

Town of Maggie Valley  
Board of Aldermen Regularly Scheduled Meeting  
April 5, 2022  
MINUTES

Members Present: Mayor Mike Eveland, Aldermen: Jim Owens, John Hinton, Phillip Wight, and Tammy Wight

Staff Present: Manager Nathan Clark, Attorney Craig Justus, Public Works Director Mike Mehaffey and Public Works Assistant Seth Boyd, Planner Kaitland Finkle, Chief Russ Gilliland, and Town Clerk Vickie Best

Others Present: Approximately thirty people and Reporters

**1) Meeting Called to Order**

Mayor Eveland called the Regularly Scheduled Board of Aldermen Meeting to order at 6:30 pm on Tuesday April 5, 2022, in the Town Hall Boardroom.

**2) Pledge of Allegiance**

The Pledge was said by all.

**3) Approval of the Agenda**

Mayor Eveland announced that a short-Closed Session will need to be held prior to adjournment under NCGS 143-318.11(a)(4). To establish or instruct staff or agent concerning the negotiation of the price and terms of a contract concerning the acquisition of real property located off Old Still Road.

There were no conflicts of interest with the agenda items for April 5, 2022.

**4) Consent Agenda**

- a. Minutes to be Approved: March 1, 2022
- b. Budget to Actual
- c. A/R Report
- d. Tax Releases
- e. Call for Public Hearing: May 10, 2022, 6:30PM
  - i. Text Amendment for Food Trucks
- f. Voluntary Annexations – Direct Clerk to Investigate Sufficiency
  - i. Resolution 22-9 King PIN 7696-16-8244
- g. Voluntary Annexations – Call for Public Hearing – May 10, 2022, 6:30pm
  - i. Resolution 22-6 Hotchkiss PIN 7696-77-7475
  - ii. Resolution 22-7 McIntyre PINs 8607-36-8571 / 8607-36-9299
  - iii. Resolution 22-8 West PIN 8607-243974

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Clerk Best was unable to complete all the meeting minutes, due to the loss of one week because the meetings were moved back, and long meeting were held.

The McIntyre property can be provided sewer but is outside the Town's service district. Manager Clark suggested not annexing the properties but allow them to have sewer at the outside capacity and sewer user fees.

**ALDERMAN OWENS MADE A MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED. MOTION CARRIED UNANIMOUSLY.**

**5) Public Comment**

There were no public comments.

**6) Presentation: Lynn Collins – Executive Director HCTDA**

Haywood County Tourism Development Authority (HCTDA) Director Collins provided Council with the following information.

**Haywood County 3% Net Occupancy Tax 2021-2022**

	2021-2022	2021-2022	2021-2022	% Change	2021-2022	2020-2021	% Change
	Original	Revised	Occupancy	Compared	Occupancy	Occupancy	Compared
	Occupancy	Occupancy	Tax	To	Tax	Tax	To
	Tax	Tax	Actual	Revised	Penalties	Actual	Previous
	Projections	Projections		Budget			Year
July	\$163,480	\$201,080	\$250,376	125%	\$166	\$173,533	144%
August	\$137,112	\$168,648	\$208,444	124%	\$152	\$173,664	120%
September	\$132,164	\$162,562	\$199,018	122%	\$442	\$172,717	115%
October	\$173,709	\$213,662	\$257,233	120%	\$274	\$221,520	116%
November	\$100,197	\$123,242	\$162,073	132%	\$482	\$128,278	126%
December	\$80,421	\$98,918	\$134,274	136%	\$316	\$117,856	114%
January	\$59,327	\$72,972	\$121,230	166%	\$259	\$107,520	113%
February	\$54,054	\$66,486				\$112,223	
March	\$64,601	\$79,459				\$131,644	
April	\$76,466	\$94,053				\$156,955	
May	\$118,655	\$145,946				\$171,515	
June	\$158,207	\$194,595				\$221,387	
Total	\$1,318,393	\$1,621,623				\$1,888,812	
YTD		\$1,041,084	\$1,332,648	128%	\$2,091	\$1,095,088	122%

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The 1% Net Occupancy Tax Report Revised for 2021/2022

