

**Planning Board Minutes  
Regular Meeting  
Maggie Valley Town Hall Boardroom  
Tuesday, April 16, 2024  
5:30pm**

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

**Members Absent:** None

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

**Others Present:**

**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**

Five 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.

Janet Banks asked to be recused from Item 5a due to a personal relationship with a Zoning Board member.

Mr. Helfers asked if there was any discussion on the agenda.

Planner Cullen stated that item 5b will be a brief synopsis of the Haywood County Planning Board meeting that Chairman Helfers attended.

Chairman Helfers then asked for a motion to approve the modified agenda.

**Bill Sebastyn made the motion to approve the corrected agenda for the April 16<sup>th</sup> meeting. Janet Banks seconded. The Motion passed with all in favor.**

**4. Approval of Minutes**

**a. March 19, 2024**

Chairman Helfers stated that there are some grammatical errors and also wanted more language added on the detailing of services.

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

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**A motion to approve the minutes was made by Chuck Cummings. Jared Lee seconded. The Motion passed with all in favor.**

**5. New Business**

**a. Text Amendment to the Zoning Board Charter**

**Bill Sebastyn made the motion to recuse Janet Banks from item 5a. Chuck Cummings seconded. The Motion passed with all in favor.**

Planner Cullen gave the report and background information. He stated that the language concerning the ETJ was taken out of the charter. This reduced the total number of board members from 9 to 7.

He stated that the ZBOA charter is a part of the UDO, therefore it has to go before the Planning Board for a recommendation before going to the Board of Aldermen.

He stated that the terms of the members would be slightly adjusted. He stated there would be no shortening of terms, only extensions of their terms.

He stated that the Planning Board rules and procedures will be coming up for discussion in the near future.

Bill Sebastyn asked about term appointments and how it would be handled if a member were to resign.

Planner Cullen stated that the new members are filling the remaining term if a member resigns.

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

**Bill Sebastyn made the motion to recommend approval of the text amendment. Chuck Cummings seconded. The Motion passed with all in favor.**

**Jared Lee made the motion to adopt the consistency statement for the text amendment to the Zoning Board Charter. Bill Sebastyn seconded. The motion passed with all in favor.**

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**b. Haywood County Planning Board synopsis**

Chairman Helfers stated that there was economic development discussion concerning the paper mill and how other towns are being impacted by economic and environmental concerns.

Chairman Helfers stated the requirements of some N.C. Counties for ridge protection and Haywood has been affected by the ridge protection ordinances.

He stated that the meeting was helpful to create connections and meet with the County, our partner, to help enforce these ordinances.

He stated that he hopes there will be some discussion on slope protection.

Bill Sebastyn asked about the dam at Lake Logan.

Chairman Helfers stated that there is some discussion of the dam, but no action has been taken.

Assistant Planner Taylor stated that Maggie Valley Birthday Celebration will be held at the Town Hall Pavilion on July 19<sup>th</sup> from 3-7.

Dr. Banks spoke about summer band concerts and the new pavilion addition.

Planner Cullen stated that it will help the bands with inclement weather and will also have more seating available outside.

Chairman Helfers asked if there was any more discussion. There was none.

**6. Old Business**

There was no old business discussed.

**7. Adjourn**

**Chuck Cummings made a Motion to adjourn, seconded by Dr. Janet Banks. The Meeting adjourned at 5:59pm.**

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s/ Eric C. Helfers  
Eric C. Helfers, Chairman

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s/Noah Taylor  
Noah Taylor, Town Planning Assistant