

Planning Board Minutes
Regular Meeting
Maggie Valley Flossie White Boardroom
Tuesday, January 20th, 2026
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, Executive Assistant Christy Passmore, Interim Town Manager Sam Cullen, Alderman Tim Wise.

Others Present: None

1. Call to Order

Planning Board Chairman Bill Sebastyn called the meeting to order at 5:30pm. The Pledge of Allegiance was recited by all.

2. Roll Call/Quorum Determination

Four members were present. A quorum was established.

3. Appointment of Chairman and Vice Chairman for 2026.

Acting Planning Director Noah Taylor explained that with the start of the calendar year, the Planning Board needed to appoint a Chairman and Vice Chairman through separate motions.

Board Member Chuck Cummings made a motion to appoint Bill Sebastyn as Chairman of the Maggie Valley Planning Board for 2026. Board Member Randy Blackmon seconded. The motion was passed with all in favor.

Board Member Chuck Cummings made a motion to appoint Jared Lee as Vice Chairman of the Maggie Valley Planning Board for 2026. Board Member Randy Blackmon seconded. The motion was passed with all in favor.

4. 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 January 20th meeting. The motion was seconded by Board Member Chuck Cummings. The Motion passed with all in favor.

5. Approval of Minutes

a. December 16th, 2026

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Director Taylor noted several corrections to the minutes which included name corrections to Board Members and Fox Run Road.

Chairman Sebastyn noted a correction on the last page in reference to the County's credit rating.

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

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

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

6. New Business

a. Initial Zoning R-3, 115 REUBEN BRANCH ROAD PIN 7686-64-3480.

Director Taylor explained that the owners of 115 Reuben Branch Road had contacted the Town about annexing because their septic tank was failing, like the Cedar Drive property from 2024. The property is nearly an acre in size, located near the Maggie Valley Fire and Rescue and is located off Spring Lake Road, and borders the Town's municipal limits. If annexed, the property would receive all Town services including trash collection.

Staff recommended zoning the property as R-3 (High Density Residential) based on surrounding zoning districts, permitted uses, and surrounding land uses. The R-3 zoning classification would not create any nonconformities or spot zoning. The recommendation was also in harmony with the comprehensive land use plan, which designates this area as "Mountain Residential." The property exceeds the minimum lot size requirement of 0.2 acres, measuring 0.94 acres, and contains a single-family home.

Board members asked several questions about the property:

- Board members inquired about the costs to the Town, to which Director Taylor explained that most of the capital infrastructure was already in place, with the property owner being responsible for utility extensions if needed.
- Board members asked for confirmation if that the property already had water service from the Maggie Valley Sanitary District. Director Taylor stated that they were already tied into public water.
- Board members asked what would happen if the existing garage was turned into a Dwelling Unit. Director Taylor clarified that if the garage was converted to living space, additional hookup fees would apply, and the structures would need to meet accessory dwelling unit standards.
- A Board member asked about the property boundaries on the land use map, and Director Taylor explained the dotted line represented the study area boundaries.
- Board members confirmed with Director Taylor that per county regulations, the failing septic tank would need to be crushed or filled in when connecting to Town sewer.

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Board Member Chuck Cummings made a motion to recommend initial zoning of R-3 High Density Residential for the Property known as 115 Reuben Branch Road PIN 7686-64-3480. Board Member Randy Blackmon seconded the motion. The motion passed with all in favor.

The Board also reviewed the consistency statement certifying that the zoning decision was reasonable, in the public interest, and consistent with the Town's comprehensive land use plan.

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

Board Member Randy Blackmon made the motion to recommend the adoption of the consistency and reasonableness statement of the initial zoning of 115 Reuben Branch Road PIN 7686-64-3480. Board Member Chuck Cummings seconded. The motion passed with all in favor.

7. Other Business

a. Update on Haywood County Planning Board

Chairman Sebastyn noted that he had not attended a Haywood County Planning Board meeting since October, as there was no meeting in December. He mentioned he would be out of town for the upcoming county planning board meeting on Monday, January 26th, due to his wife's birthday. He offered that any board member was welcome to attend in his place and indicated that he could also provide an update via email to Cole Sutton if no one was available.

8. Adjourn

Board Member Chuck Cummings made a Motion to adjourn, Board Member Jared Lee seconded the motion. The Meeting adjourned at 5:50 pm.

s/Bill Sebastyn
Bill Sebastyn, Chairman

s/Noah Taylor
Noah Taylor, Acting Planning Director

Attest:

s/Christy Passmore
Christy Passmore, Executive Assistant