ACTUAL	PROJECTED	ACTUAL	
28751	28751	28751	
MAGGIE	MAGGIE	MAGGIE	
VALLEY	VALLEY	VALLEY	WJ
21/22	21/22	20/21	
\$ 38,783	\$ 35,843	\$ 28,398	\$
\$ 31,091	\$ 27,317	\$ 26,564	\$
\$ 30,995	\$ 27,502	\$ 27,748	\$
\$ 42,311	\$ 33,508	\$ 37,011	\$
\$ 26,598	\$ 18,940	\$ 20,407	\$
\$ 23,509	\$ 17,940	\$ 21,039	\$
\$ 20,555	\$ 12,973	\$ 18,209	\$
	\$ 11,455	\$ 19,182	
	\$ 11,713	\$ 20,372	
	\$ 12,973	\$ 25,190	
	\$ 20,756	\$ 25,879	
	\$ 28,541	\$ 35,251	
\$ 213,842	\$ 259,461	\$ 305,048	\$
123%			
82%			
158%			
70%			
48%			

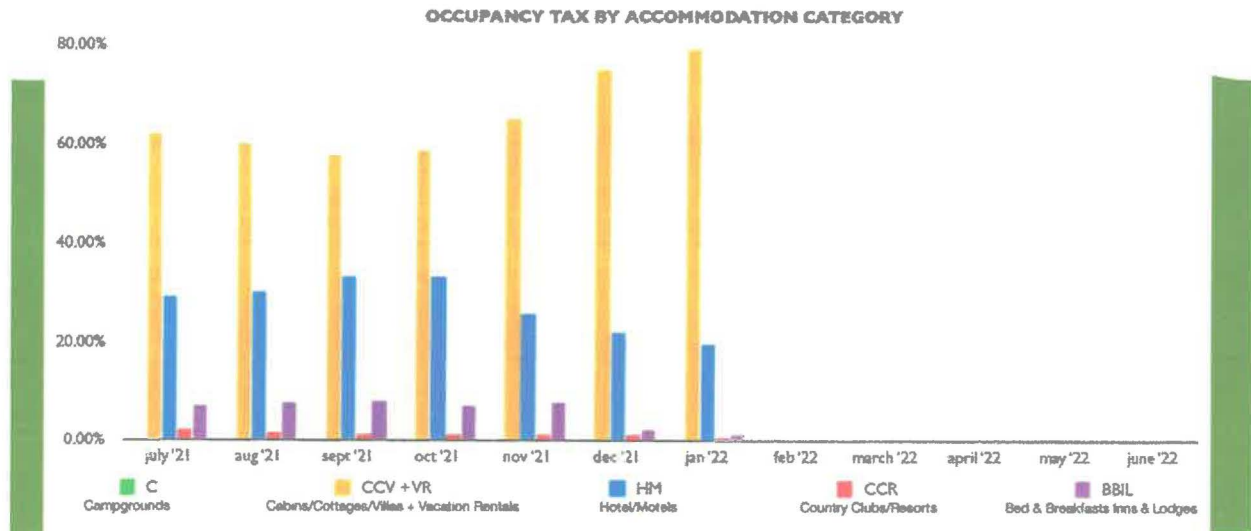
The following slide shows where the most tax dollars are generated.

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## 21/22 OCCUPANCY TAX BY CATEGORY

Occupancy Tax: JULY 2021 - JUNE 2022

TYPE	JULY '21	AUG '21	SEPT '21	OCT '21	NOV '21	DEC '21	JAN '22	FEB '22	MARCH '22	APRIL '22	MAY '22	JUNE '22
C	0.00%	0.00%	0.05%	0.05%	0.05%	0.00%	0.00%					
CCV + VR	62.00%	60.00%	57.50%	58.50%	65.00%	75.00%	79.00%					
HM	29.00%	30.00%	33.00%	33.00%	25.50%	22.00%	19.50%					
CCR	2.00%	1.50%	1.00%	1.00%	1.00%	1.00%	0.50%					
BBIL	7.00%	7.50%	8.00%	7.00%	7.50%	2.00%	1.00%					



Director Collins asked Council to be mindful that campgrounds do not pay occupancy taxes, other than the constructed units with restrooms that are rented out to visitors.

The reason for the increased numbers is there are simply more visitors coming to the area.

Two years ago, HCTDA entered a marketing strategy where cell phones are tracked coming into the valley. 85,000 more people were tracked than before. Most people traveling into Maggie Valley are going to the Festival Grounds or Market Square. HCTDA will be subscribing to a marketing strategy that capture credit card sales.

The 3% advertising market this year will be Hay (Haywood County) Now i.e., "Haywood you like to get high? - Winter skiing at Cataloochee Ski Resort or "Haywood You like to Step Things Up? - Hiking trails or "Haywood You go with our Flow? – tubing.

