

**Planning Board Minutes
Regular Meeting
Maggie Valley Flossie White Boardroom
Tuesday, October 21st, 2025
5:30pm**

Planning Board Members Present: Chairman Bill Sebastyn, Chuck Cummings, Jared Lee, Randy Blackmon

Members Absent: No members were absent.

Staff Present: Assistant Town Planner Noah Taylor and Town Clerk Kathy Johnson.

Others Present: No others were present.

1. Call to Order

Planning Board Chairman Bill Sebastyn called the meeting to order at 5:29 pm. The Pledge of Allegiance was said by all.

2. Roll Call/Quorum Determination

Four members were present. A quorum was established.

3. Disclosure of Conflicts/Approval of Agenda

Chairman Sebastyn asked if there were any conflicts of interest on the agenda for anyone. No conflicts were disclosed by board members.

Chairman Sebastyn asked if there was any discussion on the agenda. There was none, he then asked for a motion to approve the agenda.

Board Member Randy Blackmon made a motion to approve the agenda as presented for the October 21st meeting. The motion was seconded by Board Member Chuck Cummings. The Motion passed with all in favor.

4. Approval of Minutes

a. September 16th, 2025

Assistant Town Planner Noah Taylor explained that he had made some minor grammatical changes to the minutes for clarity. These changes included:

- Adding context to clarify statements for readers without background knowledge.
- Correcting incomplete sentences.
- Improving wording for better understanding of discussed topics.
- Adding clarification regarding the board assessment being used for training materials.

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Chairman Sebastyn asked for a motion to adopt the September 16th corrected minutes.

Board Member Jared Lee made a motion to approve the corrected September 16th, 2025, minutes. The motion was seconded by Board Member Randy Blackmon. The Motion passed with all in favor.

5. New Business

a. Consideration of Final Plat Approval, Valley View Estates

Assistant Town Planner Noah Taylor presented the final plat for Valleyview Estates (formerly known as J-Creek development). He explained that the plan contained 155 single-family home lots and was identical to the preliminary plat previously approved by the Planning Board on June 18, 2024.

Mr. Taylor noted that the developer had submitted a performance guarantee (bond) for unfinished required items including:

- Private sewer pump stations
- Mail kiosks
- Required vegetative buffer along Highway 276 and neighboring developed properties
- Utilities punch list items including manhole repairs

Mr. Taylor explained there were approximately 18 manhole issues that needed to be fixed, many involving missing mastic between manhole rings, which required grouting to prevent water infiltration. He clarified that these issues were added to the bond and that Public Works Director Seth Boyd would need to certify the sewer system before homes could connect to it.

Board members examined the development plan and Mr. Taylor answered questions they had concerning the site layouts.

Discussion ensued about the average lot size (approximately 0.17 acres per lot), the "shotgun style" layout of the lots, and the vegetative buffer requirements. Mr. Taylor confirmed the buffer would consist of trees rather than a fence as was used in the Wildbrook Village development, noting that trees would need to reach a certain height within a number of years.

The board also discussed the private sewer pump stations that would be maintained by the Homeowners Association and serve a significant number of homes in the valley area where gravity sewer was not feasible.

Chairman Sebastyn asked if there were any further questions, there were none. He then asked for a motion.

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Board Member Randy Blackmon made a motion to approve the final plat of Valleyview Estates as presented. Board Member Jared Lee Seconded the motion. The motion did not pass due to continued discussion.

Board Member Chuck Cummings expressed concern about the entrance location and traffic safety, particularly regarding the need for residents to cross multiple lanes of traffic when exiting onto Highway 276. He noted that the Department of Transportation (DOT) had determined the entrance location, but felt it posed a safety hazard given the high speeds on the highway.

Mr. Taylor stated that N.C.D.O.T. is already improving the road, which involves eliminating some cut throughs. He stated that the driveway permit is handled and approved by the N.C.D.O.T. and the location was determined by them. He stated that all requirements for the Town have been met.

