

Planning Board Minutes
Regular Meeting
Maggie Valley Flossie White Boardroom
Tuesday, December 16th, 2025
5:30pm

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

Members Absent: No members were absent.

Staff Present: Acting Planning Director Noah Taylor, Town Clerk Kathy Johnson

Others Present: Derek Cline and Joey Sewoll.

1. Call to Order

Planning Board Chairman Bill Sebastyn called the meeting to order at 5:29 pm. The Pledge of Allegiance was recited 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 members to review the agenda for any conflicts or issues. No conflicts were disclosed by any board members, 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 December 16th meeting. The motion was seconded by Board Member Jared Lee. The Motion passed with all in favor.

4. Approval of Minutes

a. October 21st, 2025

Chairman Sebastyn noted he had reviewed the minutes carefully. During discussion, he asked for an update on the development previously discussed in the minutes, specifically whether there had been reasonable progress on required fixes. It was confirmed that Public Works Director Seth Boyd had signed off on all major repairs and the sewer certification, and two permits had been pulled for the front entrance of Valley View, allowing construction to proceed.

Chairman Sebastyn asked if there were any corrections to the minutes. There were none.

Chairman Sebastyn asked for a motion to adopt the October 21st minutes.

Board Member Chuck Cummings made a motion to approve the October 21st, 2025, minutes. The motion was seconded by Board Member Jared Lee. The Motion passed with all in favor.

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5. New Business

a. Consideration of Final Plat Approval, Maggie Valley RV Park

Town Planner Noah Taylor presented the final plat for the Maggie Valley RV Park, now known as "the cottages." He explained that the preliminary plat approved on July 18, 2023, showed 15 lots, whereas the current final plat shows 13 lots. Mr. Taylor noted this change actually makes the development more conforming to town standards, particularly regarding parking.

Noah explained that the original 2019 application for special exception showed 13 lots, which is why staff felt comfortable with the reduction from 15 to 13 lots. He confirmed that proper screening has been installed as required, including shrubbery, mulch, fencing, and dumpster screening. The developer has submitted a performance guarantee for unfinished items such as paving, which could not be completed due to cold weather but will be installed in spring. This guarantee has been reviewed and approved by staff, including the Public Works Director.

Derek Cline and Joey Sewoll, representatives for the development, answered questions from board members. They explained that the development will feature upscale park model homes rather than travel trailers or motor homes as originally envisioned. The homes will be sold as package deals with the lots, ensuring consistency in appearance. Each unit will be approximately 395-399 square feet, with decks included in the models.

The representatives noted the development would include amenities such as a dog park and a fire pit in the common area. There will be an HOA with rules regarding noise and property maintenance. The developers clarified they will maintain 100% control until all units are sold to ensure proper implementation of design standards.

Board Member Cummings asked about pricing, and Mr. Cline explained packages would range from \$229,000-\$239,000 for basic units up to around \$340,000 for creek-side units with full furnishings and stainless-steel appliances.

Mr. Taylor clarified that most of the property is in the floodplain, which means certain construction standards must be met, such as using coarse skirting around units in the flood zone to allow water movement.

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

Board Member Chuck Cummings made a motion to approve the final plat of Maggie Valley RV Park as presented. Board Member Randy Blackmon seconded the motion. The motion passed with all in favor.

6. Other Business

a. Update on Haywood County Planning Board

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Chairman Sebastyn reported that after considerable discussion over several months, the HC Planning Board decided not to change the current policy on off-premises signs to allow electronic signs. One key concern was the inability to regulate content once outside town limits.

He also noted that paperwork for flood mitigation has been submitted for approximately 800 homes. He explained that property owners who began repairs before applying for mitigation would be denied, as properties must remain "as is" during the application process.

Chairman Sebastyn mentioned that all subcontractors have been paid for cleanup work using surplus funds, which was important to protect the County's credit rating rather than waiting for FEMA reimbursement.

Planner Taylor informed the board that they would have a meeting in January to discuss an annexation request for a contiguous property bordering town limits. He noted it should be a straightforward process as the property meets all town standards.

Planner Taylor also mentioned that the same developer who completed the cottages project is looking at another previously platted property called "Fox Run," though it's still in the due diligence phase.

7. Adjourn

Board Member Chuck Cummings made a Motion to adjourn, Board Member Jared Lee seconded the motion. The Meeting adjourned at 6:05 pm.

s/Bill Sebastyn

Bill Sebastyn, Chairman

s/Noah Taylor

Noah Taylor, Interim Town Planner

Attest:

s/Kathy Johnson

Kathy Johnson, Town Clerk