Director Collins discussed the One Time Project Fund

The purpose of the One Time Project Fund (OTPF) is to encourage creation or expansion of capital projects that will highlight Haywood County's unique offerings and will attract visitors from outside a fifty (50) mile radius, generating overnight stays and creating economic/destination impact for the zip code and Haywood County.

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All grants will be awarded to Capital Projects and are defined as follows: new construction, expansion, renovation, or a replacement project for an existing facility or facilities. The project must have a minimum budget of \$40,000. All grants will be awarded on a competitive basis, with primary consideration given to applications that focus on the following:

- ◆ Enhance the destination experience for both visitors and residents
- ◆ Attract overnight visitors from more than fifty (50) miles outside Haywood County.
- ◆ Shovel ready projects will be preferred
- ◆ Project funding is a 50/50 match for all applicants
- ◆ No studies or maintenance projects

All awarded One Time Project Fund Grants must be spent by June 30, 2024.

Director Collins then talked with Council about the Strategic Destination Planning that will be produced by December 2022.

What is Strategic Destination Planning? A proven approach that empowers the HCTDA to lead a community-wide collaborative process that will establish a shared, thoughtful, and exciting vision for the future.

Why do this? Current resurgence of travel and development brings risks- over tourism, brand dilution or drift, etc. Local power plays bring risk- mixed use of tax dollars, mixed messaging, etc.

The Solution: A comprehensive and Strategic Destination Plan

Stakeholder ownership-Long-range vision- Updated and comprehensive brand plan- Specific destination development plan- Updated and specific marketing plan- success measured

Plan Objectives: Widely shared vision for the community's future

- Pathway to develop and achieve that vision
- Pathway to sustainably market the destination based on the vision
- Metrics to measure progress and success

Mayor Eveland thanked Director Collins for her service and dedication going on to thank Aldermen: Tammy Wight and Jim Owens for their service on the HCTDA Board. Alderman T. Wight stated the "Hay Now" campaign would help to capture the younger audience.

**Congressman Madison Cawthorn**

Congressman Cawthorn entered the boardroom after visiting the Sheepback Mountain Fire area. Congressman Cawthorn came to Haywood County to see what or if he needed to get assistance for the damages. Congressman Cawthorn was proud to see



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how NC people came together to save homes. All firefighters, police and others are appreciated.

Alderman P. Wight agreed, "It was awesome collaboration."

**7) Consideration of Text Amendment: R-3 High Density Zoning Uses & Density**

**a. Public Hearing**

Mayor Eveland opened the public hearing at 7 pm.

Planner Finkle gave a presentation explaining the following:

The proposed text amendment is consistent with the Town's Future Land Use Plan. A public notice was published on March 23 and 29, 2022.

Residential 3 (R3): Minimum Lot Area will be .2 acre or 8,712 square feet. The lot area per dwelling unit will be .1 acre or 4,356 square feet per each additional unit. This is not downzoning because the Zoning Ordinance states approximately while the new UDO will provide the exact number of units allowed.

The UDO will get Maggie Valley away from lot areas and more on the number of units.

Class A, Class B, and Manufactured Home Parks will not be permitted. Temporary Residences (Hotels, Motels, and Inns) and RV Parks and campgrounds will not be permitted in R3.

State laws prohibit mobile homes from being removed from all districts.

The calculation for additional units goes up one unit as the density of the districts go up beginning with R1. This should incentivize developers to think about Planned Unit Developments (PUDs).

Manufactured homes being allowed in R3 is what stirred up the fears of adjoining property owners on previously heard cases for annexation and zonings. This text amendment will be consistent with the UDO.

Mr. Andy Taylor addressed Council on behalf of he and his wife Linda.

My wife Linda and I purchased approximately 4 acres of land some 16 years ago adjacent to the Town of Maggie Valley. In 2006 we applied for annexation and zoning. We were granted a C2 zoning which allows either an R3 build out or a campground. We have paid a debt service on this property that was purchased at close to \$100,000 per acre plus the cost of removal of debris because it was our intent to use this property for sale in order to retire and live our lives in Maggie Valley. We were discouraged when you all placed a moratorium on RV parks and RV PUDs in the city of Maggie Valley, because we had an Offer to Purchase before the moratorium was enacted and the buyer backed away from the contract. The current zoning of C2 allows us to have a RV Park "By Right" and a RV PUD by obtaining permission for a special exception by the ZBOA. Now, if a new buyer were to come forward, you are increasing the lot sizes so a potential development would lose 3 or 4 dwellings since C2 will allow a build out using R3 criteria. A call was made to a local Realtor who lives in MV, and he was asked his thoughts on what this board is doing, and his answer was, there is plenty of land to sell outside of Maggie Valley

