

**Planning Board Minutes  
Special Called Meeting  
Maggie Valley Town Hall Boardroom  
Tuesday, August 22<sup>nd</sup>, 2023  
5:30pm**

**Planning Board Members Present:** Chairman Eric Helfers, Jeff Lee, Bill Sebastyn, and Janet Banks

**Members Absent:** Jim Heffron

**Staff Present:** Sam Cullen, Town Planner, Shelly Clement, Executive Assistant  
Vickie Best, Town Manager

**Others Present:** Six others

**1. Call to Order**

The meeting was called to order at 5:25 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 in the agenda for anyone. There were none.

Mr. Helfers would like to add discussion items to the agenda: Crypto mining, ETJ update, Kaitland Finkle letter update, UDO and Comprehensive Plan updates, and Steep slope discussion.

Ms. Banks attended a briefing on housing, and she would like to give a synopsis.

**Jeff Lee made the motion to accept the agenda as modified. Bill Sebastyn seconded. The Motion passed with all in favor.**

**4. Approval of Minutes**

**a. July 18, 2023**

Chairman Helfers asked if there were any corrections to the minutes. Mr. Lee said he questioned the downzoning under 7a. He asked for the word down to be added.

**A motion to accept the minutes with the noted modification was made by Janet Banks. Bill Sebastyn seconded. The Motion passed with all in favor.**

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**5. New Business**

**a. Initial Zoning R-3: Jonathan Creek Rd, PINs 8608-79-5760, 8608-78-4922**

Planner Cullen gave the report and background information. These two parcels join each other and will be combined in the future. Both parcels will need to be assigned an initial zoning district.

Staff recommendation is that the properties be zoned R3 - High Density Residential. This is based on the Future Land Use map (a copy included for members to see) and he read the portion of the Comprehensive Plan concerning the Highway Mixed Use District.

Planner Cullen offered to answer any questions. Mr. Sebastyn asked if there was any kind of plan for how many houses are expected to be built there. Planner Cullen said you would be allowed approximately two hundred houses without allowing space for roads, right of way etc.

Planner Cullen said a sketch plan shows around 150 houses. He said the October 17<sup>th</sup> Planning Board meeting will be the time this board will start looking at the site plan but for now we are only looking at the initial zoning.

Planner Cullen reminded the board that they will need to adopt a Consistency and Reasonableness statement for each parcel.

Mr. Lee asked what the structure is close by. Planner Cullen said it's the Co-Op.

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

**Bill Sebastyn made the motion to recommend initial zoning of R-3, High Density Residential for parcels known as PIN: 8608-79-5760 and 8608-78-4922. Janet Banks seconded. The Motion passed with all in favor.**

**b. Preliminary plat approval of Mountain View Estates, Phase One**

Planner Cullen informed the board members that a large copy of the plat for Mountain View Estates, Phase One is on the table. It is exactly like the site plan the Planning Board approved in April.

Planner Cullen gave the background information. The Board of Aldermen approved the site plan in April with some conditions. Phase One has 21 lots located on the left of the chart. All these lots meet the minimum lot size and setbacks. This will be preliminary plat approval; the site plan was approved previously.

Mr. Helfers asked if there was no change to the site plan from first approval and Planner Cullen said there was none.

**Jeff Lee made the motion to approve the Preliminary Plat for Mountain View Estates, Phase One. Bill Sebastyn seconded. The Motion passed with all in favor.**

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**6. Old Business**

**Crypto Mining** – Jeff Lee said he will meet with the County Planning Board on Monday night and have an update at the next meeting.

**ETJ update** – Planner Cullen said at the September 12<sup>th</sup> Aldermen meeting, there will be some more guidance from the Town Attorney concerning the ETJ.

**Steep slope briefing** – Mr. Helfers spoke of the booklet Planner Cullen handed out, dated 2008. He spoke of the restrictions he had in mind for steep slopes and development. He would like to know what the state has to say concerning steep slopes.

Planner Cullen said the mountain ridgetop ordinance protects some areas.

Mr. Helfers spoke of excessive run-off and the possibility of landslides. Construction on slopes has harmed some environments. Planner Cullen said it is definitely a problem. Mr. Lee asked if Planner Cullen had talked with Jodie Ferguson, at Haywood County, about their slope ordinance. Planner Cullen said he had not in any detail. Mr. Helfers spoke of tiered RV developments.

Janet Banks gave a short discussion on NC Housing. Ms. Banks met the Director for Mountain Projects Affordable Housing. She reported 27% of households are spending more than 30% of their income on housing. The monthly fair market rent is \$1,009. The take home pay required to meet that cost is \$19.40 an hour.

The Town of Waynesville is moving toward more high-density starter homes. There are some tax credits available for refurbishing homes. She spoke of grant money coming to Haywood County from the State of North Carolina. There was a discussion concerning affordable housing development.

**Letter** – Ms. Banks has created an initial draft of a letter to send to the previous Town Planner, Kaitland Finkle, thanking her for her service.

The next regular Planning Board meeting will be held on September 19<sup>th</sup> at 5:30pm.

**Staff Update** – Planner Cullen spoke of the Assistant Planner that has been hired, Noah Taylor. He has been working with the Haywood County Manager and will come on full time as an employee of the Town on August 28<sup>th</sup>.

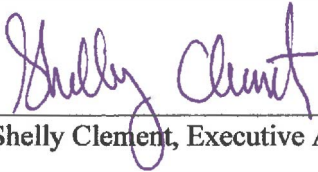
Mr. Helfers spoke about code enforcement and the need to return to it as staffing is available.

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**7. Adjourn**

**Janet Banks made a Motion to adjourn, seconded by Bill Sebastyn. The Meeting adjourned at 5:55pm.**

  
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Eric C. Helfers, Chairman

  
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Shelly Clement, Executive Assistant