

**Planning Board Minutes  
Special Called Meeting  
Maggie Valley Town Hall Boardroom  
Thursday December 15th, 2022  
5:30pm**

**Planning Board Members Present:** Chairman Rick Helpers, Jeff Lee, Bill Sebastyn, Josh Hoogerwerf

**Members Absent:** Jim Heffron

**Staff Present:** Kaitland Finkle, Town Planner, Sam Cullen, Assistant Town Planner, Vickie Best, Town Manager

**Others Present:** None

**1. Call to Order and Pledge of Allegiance**

Chairman Helpers called the meeting to order at 5:25 pm. The Pledge of Allegiance was said.

**2. Swearing in ETJ member, Josh Hoogerwerf**

Josh Hoogerwerf took his oath of office.

**3. Roll Call / Quorum Determination**

Quorum was established.

**4. Disclosure of Conflicts / Approval of Agenda**

Chairman Helpers asked if there were any conflicts of interest. There were no conflicts noted.

**Bill Sebastyn moved the agenda be approved; Jeff Lee seconded. Motion passed with all in favor.**

**5. New Business**

**a. Final Plat Approval for Mari's Meadow.**

Planner Finkle gave a report to the board explaining the property's history. She explained that this approval would allow for recordation at the registrar of deeds office. She spoke about a sewer easement held by the town effecting two of the lots and mentioned public concern of storm water runoff. Planner Finkle explained this would be addressed by the Haywood County Soil and Erosion Office along with the HOA. Planner Finkle explained that the roads in the subdivision would be paved after construction was completed at the request of the Public Works Director. Bill Sebastyn asked for clarification on the timeline of paving and Planner Finkle explained it would most likely be done in stages. Jeff Lee asked if the town's Public Works Director and Haywood County Soil Inspectors had looked at any potential surface runoff problems and Planner Finkle said yes, additionally, the state had been involved in that process. Planner Finkle also noted that a small portion of this parcel is in the watershed but will not affect the building area.

**Jeff Lee made a motion to approve the final plat of Mari's Meadow; Bill Sebastyn seconded. The Motion passed with all in favor.**

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**b. Conditional Rezoning of 5 Rachels Circle, The Village at Twin Falls  
PIN (7696-28-8311). to MU-3 General Mixed Use**

Planner Finkle gave the report explaining the property's history. She spoke of a zoning district change since the construction of the subdivision. She explained that staff recommends we change the zoning from Moody Farm Mixed Use (MU-2) to General Mixed Use (MU-3) to make this subdivision conforming to density requirements. She also explained that this would be a spot zoning, but it was still reasonable with the area. Chairman Helfers asked for clarification on staff's recommendation and Planner Finkle explained the town would be making a non-conformity a conformity by approving this zoning change. Jeff Lee asked about lot ownership and Planner Finkle said these lots are proposed to be sold as the building footprint only and the HOA will control all the land. She also highlighted that if these homes are sold off, we will have 10 new tax bills and in turn will provide all town services to them including trash pickup. Jeff Lee asked about the floodplain and Planner Finkle showed a map of the floodplain area.

**Bill Sebastyn made a motion to recommend the initial zoning be set as (MU-3) with the condition of adding a community trash corral; Josh Hoogerwerf seconded. The Motion passed with all in favor.**

**6. Adjourn**

**Bill Sebastyn made a Motion to adjourn at 6:22 pm. Josh Hoogerwerf Seconded. The Motion passed with all in favor.**

  
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Eric C. Helfers, Chairman

  
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Sam Cullen, Assistant Town Planner