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We oppose any and every down zoning on the property located at 1728 Moody Farm Road after paying taxes for 16 years and never reaping one benefit of the ownership. We find ourselves in the position of now owning a property that may not even be worth the purchase price after 16 years of ownership. We are not sure where this newly elected board is headed in their desire to stunt the growth and cause the town further stagnant business opportunities. As a longtime resident I am grossly concerned for all of us who have made our living in Maggie Valley and are the very back bone of Maggie Valley's economy. We hope you all will reconsider your text amendment that will down zone all the property located in the current R-3 zones and realize you are representatives of all the people of Maggie Valley. This includes those of us who have not yet retired. Maggie Valley has been a tourist town since before it was incorporated as a town in the seventies and your desire to turn it into a retirement community will take years to undo by future generations. Please think before you act and allow the input needed for the UDO to be completed and passed so that decisions will not be made arbitrarily based on who the petitioner is. Your recent text change allowing for homeless shelters etc. in C2 zones was a devastating blow to the business community. How does that fit into a "Neighborhood Business" zone? You do not want to allow mobile housing or dense housing, yet Maggie Valley is the only authority that has addressed allowing a homeless community in our midst.

Gary Walker of 36 Brookside Lane in Raven Ridge had a letter from the Raven Ridge HOA that he was going to read publicly. Now that Mr. Walker has had the opportunity to talk with Planner Finkle and a couple of the council members, he decided to speak for himself. Mr. Walker has a better understanding of mobile homes and where they can locate. "Although there are no changes in the views of the Raven Ridge HOA members, there is a great deal of concern about the density proposed for 751 Soco Road. The R3 zoning still would not work for the Raven Ridge members. Conditional zoning and how that would work in the new UDO sounds very promising. It is better to work with developers. We look forward to the new UDO and encourage you to stick with those plans." Mr. Walker added that Raven Ridge residents will contribute as positive as they can.

Mayor Eveland closed the hearing at 7:20 pm.

b. Consideration of Approval: Ordinance 982

Alderman T. Wight stated that she disagreed with the urgency of the R3 text amendment being passed before the UDO is rolled out in June where all zones will be reviewed, studied, and discussed. "It would be my position to adhere to the current ordinance until the new UDO is rolled out to the public. The way things are being done is not transparent."

Manager Clark responded that based on comments received on having a functioning R3 district is why mobile homes were proposed to be removed from the R3 district. Council may wait until the UDO is complete and adopted which allows the current R3 standards to remain in place.

Alderman P. Wight stated that the text amendment would devalue people's properties.

Attorney Justus responded that it is not an easy task to prove the board took action to devalue property. The text amendment is legal.

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Alderman T. Wight added that she read all the letters regarding the zoning of certain parcels and found not all the letters were written from Maggie Valley residents. "We need more transparency. The amendment may be legal, but it is not ethical."

In an effort for all council members to consider R3 zoning; having mobile homes in the R3 district was a non-starter for three Councilmen.

**ALDERMAN OWENS MADE A MOTION TO APPROVE THE PROPOSED TEXT AMENDMENT AS SEEN IN ORDINANCE 982. ALDERMAN HINTON AND MAYOR EVELAND VOTED IN THE AFFIRMATIVE AND ALDERMEN TAMMY AND PHILLIP WIGHT OPPOSED. MOTION CARRIED BY MAJORITY.**

c. Consideration of Approval: Consistency Statement

GOVERNING BOARD CONSISTENCY STATEMENT

R-3: High Density Residential Text Amendment

Table of Permitted Uses & Section 154.055 Area, Yard, Height, and Sewer Requirements

WHEREAS, in accordance with N.C. Gen. Stat. § 160D-701, the following is stated:

Zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. That statement is not subject to judicial review.

The planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

Zoning regulations shall be designed to promote the public health, safety, and general welfare. To that end, the regulations may address, among other things, the following public purposes: to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and dangers; and to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such city.

