

**Planning Board Minutes
Regular Meeting
Maggie Valley Town Hall Boardroom
Tuesday, January 21, 2025
5:30pm**

Planning Board Members Present: Chairman Eric Helfers, Bill Sebastyn, Chuck Cummings, Janet Banks, Jared Lee

Members Absent: 0

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

Others Present: Hunter Rogers (Capstone Intern), Bill Banks

1. Call to Order

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

2. Roll Call/Quorum Determination

Five members were present. A quorum was established.

3. Appointment of Chair and Vice Chair for 2025

Eric Helfers made the motion to appoint Bill Sebastyn as Chairman of the Planning Board for 2025. Chuck Cummings Seconded. Motion passed with all in favor.

Janet Banks Made the motion to appoint Jared Lee as Vice chairman of the Planning Board for 2025. Chuck Cummings Seconded. Motion passed with all in favor.

4. 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. There was none. He then asked for a motion to approve the agenda.

Janet Banks made a motion to approve the agenda for the January 21st meeting. Eric Helfers seconded. The Motion passed with all in favor.

5. Approval of Minutes

a. November 19th, 2024

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

Eric Helfers stated some changes.

Chairman Sebastyn stated there is some confusing language on page two.

**Planning Board Minutes
Regular Meeting
Maggie Valley Town Hall Boardroom
Tuesday, January 21, 2025
5:30pm**

Planner Cullen proposed some new language. The Board agreed.

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 November 19th, 2024, minutes was made by Eric Helfers. Jared Lee seconded. The Motion passed with all in favor.

6. New Business

a. Initial Zoning R-3, 565 Lewis Lane PIN 7686-46-1287

Planner Cullen gave the report and background information. The owner of 565 Lewis Lane contacted the town to inquire about annexation for the purpose of connecting to the town sewer system using a pump station system. The proposed use of the lot is a single-family home.

Planner Cullen said staff recommends the property be zoned R3 – High Density Residential. This is based on the Future Land Use map (a copy included for members) and surrounding uses as well as the table of permitted uses. He read the portion of the Comprehensive Plan concerning the Mountain Residential District. He stated this recommendation of R-3 High Density Residential Zoning is consistent with the future land use plan. He went into details of the surrounding lots with the maps provided in the packets.

Planner Cullen offered to answer any questions.

Janet Banks asked about water availability and if they can be served by sanitary district water.

Planner Cullen stated that they can have a well if needed, in case City Water cannot serve this property.

Chuck Cummings asked why they needed a pump station for the property.

Planner Cullen stated that due to the location of the house being below the sewer line and not having gravity fall for the sewer and the lack of easements off the lower portion of the property.

Chuck Cummings asked if this would be a single-family home.

Planner Cullen stated yes.

Eric Helfers asked about the lifespan of a sewer pump and that an easement seems to be more cost efficient.

Chairman Sebastyn stated that his pump station lasted 27 years.

Planner Cullen stated that the easement down to Ladybug Lane would just give access, but they would still need to upgrade the existing line from a four inch to a six-inch line off of Ladybug due to it having more than one house on the line.

Eric Helfers asked if 6 inches is the minimum for multiple dwelling units.

**Planning Board Minutes
Regular Meeting
Maggie Valley Town Hall Boardroom
Tuesday, January 21, 2025
5:30pm**

Planner Cullen stated that it is a requirement in our ordinance to have 6 inch lines if there are multiple dwelling units on a single line.

Chuck Cummings asked Chairman Sebastyn if the pump station needs power and asked how power outages would affect them.

Chairman Sebastyn stated yes but there is a backup tank that can be used in case of power outages.

Chuck Cummings asked when they come for a zoning permit, will they have to confirm water availability.

Planner Cullen stated Yes.

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

Chuck Cummings made the motion to recommend initial zoning of R-3 High Density Residential and adopt the consistency statement for the parcel known as PIN: 7686-46-1287. Eric Helfers seconded. The Motion passed with all in favor.

7. Other Business

a. Introduction of Capstone Intern, Hunter Rogers

Hunter Rogers stated he is a student at Western Carolina University and graduated with his bachelor's from WCU in 2023. He is now getting his Masters of Public Affairs and is going to graduate this spring. He said he is interested in getting involved with government and specifically planning. For his masters, he must complete a capstone project, including a deliverable where he will help Town Staff complete a project.

The Board welcomed him.

b. Discussion of Upcoming Floodplain Ordinance Changes

Planner Cullen stated that in March or April he will bring to the board an updated flood ordinance. He stated the last floodplain ordinance is from 2012.

c. Upcoming Steep Slope Ordinance

Planner Cullen stated we have drafted a steep slope ordinance, and the attorney is currently reviewing it.

He reviewed SB 382's effect on the ordinance.

The Bill severely limited the enforcement of the Town in terms of Steep Slopes.

**Planning Board Minutes
Regular Meeting
Maggie Valley Town Hall Boardroom
Tuesday, January 21, 2025
5:30pm**

d. Haywood County Planning Board Update, Eric Helfers

Mr. Helfers updated the Board on the following, he stated that the board has not met in the past two months due to the holidays. He stated that he will give us an update once he attends the meeting for the county. He stated that he applied for the at large position and should be confirmed in February or March.

Sam Cullen stated that Janet Banks drafted a resolution for Cropland Preservation Support.

Janet Banks stated this language is coming from the agricultural preservation committee and will be in front of legislators soon.

She stated that it is not farmland restoration but cropland restoration. She stated that this language change is needed because it shows the importance of this resolution to hopefully gain more support.

Sam Cullen stated a contract for construction has been signed for the RV park behind CITGO and will be moving forward shortly.

Sam Cullen thanked Eric Helfers and Janet Banks for their service to the Town and especially during the UDO. He wished them well in their future positions.

8. Adjourn

Eric Helfers made a Motion to adjourn, seconded by Chuck Cummings. The Meeting adjourned at 5:59pm.

s/Bill Sebastyn
Bil Sebastyn, Chairman

s/Noah Taylor
Noah Taylor, Town Planning Assistant