

Town of Maggie Valley  
Board of Aldermen Agenda Setting/Monthly Workshop  
January 5, 2021

MINUTES

Members Present: Mayor Mike Eveland, Aldermen: Twinkle Patel, Tammy Wight, Phillip Wight, and Clayton Davis

Staff Present: Manager Nathan Clark, Town Clerk Vickie Best, Town Planner Ron Hancock. Finance Director Shayne Wheeler and Public Works Director Mike Mehaffey entered the meeting at 10:33 am.

Others Present: Mountaineer Reporter Kyle Perrotti

Mayor Eveland called the meeting to order at 9:30 am on Tuesday January 5, 2021 in the pavilion adjacent to Town Hall.

Council will conduct interviews for the vacant Planning Board seat first. After the interviews, Council will review the proposed agenda for the January 12, 2021 Regularly Scheduled Board of Aldermen Meeting.

**Jeff Lee**, a 23-year full-time resident and business owner of Fantasy Golf explained that his dad built their first house in Maggie Valley in 1962. He and his dad were developers and contractors at the coast as well as here in Maggie Valley. In Maggie Valley they built Carolina Nights (Dinner Theater), Fantasy Golf, and The Cliffs, a subdivision off Fie Top Road. Mr. Lee now works in the Home Health Care Industry.

Mr. Lee thinks preparing for good orderly growth is necessary for future planning. Speaking as a developer, Mr. Lee stated that clear and concise guidelines make for accountable development.

Mr. Lee had concerns about speeding on Soco Road and the difficulties of crossing Soco Road. Traffic does not stop for pedestrians. Drivers do not see the crosswalks.

Mayor Eveland explained that the Soco Road Project should eliminate a lot of those issues by making the crosswalks visible.

When questioned about a scenario where a developer comes in and presents a plan that you think is "undesirable", or is not compatible for the location, but it technically meets the code, what would you do?

Mr. Lee responded that if the guidelines are met, the rules have been met. "We have undesirable growth on the coast. Shame on us if we do not make guidelines to protect the beauty of where we are."

Attending meetings would not be an issue.

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**Jim Owens**, a 2 ½-year resident, (7 ½ years just outside the corporate limits) has retired from the Tourism and Hospitality Industry. Before retiring, Mr. Owens was Vice-President of the Biltmore Estates. Mr. Owens would like to give back to his community with his extensive experience in tourism. Mr. Owens has been involved in building theme parks and resorts.

Mr. Owens felt that one issue Maggie Valley has, is not enough parking. Tourists want to feel welcomed and come to a town that is clean of debris and is appealing to the eye. Tourists want people to be friendly when they come to visit. Tourists want to have good memories if not, they will not come back.

People want to live here; people want to have businesses here. Therefore, planned growth is necessary to continue to entice and enrich tourism. Even with the pandemic, Maggie Valley's commercial district has done well this year.

When questioned about a scenario where a developer comes in and presents a plan that you think is "undesirable", or is not compatible for the location, but it technically meets the code, what would you do?

Mr. Owens responded that he would voice his opinion because he believes in trusting your gut feelings.

Due to Mr. Owen's experience in theme parks, Alderman P. Wight asked what effect the opening of Ghost Town would have on Maggie Valley.

Mr. Owens responded that yes Maggie Valley would be affected. That is great property and would benefit Maggie Valley if developed properly. "Old timers want Ghost Town to open as it once was; that will not work in this day and time." Can Ghost Town reopen without disrupting what Maggie Valley is today?

Alderman P. Wight responded that "Maggie Valley needs something, but not to get over built".

Mr. Owens explained why the Biltmore House does not open more rooms. The Cecil's do not want people to have a bad experience because of having large crowds. Again, Maggie Valley needs planned growth that makes sense and allows us to keep the experience; have standard architecture designs and landscaping standards. First impressions are the most important.

**Eve Barrett**, a 3-year resident, a veteran coming from an incredible military family to include her own children, a stenographer, a mom, a marathon runner and currently working on a bachelor's degree wants to give back to the community that she has grown to love.

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Ms. Barrett stated that the debris around the hotels and motels needs to be removed. Something needs to be done with Ghost Town because it is a special area. Ms. Barrett likes the nostalgic feel of Maggie Valley. The energy is alluring. Maggie Valley reminds folks of growing up in a small town.

When questioned about a scenario where a developer comes in and presents a plan that you think is “undesirable”, or is not compatible for the location, but it technically meets the code, what would you do?

Ms. Barrett responded that she would go with her gut if something did not feel right. All the while being mindful that she is part of a board.

Ms. Barrett would want to add to the valley, not take from the charm. She and her children have had their best memories here in Maggie Valley. Ms. Barrett stated that Maggie Valley does not need to be like Waynesville or Asheville. “Progress is inevitable, but we need to keep the charm.”