WHEREAS, the Planning Board of the Town of Maggie Valley determined that the Town's Future Land Use Plan states that the Ordinance is in need of revisions and that it is necessary to bring the Ordinance



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up to date to make it more meaningful. However, the Planning Board could not come to consensus on a recommendation approving the proposed text amendment (2-2); and

WHEREAS, proposed language deletes uses in the Table of Permitted Uses and changes the minimum lot size and lot size per dwelling unit in R-3: High Density Residential; and

WHEREAS, as directed above, Town Board of Aldermen must approve a Plan Consistency Statement with regard to each adoption or rejection of a text amendment; and

NOW THEREFORE, based the record of the proceedings related to the proposed text amendment, THE BOARD OF ALDERMEN OF THE TOWN OF MAGGIE VALLEY HEREBY STATES:

Section 1: The proposed text amendment is consistent with the Future Land Use Map and Comprehensive Plan adopted by the Town of Maggie Valley.

Proposed changes to the Town's Zoning Ordinance Table of Permitted Uses are prohibiting the following in the R-3 Zoning District:

Class A Manufactured Homes

Class B Manufactured Homes

Manufactured Home Parks

Proposed changes to Section 154.055 Area, Yard, Height, and Sewer Requirements in the R-3 Zoning District are as follows:

Minimum Lot Area = .2 acre or 8,712 square feet

Lot Area per Dwelling Unit= .2 ac for single family, .1 ac or 4,356 per each multifamily unit

**ALDERMAN HINTON MADE A MOTION TO APPROVE THE CONSISTANCY STATEMENT AS WRITTEN. ALDERMAN OWENS AND MAYOR EVELAND VOTED IN THE AFFIRMATIVE. ALDERMEN TAMMY AND PHILLIP WIGHT OPPOSED. MOTION CARRIED BY MAJORITY.**

**8) Consideration of ARPA Grant Assistance-Withers Ravenel**

The Town of Maggie Valley is actively seeking grant funding for two projects that will aid the Town's Sewer Fund.

Both projects are listed on the Town's Capital Improvement Plan (CIP)

- 1) DPS Grant – WWTP Levee – estimated amount \$325,000
- 2) DWI SRF Grant – Ariel Sewer Line + I&I Study Moody Farm Road

If approved, both Grants applications will be overseen by Withers Ravenel at a cost of \$7,500

Removing the Ariel Sewer Lines crossing the creek as well as the inflow/infiltration study along Moody Farm Road will both help to mitigate inflow/infiltration into the Wastewater Treatment Plant, thus helping to build/not waste capacity.

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Alderman P. Wight questioned if this was a competitive grant or just something that is pushed on to Raleigh?

The SRF has a new scoring system, and you must score in the seventy's to be competitive. If your system is over forty years old, you get bonus points. There is a great deal of value in hiring Withers Ravenel Engineering to complete the grant applications.

**ALDERMAN T. WIGHT MADE A MOTION TO APPROVE BUDGET AMENDMENT FOR \$7,500 UNDER ORDINANCE 985. MOTION CARRIED UNANIMOUSLY.**

**RESOLUTION BY GOVERNING BODY OF APPLICANT 22-10**

WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction and studies of (state whether a wastewater treatment works, wastewater collection system, stream restoration, stormwater treatment, other "green" project, drinking water treatment works, and/or drinking water distribution system), and

WHEREAS, The Town of Maggie Valley has need for and intends to eliminate a creek crossing at Jonathan Creek, and rehabilitate and/or replace areas of sewer line that are experiencing high inflow/infiltration, and

WHEREAS, The Town of Maggie Valley intends to request State loan and/or grant assistance for the project,

**NOW THEREFORE BE IT RESOLVED, BY THE BOARD OF ALDERMEN OF THE TOWN OF MAGGIE VALLEY:**

That the Town of Maggie Valley, the Applicant, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the Applicant will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the Applicant agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Maggie Valley to make scheduled repayment of the loan, to withhold from the Town of Maggie Valley any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the Applicant will provide for efficient operation and maintenance of the project on completion of construction thereof.

That Nathan Clark, Town Manager and Mike Eveland, Mayor, the Authorized Officials, and successors so titled, are hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

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That the Authorized Officials, and successors so titled, are hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the Applicant has complied or will comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

**ALDERMAN T. WIGHT MADE A MOTION TO APPROVE RESOLUTION 22-10 AS PRESENTED. MOTION CARRIED UNANIMOUSLY.**

**9) Consideration of Appointment: Maggie Valley Planning Board**

Alderman T. Wight stated that Doctor Janet Banks is more than qualified and has an extensive history and background with the Town of Maggie Valley. "Most all the boards are prominently male and here we have an extremely qualified, experienced female that meets the criteria. I brought Doctor Banks up after the interviews and Mayor Eveland stated to me, he would have no problem appointing Doctor Banks to the Planning Board if we had an additional seat available. Now we have that opportunity. I feel Doctor Banks is the best choice and would be an asset that can be very helpful during a challenging time with crucial deadlines".