Board members continued discussion on the issues with vehicular traffic and safety.

Chairman Sebastyn asked if there was any more discussion. There was none. He then asked for an amended motion to approve the final plat for Valleyview Estates with the note of supporting vehicular and passenger safety.

Board Member Chuck Cummings made an Amended Motion to approve the final plat for Valleyview Estates with a note expressing considerable concerns about safety issues regarding the entrance from Jonathan Creek into the subdivision and requesting the DOT revisit the design to find a better solution for vehicles to cross the four lanes of traffic. Board Member Jared Lee Seconded. The motion passed with all in favor.

b. Text Amendment, Title XV Section 159.11 "Penalty"

Mr. Taylor presented a text amendment to align the Town ordinance with changes in state law. He explained that in 2021, state legislation repealed criminal penalties for zoning violations, requiring them to be civil penalties instead. The only exceptions where criminal penalties could still be applied were for unsafe buildings and certain environmental regulations.

Mr. Taylor explained that the proposed amendment would update the ordinance language to reflect current state law, removing references to misdemeanor penalties and imprisonment for most violations.

Mr. Taylor offered to answer any questions.

Chairman Sebastyn asked if there was any more discussion. There was none. He then asked for a motion.

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Board Member Chuck Cummings made the motion to approve Text Amendment to Title Section XV Section 159.11 "Penalty". Board Member Randy Blackmon Seconded. The Motion passed with all in favor.

Board Member Jared Lee made the motion to recommend adoption of the consistency and reasonableness statement for the Text Amendment to Title Section XV Section 159.11 "Penalty". Board Member Chuck Cummings seconded. The Motion passed with all in favor.

c. Text Amendment, Title XV Section 156.13 "Street Standards"

Mr. Taylor presented a text amendment to update the street standards in the Town code, explaining that the existing current standards dated back to 1995. The amendment incorporated useful elements from the existing street policy while updating standards to meet current public works requirements.

Mr. Taylor noted that the amendment would help enforce good standards for road construction, particularly important when the Town takes over roads from developments like Valleyview. He explained the changes would improve the Town's infrastructure and align with the land use plan by addressing the needs of a growing community.

Mr. Taylor offered to answer any questions.

Chairman Sebastyn asked about the reference to "Non-Powell Bill street fund policy," and Mr. Taylor clarified that Powell bill referred to incorporated Town streets within city limits on which the Town could collect taxes, while the Non-Powell Bill policy addresses private streets within the Town where the Town can provide assistance for maintenance.

Chairman Sebastyn asked if there was any more discussion. There was none. He then asked for a motion.

Board Member Randy Blackmon made the motion to approve Text Amendment to Title Section XV Section 156.13 "Street Standards". Board Member Jared Lee Seconded. The Motion passed with all in favor.

Board Member Chuck Cummings made the motion to recommend adoption of the consistency and reasonableness statement for the Text Amendment to Title Section XV Section 156.13 "Street Standards". Board Member Jared Lee seconded. The Motion passed with all in favor.

6. Other Business

a. Update on Haywood County Planning Board

Chairman Sebastyn reported that there had been no Haywood County Planning Board meeting since the last Maggie Valley Planning Board meeting, so he had no update to provide. He noted that the next county meeting would be held the following Monday.

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Mr. Taylor reminded board members that he was still missing one board assessment form and requested that it be submitted soon so they could compile the results for presentation to the board.

SEE ATTACHMENTS for item 5a Valley View Estates:

1. Staff Report for Valley View Estates
2. CDC Performance Guarantee for Valley View Estates.
3. Sewer Punchlist for Valley View Estates. Pages 1 and 2
4. Plat of Valley View Estates. (Showing Vegetative Buffer)

7. Adjourn

Board Member Chuck Cummings made a Motion to adjourn, Board Member Randy Blackmon seconded. The Meeting adjourned at 6:18pm.

s/Bill Sebastyn

Bill Sebastyn, Chairman

s/Kathy Johnson

Kathy Johnson, Town Clerk