

Town of Maggie Valley  
Board of Aldermen Agenda Setting/ Monthly Workshop  
December 7, 2021

MINUTES

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

Staff Present: Manager Nathan Clark, Chief Russ Gilliland, Planner Kaitland Finkle, Finance Director Shayne Wheeler, and Town Clerk Vickie Best

Others Present: Frankie Wood, Lynn Collins, Allen Alsbrooks, Mr. & Ms. David Williamson, and Reporters: Hannah McLeod and Vicki Hyatt

**1) Meeting Called to Order**

Mayor Eveland called the meeting to order at 9:34 am on Tuesday December 7, 2021, in the Town Hall Boardroom.

Manager Clark explained how Agenda Setting Meeting are advertised differently if action is proposed. At most Agenda Setting Meetings, there is only discussion and not action. This meeting was advertised for Council to act and make a recommendation for Maggie Valley's Liaison on the Haywood County Tourism Development Authority (HCTDA) Board.

Since 2013, a member of Council has served in this role. Mayor Eveland has met his term limit on the HCTDA Board.

**2) Appointment/Recommendation of Maggie Valley Liaison to HCTDA Board**

**ALDERMAN T. WIGHT MADE A MOTION TO APPOINT JIM OWENS TO THE POSITION OF MAGGIE VALLEY'S LIAISON TO THE HCTDA. MOTION CARRIED UNANIMOUSLY.**

**3) Agenda Setting Materials – See below.**

**4) Work Session Discussion- Assorted Topics**

Alderman Owens said that the last election drew more votes than anytime in Maggie Valley's history. The one central concern throughout the campaign was "please no more campgrounds. Remove campgrounds and RV-PUDs. No more campgrounds along the Soco Road Corridor."

Campgrounds could locate in the Jonathan Creek area.

Manager Clark responded that there is nothing that can be done at this time. Council must call for a Public Hearing, get a recommendation from the Planning Board, and meet the legal advertising requirements in the local newspaper.

Mr. Alsbrooks added that all storage including RV Storage should be removed as well.

If a person has an approval in hand, those approvals will not go away.

Currently, the ordinance allows two RV spots at a residence or commercial structure. The new UDO will address this issue as well.

Alderman T. Wight stated that it is concerning that Maggie Valley is known for the outdoors and campgrounds are a part of that outdoor living.

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Appalachian Village residents did not realize they are zoned R3-high density.

The question is: Where Maggie Valley is today and what Maggie Valley should be in the future?

The call for a public hearing will be put on the December 14, 2021, consent agenda. This would not be a moratorium; it would be a text amendment. The Land Use Table would be revised.

In the proposed UDO, seasonal residential would take large scale campgrounds down Jonathan Creek.

RV Parks and campgrounds will be better defined in the UDO. RV-PUD needs infrastructure for each lot. Each lot must have their own meter with individual bills each month.

Alderman P. Wight advocating to keep PUDs, felt this was a blanket policy against everything. Placing this issue within the UDO would be the best choice.

Planner Finkle informed Council that the Planning Board will review the proposed UDO next Thursday. Council can also begin their review. The final draft of the UDO will come before Council by the first of 2022. Planner Finkle will be giving everyone all the new statutes from 160D as well as bringing the new statutes together in a unified package. The UDO will make the process easier to understand for staff, the boards, and the developers.

► Manager Clark reminded Council of the NCDOT meeting at Pride Resort on Jonathan Creek. NCDOT will be addressing the changes to Jonathan Creek Road and a proposed Round-About at the Jonathan Creek/Soco Road intersection.

► Council agreed to conduct their annual Visioning and Budget Retreat January 31 and February 1 beginning at 9:30 am. Council should plan on the retreat lasting until 3pm both days.

► January 6-7, 2021, Manager Clark and Aldermen Owens and Hinton will be attending Essentials in Municipal Government in Asheville.

► After the horrific flooding in Haywood County, Becky Ramey and Terry Frady held a benefit calling in all the Hillbilly Jammers and others to help our neighbors that have suffered the loss of so much. The event was highly successful. Now, Ms. Ramey has collected an array of toys to be given to children for Christmas.

Council unanimously offered the pavilion free of charge to get these toys to parents/children for Christmas.

- 1) **Meeting Called to Order**
- 2) **Pledge of Allegiance**
- 3) **Ellen Pitt, Mothers Against Drunk Driving**

Ellen Pitt, an advocate for MADD, serving for almost two decades, who also covers seventeen counties in WNC will address Council thanking them for the use of the pavilion for the annual Night of Remembrance held December 4, 2021. Ms. Pitt will also update Council on these important efforts to stop drunk driving and driving while high.

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4) **Consent Agenda**

- a. Minutes to be Approved: November 4, November 9 & November 30, 2021
- b. Budget to Actual
- c. A/R Report
- d. Tax Releases
- e. Call for Public Hearing: Text Amendment prohibiting Campgrounds/RV Parks and RV PUDs in C-1 & C-2- January 11, 2022, 6:30PM

At the Agenda Setting Meeting, Alderman Owens asked that staff place this item on the agenda after hearing so many concerned citizens say they did not want to see any more campgrounds along Soco Road. An overwhelming number of people are opposed to more campgrounds or RV-PUDs.

- f. Certificate of Sufficiency: Voluntary Annexation Public Hearing January 11, 2022, 6:30PM
- i. Resolution 21-17
- 1. 8607-40-3592 (219 Weathering Heights 8.64 acres / W. Staiger)

This parcel is adjacent/above High County Furniture off Dellwood Road. The purpose of the petition for annexation is to connect to Maggie Valley Municipal Sewer.