**ALDERMAN T. WIGHT MADE A MOTION TO APPOINT DOCTOR JANET BANKS TO THE PLANNING BOARD. MOTION PASSED UNANIMOUSLY.**

**10) Consideration of Donation: Richie's Alliance**

The Town's donation line item is \$4,000 (current balance is \$3,000)

Richie's Alliance is an autism education nonprofit, that provides funding for autism support programing in schools.

Due to COVID, the event was not held in 2020-2021 but is back this year.

In years past the Town has donated \$750 to become a silver sponsor.

**ALDERMAN P. WIGHT MADE A MOTION TO DONATE \$750 TO RICHIE'S ALLIANCE THAT HELPS LOCAL CHILDREN. ALDERMAN T. WIGHT STATED THAT SHE WOULD NOT BE OPPOSED TO DONATING \$1,000 ESPECIALLY IN LIGHT OF THEIR DEDICATION TO CHILDREN WITH AUTISM. ALDERMAN P. WIGHT CHANGED HIS MOTION TO \$1,000 AND THE MOTION PASSED UNANIMOUSLY.**

**11) Consideration of Budget Amendments**

- a. Ordinance 983 – Playground Slide
- b. Ordinance 984 – Spring Lake Road

Ordinance 983 provides the accounting for the Playground Slide project, which is currently underway. If repairs are needed in the future, the open slide comes in sections, so the entire slide does will not need

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to be purchased again. The slide came in \$8,000 under budget by choosing an open slide rather than a tube slide.

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Alderman P. Wight questioned if Council should not present evidence when making such an accusation.

Manager Clark reminded everyone that the appointed board members serve at the pleasure of Council. This is similar to the issue back in November. Another option is allowing a board member to complete their term and then not reappoint that individual.

Alderman P. Wight stated that in November we had a letter and allowed that individual to come up and speak on his behalf. "It seems personal to me."

Alderman T. Wight stated that she had taken into consideration some words said by staff. "In that regard I would like to know what the evidence is."

Alderman Owens agreed that he too thought there had been issues with partiality. "The Town has received several great applications for board positions, so why not move for growth. There has been comments about where the board (Council) is going, and it seems to me like he does not have the growth of Maggie Valley in his mind correctly."

Alderman T. Wight responded Allen is for growth. "This should have been discussed at the Agenda Setting/Monthly Workshop Meeting." Alderman T. Wight asked that the issue be discussed at the next Agenda Setting/Monthly Workshop Meeting.

Alderman P. Wight responded that this is disingenuous and dishonest.

**ALDERMAN OWENS AND MAYOR EVELAND VOTED IN THE AFFIRMATIVE AND ALDERMEN PHILLIP AND TAMMY WIGHT OPPOSED. MOTION CARRIED BY MAJORITY.**

**13) Department Head Reports**

Alderman Owens commended Public Works for the quick removal of the trees at the newly purchased parking lot.

**Police Department**

**Incident/Investigations**

- During this reporting month, the Maggie Valley Police Department (MVPD) investigated eighteen incidents which include: Simple Assault, Larceny, Motor Vehicle Theft, Wire Fraud, and Vandalism.

**Arrests**

- Maggie Valley police officers arrested a total of four individuals resulting in seven charges which include: Simple Assault, and Motor Vehicle Theft.

**Motor Vehicle Traffic**

- Maggie Valley Police Officers investigated zero motor vehicle accidents for the reporting period. Issued one hundred sixty-nine Uniformed Traffic Citations and Warning Citations. Twenty-nine percent (49) of citations were for speeding.



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Officer Activities

- There was a total of one hundred forty-one Officer Activity Logs for the month which include: Alarm Activation, Assist other First Responders, Business Checks, Domestic, Fight Call, Suspicious Persons, School Security, Trespassing, and Welfare Checks.
- Officer Haley Crocker assisted a suicidal female in obtaining the help she needed.
- Sgt. Ryan Flowers documented a stolen vehicle report and later the vehicle was in Mississippi.
- Officer Michael Herbertson and Lt. Matthew Boger uncovered a stolen vehicle and arrests were made.
- Sgt's Jeff Mackey and Ryan Flowers inspected our vehicles for maintenance and cleanliness.

Evidence Processing (E/P)

- E/P technician processed sixty items for the month. Evidence items range from Computers, Weapons, Cell phones, Methamphetamine, Blood vials, Arson related items, Marijuana, and Drug Paraphernalia.

