

**Planning Board Minutes
Regular Meeting
Maggie Valley Town Hall Boardroom
Tuesday, November 19, 2024
5:30pm**

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

Members Absent: None

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

Media Present: No media was present.

Others Present: Bill Banks

1. Call to Order

The meeting was called to order at 5:27 pm by Chairman Eric Helfers. The Pledge of Allegiance was said by all.

2. Roll Call/Quorum Determination

Five members were present. A quorum was established.

3. Disclosure of Conflicts/Approval of Agenda

Chairman Helfers asked if Greg Henderson is affiliated with the eight-lot Subdivision in any way. Assistant Town Planner Noah Taylor stated he is not. There was no conflict of interest stated.

Mr. Helfers said under New Business he would like to add: B) The four-minute report that Mr. Taylor gave to the Board of Aldermen concerning the County assessment process. C) A possible Resolution to be presented to the Board of Aldermen and possibly then on to the County and Congress for selective replacement of property.

Mr. Taylor stated that the December Planning Board meeting is cancelled due to the lack of actionable items. He said the Steep Slope Ordinance will be presented to the Planning Board at the January meeting. Landslide protection will be addressed in the Ordinance.

Mr. Helfers said under "Old Business" he would like to add discussion on keeping track of the Town maintained roads that are in bad shape that will carry forward to the January meeting.

Mr. Taylor stated the Town has a list of all Town maintained roads.

A motion was made by Board Member Janet Banks seconded by Board Member Bill Sebastyn to approve the modified agenda for the November 19th meeting. The Motion carried unanimously.

**Planning Board Minutes
Regular Meeting
Maggie Valley Town Hall Boardroom
Tuesday, November 19, 2024
5:30pm**

4. Approval of Minutes

a. September 17th, 2024

Chairman Helfers asked if there were any corrections to the minutes. He said on page two the word “answer” should be changed to “answered.” There were no more changes to the minutes.

A motion was made by Board Member Bill Sebastyn, seconded by Board Member Jared Lee to approve the September 17th Planning Board minutes as amended. The motion carried unanimously.

5. New Business

a. Preliminary Plat Approval for The Views, 8 lot Subdivision PIN # 7697-60-4457.

Assistant Town Planner Noah Taylor stated that in October, developer Tom Hines submitted a site plan for “The Views Subdivision” in the Maggie Valley Country Club neighborhood. The site plan shows the 4.8-acre tract divided into eight single-family home lots. The entire development conforms to the zoning ordinance and the developer is not asking for any exceptions. This is classified as a major subdivision and will require preliminary plat approval from the Board. After the infrastructure is completed, the developer will return for final plat approval.

Mr. Taylor reviewed a map with Board members and answered questions. He explained the developer has not asked for a phasing plan and intends to complete the project in its entirety. The development will be served with trash, sewer and water. The roads in the development will meet Town standards but remain private and the developer will have recorded maintenance plans in place before the recording of the final plat. He said the plat will not need to be signed at this meeting and the motion at this meeting will be approving the preliminary plat.

Chairman Helfers asked if there were any more questions. There was none, he asked for a motion to approve the preliminary plat.

A motion was made by Board Member Chuck Cummings, seconded by Board Member Bill Sebastyn to approve the Preliminary Plat for The Views, 8 lot Subdivision PIN # 7697-60-4457. The motion carried unanimously.

b. Report given by Mr. Taylor to the Board of Aldermen on flood updates.

Assistant Planner Taylor gave a report on what the planning department discussed at the previous Board of Aldermen Meeting.

He stated that the planning department work has been slow due to multiple Helene restoration projects needing a no rise certificate from a certified engineer before staff approval. He stated that most of the permits that have been pulled from Helene have been HVAC related.

Planning Board Minutes
Regular Meeting
Maggie Valley Town Hall Boardroom
Tuesday, November 19, 2024
5:30pm

c. Discussion on a Possible Resolution that would focus on Restoration and Replacement of property.

Board members discussed the impact that Hurricane Helene had on farmers and how the fields have been stripped of their topsoil. Chairman Helfers suggested Board members work on a draft Resolution on restoration and replacement of property to send to the Board of Aldermen. Board member Janet Banks volunteered to draft a Resolution for review.

6. Old Business

a. Update on Haywood County Planning Board, Chairman Helfers

Chairman Helfers updated the Board on the following:

- Concerns about Lack of Emergency Communication during the Hurricane.
- The impact of the Hurricane on farmers and the restoration of farmland.
- Fewer mobile homes floated away, due to tie downs, compared to the 2021 Hurricane.
- Notice of substantial damage letters that were sent out.
- Discussion about Starlink.
- New Chair will be appointed in January for the County Planning Board.
 - Mr. Helfers expressed interest in the County Seat.

Discussion continued about the farmland that was affected by the Hurricane. It was determined that Mr. Taylor would find out if there were other Government Boards or Agencies that would be involved in helping the farmers.

a. Adjourn

A motion was made by Board Member Chuck Cummings, seconded by Board Member Bill Sebastyn to adjourn the meeting at 6:19 pm. The motion carried unanimously.

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

s/Kathy Johnson
Kathy Johnson, Town Clerk