of Aldermen, explaining that February and March had been slower months

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for regular residential permits but showed an increase in floodplain permits related to Hurricane Helene recovery efforts.

Director Taylor reported successfully passing his floodplain management class in March and would be taking his Certified Floodplain Manager (CFM) exam in early May. He provided updates on active subdivisions, noting that Wild Brook Village was one permit away from having all permits pulled, with completion expected by the end of the next fiscal year. The subdivision's streets should also be ready for town acceptance at that time.

Board members asked about other developments, with Director Taylor confirming that the Wildbrook subdivision had pulled 91 of 92 permits, and Valley View subdivision behind the co-op had only pulled about 23 of 155 permits. The conversation also touched on recent completion of paving at the Citgo area development and changes in business ownership at the nearby gas station.

Director Taylor's report included various administrative activities such as handling notices of violation, participating in the Metropolitan Planning Organization's Transportation Coordinating Committee, and ongoing IT maintenance issues.

Adjourn

Board Member Chuck Cummings made a Motion to adjourn; Board Member Randy Blackmon seconded the motion. The Meeting adjourned at 6:04 pm.

 s/Bill Sebastyn
Bill Sebastyn, Chairman

 s/Noah Taylor
Noah Taylor, Planning Director

Attest:

 s/Christy Passmore
Christy Passmore, Deputy Clerk