Investigations (CID)

- CID investigated a stolen vehicle case. The vehicle was recovered.
- CID investigated an unwitnessed death by natural causes.
- CID investigated a suspicious death. The case is now closed.
- CID is investigating a misdemeanor Child abuse case.
- CID is investigating a fraud case.
- CID reviewed and deleted January 2022 in-car camera videos.

K9 Program

- K-9 Officer Shanna Bellows and Charlie were in K-9 training during this reporting month and successfully completed the course.

Community Patrol and Interactions

- Maggie Valley Officers patrolled through our residential neighborhoods 582 times during the month.
- Maggie Valley Officers performed their monthly business visitations.
- Maggie Valley Officers responded to three hundred seventy-one Calls for Service (CFS) in this reporting period.

Events, Schools, and Meetings

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- Officer Michael Herbertson successfully completed Radar School.
- Officer Haley Crocker attended class on Warrantless Searches and Suicide Investigations.
- Sgt. Ryan Flowers attended First Line Supervision updates class.
- Chief Gilliland attended the monthly Chiefs meeting held at WPD.
- Officers assisted in traffic control for an in-town Jeep ride.

PUBLIC WORKS

- Monthly maintenance, general cleaning and repairs at Town Hall, Pavilion, Parham Park, Rathbone/Rich Park, Festival Grounds, Public Works buildings and Police Department.
- Monthly Recyclables approx. 12.7 tons.
- Monthly Solid Waste approx. 42.2 tons.
- Monthly White Goods/Electronics 7 pick-ups.
- Nineteen loads of brush.
- Continue maintenance and repairs on Welcome Banners, Miss Maggie Banners, and Spring Banners.
- Perform ditch, culvert, shoulder, and road maintenance along streets both private and Town streets.
- Service and/or repaired 5 Public Works vehicles/equipment 1 Administration and 5 Police
- Picked up bagged trash and debris along Highway 19 and Highway 276 from Fie Top Road to the Wastewater Treatment Plant.
- Public Works has taken down and temporarily stored ninety pole decorations, 6 Ground displays, and the winter lighting at the Town Hall, Pavilion, Festival Grounds, MV Fire Department, MV Police Department and the TDA all as part of the Towns Winter Decorations.
- Public Works removed trees and stumps at the old Sweet Brier property to prepare for parking.
- We have completed street sweeping and sidewalk/street brooming.
- Public Works worked with the Clearview Drive residences to install a trash can corral to better service all users, reduce pickup time, and reduce damage to their private street.
- We had 2 days of snow and ice this month. We also hauled four loads of salt.
- Public Works has had a large number of trees and debris to remove from roads and creeks this month due to excessive winds.

WWTP

zero were found to be non-compliant. We continue to work with all businesses on their grease issues and aid and education in hopes of reducing the amount of grease in our sewer system.

- We worked with our contract line cleaners last month to clean, and video inspect 22,590' feet of 6", 8", 12" and 18" sewer lines. This all goes toward the states requirement that we clean 10% of our 51 miles of collection system every year.

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- Monthly testing, monitoring, and analysis; Monthly cleaning and repairs.
- Monthly Road, Levee, equipment and building maintenance.
- Continued yearly sewer line, manhole, easement spraying and creek crossing inspections as required by DENR.
- Continue working to make repairs to deficiencies identified during I/I study, smoke testing and sewer assessment. Two repairs last month from I/I repair list.
- Installed/repaired five sewer services issues, cleaned, and videoed approximately seven hundred' feet of sewer line, inspected two sewer connections/installations, repaired/leak stopped six damaged manholes, and inspected twenty manholes as we continue to work on I&I issues.
- Dewatered 76,000 gallons of digester sludge. Lime Stabilized tons twenty of dewatered sludge.
- Worked with business owners, homeowners, contractors, and others to help resolve sewer related issues such as rainwater getting into sewer lines, back-ups, video inspection, private line or service locations and damage to lines.
- Continue monthly sewer easement maintenance i.e., Bush hogging, tree cutting, spraying and debris removal.
- This month we received NC811 locate request for forty-four tickets. These were all marked in a timely manner.
- Continue monitoring Jonathan Creek and stream banks for fallen and dead trees that could impact the Town's sewer creek crossings. This is now required by NCDEQ.
- Removed fallen trees and debris from Jonathan Creek on Moody Farm Road, Stonebridge Campground, Country Club Drive, Evans Cove, Valley Creek, and Campbell Creek. Removed large amounts of debris from sewer creek crossings that were storm related.
- Grease in the Towns sewer collection system and in the Wastewater Treatment Plant is an ongoing and time-consuming problem. Regular grease trap pumping and maintenance is the key to keeping these problems to a minimum. All food handling businesses are required to have grease removing equipment installed and to maintain records of cleaning and maintaining their equipment. The sewer department staff regularly inspects this equipment and looks at records and logs of this maintenance. This month we preformed six grease trap inspections. Of these

