

**Planning Board Minutes  
Special Called Meeting  
Maggie Valley Town Hall Boardroom  
Tuesday May 30<sup>th</sup>, 2023  
5:30pm**

**Planning Board Members Present:** Jeff Lee, Bill Sebastyn, Jim Heffron, Dr. Janet Banks, Josh Hoogerwerf.

**Members Absent:** Eric Helfers

**Staff Present:** Kaitland Finkle, Town Planner, Sam Cullen, Assistant Town Planner.

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

Vice Chairman Jeff Lee called the meeting to order at 5:30 pm. The Pledge was said.

**2. Roll Call / Quorum Determination**

Quorum was established.

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

Vice Chairman Jeff Lee asked if there were any conflicts of interest. There were no conflicts.

Vice Chairman Lee entertained a motion to approve the agenda.

**Janet Banks moved the agenda be approved; Jim Heffron seconded. Motion passed with all in favor.**

**4. Approval of Minutes**

**a. April 18<sup>th</sup>, 2023**

**No motion was made that the minutes of April 18<sup>th</sup> be approved.**

**5. Old Business**

**a. Comprehensive Plan Update by Consultant (Part 3 and FLUM)**

Planner Finkle updated the board on the Comprehensive Land Use Plan and the Future Land Use Map.

She explained to the Board that we will be reviewing the whole plan but concentrating mostly on part 3 tonight.

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Karen Mallo from Withers Ravenel reviewed the purpose and intent of a comprehensive land use plan.

Mrs. Mallo explained that there were many parts that had gone into this plan including data analysis and public outreach. She spoke to the fact that the community survey had great feedback and it helped greatly in writing the plan.

She reviewed the community demographics.

She also spoke about the goals that the plan sets forth and how those goals will be implemented.

Bill Sebastyn asked if we have the ability provide services to all areas on the future land use map. Planner Finkle said yes, and the map had been drawn with the help of the Public Works Director, who provided needed information.

Planner Finkle explained that there are parcels on the map that are out of the project area and those are the parcels that are not served by Town services.

Mrs. Mallo reviewed the planning considerations and recommendations with the board.

She spoke about many topics including workforce housing and entertainment.

Jeff Lee noted that short term rentals were listed in the plan and asked if the numbers listed are all in Town limits or just the Maggie Valley area.

Planner Finkle explained that it was the Maggie Valley area, similar to the area the TDA uses.

Janet Banks commented that we have had the opportunity to have entertainment venues in town and it seems that people could not make a go of it. She noted the public opposition to many plans presented to the Board.

Planner Finkle said that the survey noted entertainment for local residents was missing.

Planner Finkle reviewed the goals related to many of the planning considerations.

Janet Banks and Planner Finkle discussed the difference in affordable housing and workforce housing.

Janet Banks spoke of the fact that the town does not have a proper bank and other necessities.

Planner Finkle spoke to the fact that this plan will be updated every 2 to 5 years

Mrs. Mallo explained the adoption process.

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**Josh Hoogerwerf made a motion to recommend Adoption of the Comprehensive Land Use Plan and Future Land Use Map, Jim Heffron seconded. The Motion passed with all in favor.**

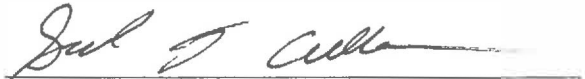
**6. Adjourn**

**Janet Banks made a Motion to adjourn at 7:00 pm. Bill Sebastyn Seconded. The Motion passed with all in favor.**



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Jeff Lee, Vice Chairman



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Sam Cullen, Assistant Town Planner