5) **Public Comment**

6) **Consideration of Voluntary Annexation- Ordinance 972**

- i. 7696-98-6616 (1.12 ac Hambleton)
- ii. 7696-98-4555 (0.53 ac Hambleton)

This is another volunteer annexation where the front part of the property was in-town and zoned Commercial 1 (C1) due to being along Soco Road (433 & 429 Soco Road). Mr. Hambleton has renovated the home already on the property.

7) **Consideration of Initial Property Zoning / Rezoning – Ordinance 969 and 969A: 7696-98-6616 & 7696-98-4555**

- a. Public Hearing
- b. Consideration of Ordinance 969 and 969A
- c. Consideration of Adoption of Consistency Statement

The applicant would like to have R3 for these parcels. He would like to build residential homes. The parcels lie between two state roads: Soco Road & Cardinal Dr. Staff recommends Commercial 2. The Planning Board recommends Residential 1 (R1).

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160D states: Down-Zoning. - No amendment to zoning regulations or a zoning map that down-zones property shall be initiated nor is it enforceable without the written consent of all property owners whose property is the subject of the down-zoning amendment.

There are already two single-family homes on the parcels.

8) **Consideration of Voluntary Annexation- Ordinance 971**

1. 7696-77-7475 (16.95 ac Hotchkiss)

Mr. Hotchkiss is requesting annexation for the upper part of this parcel. The front part lying against Soco Road is already incorporated and is zoned C1. Mr. Hotchkiss would like to have high density residential. The Planning Board recommended R2 up to the tree line and R1 on above.

The adjoining neighborhoods: Raven Ridge is zoned R2 and Appalachian Village is zoned R3. C1 remains at the bottom of Appalachian Village. Other neighborhoods within Maggie Valley: Trinity Cove is zoned R2. Campbell Mountain Estates is zoned R1, while the Meadows at Campbell Mountain is zoned R2-mixed use. Linson Ridge is zoned R3, but due to topography, the upper part will be zoned R1. Brannon Forest is zoned R2, while Mountain Watch is zoned R1 due to the topography.

Manager Clark and Planner Finkle will drive the two newly elected members of Council through the different neighborhoods.

Mr. Alsbrooks spoke from the floor; "Kamp-N-Kountry is zoned R1 and that is the most non-conforming use in Maggie Valley".

Mayor Eveland agreed because of the topography, split zoning would be best for the Hotchkiss property.

The Hotchkiss parcel has pastureland and an out-cropping of rocks.

Alderman P. Wight stated that Mr. Hotchkiss would lose a lot of land to develop because of the stream buffer and the road rights-of-way. Alderman P. Wight added that he likes the annexation/ zoning process we are now doing. (Doing both annexation and zoning at the same meeting.)

For clarification, municipal services have not been extended to the property, therefore, the petition for annexation can be pulled. Once a parcel is annexed it must be zoned. Once a property is annexed, it takes an act of the General Assembly to de-annex.

In simplistic terms, Mr. Alsbrooks added that the only hold back on the property is the topography and installing septic tanks.

The repair area is required to be the same size as the septic area.

9) **Consideration of Initial Property Zoning – Ordinance 971: 7696-77-7475**

- a. Public Hearing
- b. Consideration of Ordinance 970
- c. Consideration of Adoption of Consistency Statement

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10) **Consideration of Festival Grounds Applications & Fee Schedule Revisions**

The Festival Grounds Application will be revised to ensure that the promoter has insurance coverage from the time keys are picked up until the keys are turned in.

The text amendments will go into effect in 2022. The Fee increase will go into effect in 2023. If approved, the rental fee will be increased from \$500 per day to \$600 per day and camping will increase from \$25 per night to \$30 per night.

11) **Consideration of Surplus Declaration: Police Vehicle**

The new Dodge Charger has arrived; therefore, Council needs to declare the 2015 Dodge Charger V8-AWD as surplus. The sale of the 2015 Dodge Charger will off-set the cost of the new Charger. Surplus is sold on Gov-Deals. The new Charger cost \$24,000 and it is hopeful the 2015 Charger will bring as much as \$15,000.

To keep maintenance low, the Police Department has a rotation system where cars are rotated out every four to five years.

12) **Consideration of Purchase: Police K-9**

If Maggie Valley gets another K9, there will be a dog on each shift. Officer Logan Wood has K9 Goose. If approved, Officer Bellows will have the new K9. Chief Gilliland is taking Dare Funds to buy the K9. By statute, Chief Gilliland has the discretion to spend these funds as he sees the need.

The added costs of the K9 have been budgeted in the 2021-2022 budget. Chief Gilliland said that another K9 would fulfill Maggie Valley's need and help Haywood County as well. The added cost is \$4,000. The dog will be coming from Florida, but the training will be locally.

Alderman P. Wight stated that a K9 helps to keep an officer with the Maggie Valley Police Department.

13) **Consideration of Budget Amendments**

- a. Budget Ordinance 973: Mosaic Civic Studio

As for accounting, the budget amendment will close out the Waterfall Project.

14) **Consideration of Deed & Easement Approval: PIN 7697-21-6492**

This is where a driveway was built across property within the County Club that belongs to Maggie Valley.

15) **Other Business**

16) **Department Head Reports**

- a. Mike Mehaffey, Public Works Director  
b. Russ Gilliland, Police Chief  
c. Kaitland Finkle, Town Planner

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d. Nathan Clark, Town Manager


17) **Closed Session:**

a. § 143-318.11 (a)(3) Attorney-Client Consultation

18) **Adjournment**

**ON MOTION OF ALDERMAN T. WIGHT, WITH ALL IN FAVOR, THE MEETING ADJOURNED AT 10:53 AM.**

  
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Mayor Mike Eveland

  
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Vickie Best, CMC, Town Clerk