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Planning Department Monthly Report

March 2022	21	Description
Residential Permits	8	2 BR SF Residence, Lot 11 Carson Loop @ Jonathan's Rest 2 BR SF Residence, Lot 10 Carson Loop @ Jonathan's Rest 3 BR SF Residence, Lot 8 Carson Loop @ Jonathan's Rest 2 BR SF Residence, Lot 14 Hawthorne Drive @ The Cliffs 3 BR SF Residence, Lot 21 Sleeping Bear Ridge @ Katua Falls 3 BR SF Residence, 96 Havenwood Drive, Scaret Oaks Deck Addition 106 Bridle Drive, Horseshoe Cove Residential Storage Building 84 Jujon Drive
Commercial Permits	4	1391 Soco Road, Office while awaiting ZBOA Approval 2438 Dellwood Road Fenced Storage Yard Deck/Roof over Park Model K37 @ Stonebridge Deck/Roof over Park Model K27 @ Stonebridge
Floodplain Permits	2	4494 Soco Road, Stony Creek Motel, Propane Tank & Lines for dryer 2355 Soco Road, Relocating Meter Box, Replacing Electric Panel
Misc. Requests	4	Variance -2438 Dellwood Road (Mesh screen for chain link fence) Special Exception- Price, 920 Soco Road, Residence in C-1 Special Exception- Kuhnert, 1391 Soco Road, Residence in C-1 Special Exception- Delacruz, 144 Teagues Loop, Residence in C-1
Zoning Compliance Letters	2	Pop's Place-Roof Structure for Smoker 32 Amos Court 3 BR SF Residence
Notice of Violations	1	2748 Soco Road-Junk Vehicles

**Draft UDO Timeline**

March 30 - Aldermen referral of UDO amendment to Planning Board for review and comment (30 days per 160D-604)

April 29 - Planning Board deadline to provide review and comment

May 2 - Draft posted online for opportunity to comment

May (Dates TBD) - 2 Drop In Public Engagement Sessions (Text & Map)

- 4 Aldermen Workshops

1. Districts, Use Table, Density Table

2. Zoning Map

3. Conditional Zoning (PUD, Cluster, etc.)

4. Subdivision and Street Standards

June 14 - Aldermen hold Public Hearing to adopt UDO and Zoning Map

**Manager's Report:**

▲ The Maggie Valley NCDOT Pedestrian Road Project along Soco Road has gone through the NCDOT Review Committee to determine why no one bid on the project in March. Two issues were found. One issue is the size of the project that is dependent on a large quantity of concrete. NCDOT will rebid Maggie Valley's Road Project along with a project in Sylva to entice more bidders. The second issue was the timeline for completion. Partly due to labor constraints, contractors want a longer timeframe. The project will be rebid in April and the award will be given in May and the contractors will have from May until December 31, 2022, to complete the road project.

▲ Manager Clark asked that everyone give a "shout out" to the Maggie Valley Fire and Rescue Department for their demanding work and dedication to save structures in the Sheepback Community. "This was Scott Sutton's first day as Fire Chief and did he have a long one!" Council will provide a resolution honoring our fire department as well as the mutual aid received from all over the county. "Haywood County should be proud of all our firefighters!"

**CLOSED SESSION**



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ALDERMAN P. WIGHT MADE A MOTION TO ENTER CLOSED SESSION AT 8:12PM WITH ALL IN FAVOR TO DISCUSS REAL ESTATE NEGOTIATION THE PRICE AND TERMS OF A CONTRACT UNDER NCGS: 143-318.11(A)(5).

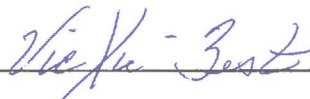
ALDERMAN P. WIGHT MADE A MOTION TO COME OUT OF CLOSED SESSION AT 8:18PM WITH ALL IN FAVOR.

**14) Adjournment**

ON MOTION OF ALDERMAN T. WIGHT WITH ALL IN FAVOR, THE MEETING ADJOURNED AT 8:18 PM.



Mayor Mike Eveland



Vickie Best, CMC, Town Clerk