

**Planning Board Minutes  
Regular Meeting  
Maggie Valley Town Hall Boardroom  
Tuesday, September 19<sup>th</sup>, 2023  
5:30pm**

**Planning Board Members Present:** Chairman Eric Helfers, Bill Sebastyn, Janet Banks, Jim Heffron

**Members Absent:** Jeff Lee

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

**Others Present:** 0

**1. Call to Order**

The meeting was called to order at 5:33 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.

**4. Approval of Minutes**

**a. August 22, 2023**

Chairman Helfers asked if there were any corrections to the minutes. Chairman Helfers noted some minor corrections regarding word choice.

Planner Cullen noted a change to the Mountain View Estates Preliminary Plat approval motion.

**A motion to approve the minutes with the noted modification was made by Janet Banks. Bill Sebastyn seconded. The Motion passed with all in favor. Jim Heffron abstained from voting as he was not present during the meeting.**

**5. New Business**

**a. Initial Zoning R-2: 102 and 106 Sage Court, PINs 7697-41-9100, 7697-41-8282**

Planner Cullen gave the report and background information. Both owners inquired about annexation for the purpose of connecting to the town sewer system. While these are separate lots, the building is a duplex and thus connected.

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Planner Cullen Said Staff recommendation is that the properties be zoned R2 - Medium 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 Mountain Residential District. He stated this recommendation is consistent with the future land use plan.

Planner Cullen offered to answer any questions.

Jim Heffron asked Planner Cullen what the lot sizes were as they seem smaller than surrounding lots. Planner Cullen said the lots are both .40 acres and they exceed the requirements of the R-2 district. Jim Heffron asked if they should be zoned R-1 instead of R-2. Planner Cullen stated that the R-2 recommendation is consistent because it is based on the future land use plan/surrounding zoning districts.

Bill Sebastyn asked what services would be provided and Planner Cullen said there would be sewer, trash, and debris pickup.

Janet Banks asked if they filled out an application for annexation and Planner Cullen said that they have applied and that they would be voted on in the October 17<sup>th</sup> Aldermen meeting.

Jim Heffron asked how many surrounding lots have had this similar problem of failing septic tanks and Janet Banks noted that there had been several over the years.

Bill Sebastyn asked what happens when abandoning a septic tank and the procedures that follow. Planner Cullen said that Haywood County handles that.

Jim Heffron stated that this property was not necessarily in harmony with the rest of the neighborhood, but he understands that it is already existing.

Planner Cullen said he leaned on the Future Land use map to make the recommendation. He also reminded the board that they would need to adopt consistency and reasonableness statement with each parcel.

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

**Jim Heffron made the motion to recommend initial zoning of R-2. Medium Density Residential for parcels known as PIN: 7697-41-9100, 7697-41-8282. Bill Sebastyn seconded. The Motion passed with all in favor.**

**Jim Heffron made the motion to adopt the recommendation and the consistency statement for 102/106 Sage Court PINS: 7697-41-9100, 7697-41-8282. Bill Sebastyn seconded.**

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**b. Initial Zoning R-1, 907 Country Club Drive, Pin: 7697-21-8613**

Planner Cullen gave the report and background information. He said the owners inquired about annexation for the purpose of connecting to the town sewer system. He stated that staff has made a recommendation for the R-1 low density residential district based off surrounding land uses and it will not create any unconformities.

Planner Cullen also stated that the property is meeting the needed setbacks for the R-1 district.

Using the future land use map, Planner Cullen noted that Mountain Residential areas recommend single family homes with similar characteristics to the property.

Members asked who the owner of the property is. Planner Cullen said he did not know them other than by name.

Bill Sebastyn asked if this situation was like the previously mentioned parcels, Planner Cullen said yes.

Janet Banks asked if the annexation application has been submitted, Planner Cullen said it has.

Jim Heffron asked if other properties nearby are having issues with their septic. Planner Cullen stated that he was not sure.

Janet Banks asked if the Aldermen investigated raising the out-of-town sewer rates. Planner Cullen said Yes, but they had not enacted any changes.

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

**Janet Banks made the motion to recommend initial zoning of R-1. Low Density Residential for parcel known as PIN: 7697-21-8613. Bill Sebastyn seconded. The Motion passed with all in favor.**

**Jim Heffron made the motion to adopt the recommendation and the consistency statement for 907 Country Club Drive PIN: 7697-21-8613. Bill Sebastyn seconded.**

**6. Old Business**

There was no old business discussed.

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**7. Adjourn**

**Janet Banks made a Motion to adjourn, seconded by Bill Sebastyn. The Meeting adjourned at 6:04 pm.**

**s/ Eric C. Helfers**

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Eric C. Helfers, Chairman

**s/ Noah Taylor**

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Noah Taylor, Town Planning Assistant