

Town of Maggie Valley  
Regularly Scheduled Zoning Board of Adjustment Meeting  
March 5<sup>th</sup>, 2025  
Minutes

**Members Present:** Chairman Bill Banks, Vice Chairman Marion Hamel, David Carriker, Shelly Clement, Jim Heise, Derek Worrell

**Members Absent:** Charlotte Ruiz, Amber Patterson

**Staff Present:** Town Planner Sam Cullen, Assistant Town Planner Noah Taylor, Town Clerk Kathy Johnson

**Others Present:** Janet Banks

**1. Call to Order**

Planner Cullen called the meeting to order at 10:28 am on Wednesday March 5<sup>th</sup>, 2025.

Derek Worrell is acting as a full member due to Amber Patterson and Charlotte Ruiz's absence.

*A quorum was established.*

*Planner Cullen stated Amber Patterson and Charlotte Ruiz have been moved to Full Members by the Board of Aldermen.*

**2. Appointment of Jim Heise as Full Member of the ZBOA**

Planner Cullen read that the Board of Aldermen appointed Jim Heise as a full member at the January meeting.

**a. Oath of office**

Jim Heise was sworn in as a full member of the ZBOA on March 5, 2025, at 10:31am by Town Clerk, Kathy Johnson.

**3. Appointment of Derek Worrell as Alternate Member of the ZBOA**

Planner Cullen read that the Board of Aldermen appointed Derek Worrell as an Alternate member at the February meeting.

**a. Oath of office**

Derek Worrell was sworn in as a alternate member of the ZBOA on March 5, 2025, at 10:32am by Town Clerk, Kathy Johnson.

**Appointment of Chair and Vice Chair for 2025**

**Shelly Clement nominated David Carriker to be the Chairman of the Zoning Board of Adjustment.**

David Carriker asked questions about being a chairman. Planner Cullen answered his questions.

Town of Maggie Valley  
Regularly Scheduled Zoning Board of Adjustment Meeting  
March 5<sup>th</sup>, 2025  
Minutes

**Shelly Clement made the motion to appoint David Carriker as Chairman of the Zoning Board of Adjustment for 2025. Jim Heise Seconded. Motion passed with all in favor.**

**David Carriker made the motion to appoint Amber Patterson as Vice chair of the Zoning Board of Adjustment for 2025. Shelly Clement Seconded. Motion passed with all in favor.**

**4. Disclosure of Conflicts/ Ex parte Communication**

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

**5. Approval of Minutes**

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

Shelly Clement stated that her name is misspelled and needs to be corrected.

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

**Jim Heise made a motion to approve the corrected minutes of the September 19<sup>th</sup>, 2024, meeting. Shelly Clement seconded the motion. The motion carried unanimously.**

**6. New Business**

**a. Recognition of Bill Banks and Marion Hamel for their service to the Town of Maggie Valley**

Planner Cullen thanked Marion Hamel and Bill Banks for their years of service and stated the Town's gratitude for their service. He stated that the Town has changed a lot, and they have seen most of the progress the Town has made. Planner Cullen gave Marion and Bill a plaque to show the Town's appreciation.

Bill Banks stated his thanks to Planner Cullen and his tenure from his service on board, including serving with the Town's previous Mayor, Ron DeSimone. He stated his thanks also to Marion Hamel, as her knowledge and helpfulness was crucial to this board.

Marion Hamel stated that it has been a pleasure to serve on the Board.

Bill Banks gave David Carriker a binder on the processes of being a chairman of the Zoning Board

David Carriker stated his thanks to Bill Banks and his willingness to serve on the Board and that he looks forward to serving as chair. He thanked Marion and Bill for their service.

3  
Town of Maggie Valley  
Regularly Scheduled Zoning Board of Adjustment Meeting  
March 5<sup>th</sup>, 2025  
Minutes

**7. Other Business**

Planner Cullen stated that the zoning board class has been changed from April 30<sup>th</sup> to May 7<sup>th</sup> but stressed the importance of attending as laws have changed and it will be a good introduction/refresher that is tailored for this board.

Shelly Clement asked what materials would be sent out. Planner Cullen stated a PowerPoint will be sent out.

**8. Adjourn**

**Jim Heise made a motion to adjourn at 10:48 am, Derek Worrell seconded the motion. The motion carried unanimously.**

s/ David Carriker

---

Chairman, David Carriker

s/ Noah Taylor

---

Noah Taylor, Town Planning Assistant