

Planning Board Minutes
Regular Meeting
Maggie Valley Town Hall Boardroom
Tuesday, December 19, 2023
5:30pm

Planning Board Members Present: Chairman Eric Helfers, Jeff Lee, Bill Sebastyn, Jim Heffron

Members Absent: Janet Banks

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

Others Present: 1

1. Call to Order

The meeting was called to order at 5:30 pm by Chairman Helfers. The Pledge of Allegiance was said by all.

2. Roll Call/Quorum Determination

Four members are present. A quorum was established.

3. Disclosure of Conflicts/Approval of Agenda

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

Mr. Helfers asked if there was any discussion. There was none. He then asked for a motion to approve the agenda.

Bill Sebastyn made the motion to approve the agenda for the December 19th meeting. Jim Hefferon seconded. The Motion passed with all in favor.

4. Approval of Minutes

a. November 21, 2023

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

Bill Sebastyn stated some capitalization errors.

Mr. Helfers 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 minutes was made by Jeff Lee. Bill Sebastyn seconded. The Motion passed with all in favor.

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5. New Business

a. Request for Final Plat Approval of J-Creek Development. PIN 8607-27-9452.

Planner Cullen gave the report and background information. He stated that this plat was the exact same as what received preliminary approval on October 16th and is now ready for the final approval.

He mentioned how a vegetative buffer was not required by the Board of Aldermen (BOA) due to infrastructure restrictions, but they required a 6-foot-tall fence along 276 instead.

Planner Cullen stated that the fence was not completely installed due to gaps needed for construction entrances. He stated that the remaining sections of the fence had received performance guarantee approval in the amount of \$12,500.

He mentioned that the plat is one phase, and the lots may be sold once subdivided.

Chairman Helfers mentioned access points and how this property has two, but Valleyview Development has only one.

Planner Cullen stated that the driveway permit for Valleyview has not been submitted to NCDOT but would be at the time of preliminary plat approval and could lead to more access points on that property.

Bill Sebastyn mentioned that seeing options for buffering zones being presented from the beginning could be helpful.

Planner Cullen stated that the BOA is considering buffering requirements to be reviewed.

Jim Heffron stated that the design of the fence will lead to it not lasting as long. He asked if the fence will be maintained and by whom.

Planner Cullen stated that the POA will maintain it and individual homeowners could install more fencing.

Jim Heffron stated that a presentation of possible buffers before site plan approval would be beneficial to make recommendations.

Jeff Lee asked if the Lot meets the impervious surface water study for the town standards, as it is mentioned in the comprehensive land use plan and if the engineer does any testing.

Planner Cullen stated that the County handles stormwater runoff and erosion control.

Warren Sugg of CDC stated that they submit plans for erosion control to Haywood County and they do factor things such as runoff.

Jeff Lee stated that impervious water runoff is an issue and gave some examples of issues that arose from the past.

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Chairman Helfers asked how they calculate the study and if the town could impose a tax on square footage of impervious surface.

Mr. Helfers asked if there was any more discussion. There was none. He then asked for a motion to approve the final plat for the subject property.

Bill Sebastyn made the motion to approve the request for final plat approval of J-Creek Development for the parcel known as PIN: 8607-27-9452. Jim Heffron seconded. Motion passed 3-1.

Yay: Bill Sebastyn, Jim Heffron, Eric Helfers. Abstaining: Jeff Lee

After the plat was approved, the planning board members had additional comments.

The planning board asked if we could investigate a stormwater ordinance at the next meeting.

Planner Cullen stated that a stormwater ordinance would be based off State requirements and Maggie Valley is not currently a regulated community.

Planner Cullen stated the requirements for having a stormwater officer and the amount of work to start such a program.

Jeff Lee stated that impervious surface studies are good and very essential, and that the stormwater shouldn't make it to the creek.

Chairman Helfers stated this plat is a good example on what is needed and what should be required in the future.

Planner Cullen stated the State will require Maggie Valley eventually to adopt a stormwater ordinance.

Chairman Helfers stated that it needs to be done before that to get ahead of the requirements.

Bill Sebastyn mentioned the impervious surface of the Ghost Town Parking Lot.

Warren Sugg stated that he is willing to meet and answer questions related to the subject of stormwater.

Chairman Helfers asked if we could do a workshop for this issue in the late January and Jim Heffron asked the same, Warren Sugg offered to help with the workshop and explain the engineering side of stormwater control.

6. Old Business

a. Single Family Residence Design Standards Information

Chairman Helfers asked to table **Agenda Item #6, Section A- Single Family Residence Design Standards Information**, due to time restraints, until January 16th.

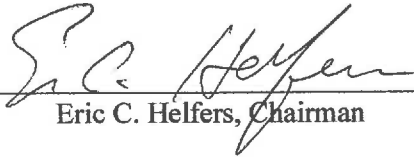
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Mr. Helfers asked if there was any more discussion. There was none. He then asked for a motion to approve the tabling of **Agenda Item #6, Section A- Single Family Residence Design Standards Information**.

Jeff Lee made the motion to table **Agenda Item #6, Section A- Single Family Residence Design Standards Information**, Jim Heffron seconded. The motion passed with all in favor.

7. Adjourn

Bill Sebastyn made a Motion to adjourn, seconded by Jim Heffron. The Meeting adjourned at 6:12 pm.


Eric C. Helfers, Chairman


Noah Taylor, Town Planning Assistant