**David Lybrand**, a full-time resident for the past 5-years and a visitor off and on for the past 20-years, wants to be active in the community. Mr. Lybrand is the Vice-President of the Civic Association, President of his HOA, and has been on the Zoning Board of Adjustment for the past 3-years. Mr. Lybrand was part of the Planning Board in Key West.

Mr. Lybrand felt planning would always be an issue. The planning should be done to fit in with the population we have here. Having good regulations that do not damage the beauty is important. New neighborhoods are desirable if they are managed through regulations.

It would be an advantage to Maggie Valley to get more businesses. This would also provide local people jobs nearby.

In the 3-years Mr. Lybrand has been on the Zoning Board of Adjustment he has missed two or three meetings.

When questioned about a scenario where a developer comes in and presents a plan that you think is “undesirable”, or is not compatible for the location, but it technically meets the code, what would you do?

Mr. Lybrand responded that if the guidelines are met the Board could not disapprove the project, but he would want further discussion.

As for Ghost Town, Mr. Lybrand was glad that Maggie Valley has finally stopped relying on that to be the main attraction. Maggie Valley needs events on the Festival Grounds and new businesses to make the town more inviting.

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As with all the applicants, Council thanked Mr. Lybrand for his time and encouraged him to stay involved even if he is not the selected candidate for the vacant Planning Board seat.

There was a brief discussion about the interviewees. Mr. Owens with his vast experience in tourism would be an asset to the Haywood County Tourist Development Authority. Mr. Lee has lived in Maggie Valley the longest.

Planner Hancock informed Council that with the resignation of Mr. Williams as Chairman of the Planning Board, leadership skills would be a huge resource. Mr. Williams was a planning attorney before his retirement.

Council discussed how positive it is to have new applicants that are all competent to fill the position. Maggie Valley is in much better shape than it was three years ago when trying to fill a vacancy. Council desires to keep people positive and get people involved throughout Town.

Council then begin reviewing the proposed agenda for the January 12, 2021 Board of Aldermen Meeting.

- 1) Meeting Called to Order
- 2) Pledge of Allegiance
- 3) Consent Agenda
  - a. Minutes to be Approved: December 1 & December 8, 2020
  - b. Approval of Closed Session Minutes 2020 (Feb 11, Jul 14, Aug 6, Aug 11)

The Closed Session Minutes will be opened upon Council's approval.

- c. A/R Report
  - d. Budget to Actual
- 4) Public Comment
- 5) Consideration of Voluntary Annexation: The Swag PIN 7688-38-0833

Manager Clark thanked Reporter Perrotti for the story in the Mountaineer on the annexation. The Swag will have representation at the meeting.

As earlier stated, The Swag is annexing all the structures to apply for an ABC License.

- a. Public Hearing
  - b. Consideration of Adoption: Annexation Ordinance 938

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- 6) Consideration of Initial Property Zoning: 84 Jujon Drive
  - a. Public Hearing
  - b. Consideration of Zoning Map Amendment (proposed to be zoned R-1): Ordinance 937

In September 2020, 84 Jujon Drive was annexed and now this is the zoning portion of the process. All the surrounding properties are zoned Residential 1.

- 7) Consideration of Appointment: Planning Board
- 8) Consideration of Pursuing Zoning Violations

Planner Hancock and the Van Winkle Firm continue to work through this issue. This subject may or may not be discussed in Closed Session based on the attorney's advice.

Council briefly discussed the advantages of having such a distinguished law firm as the Van Winkle Law Firm.

- 9) Budget Amendments
  - a. Sewer Fund – Part Time Salary Request

As of December 31, 2020, Mike Corbin, the number two man at the Wastewater Treatment Plant retired. Mr. Corbin brought advanced knowledge running the WWTP. He ran the Belt-Press once a month.

Manager Clark asked that Council consider approving a part-time temporary position beginning February 2021. Mr. Corbin will run the Belt-Press until someone is hired and then help train the newly hired individual. The funds would expire June 30, 2021 or until the funds have been used.

- 10) Department Head Reports
  - a. Ron Hancock Town Planner
  - b. Russ Gilliland, Chief of Police
  - c. Mike Mehaffey, Public Works
  - d. Nathan Clark, Town Manager
- 11) Closed Session
- 12) Adjournment

**Assorted Topics: Removal of Aerial Sewer Crossings – COVID**

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The owner of Stonebridge Campground wants to install and reroute sewer lines so that a pump station can be eliminated, and the entire collection system become gravity fed sewer. This provides the Town with the opportunity to do away with a sewer creek-crossing that has been damaged four (4) times. In 2008 the Town received grant money to fix the crossing. The creek-crossing at Stonebridge Campground and the one at the Maggie Valley Country Club both need to be removed. The Town gets warned on both crossings during all the annual reviews/inspections.

This is a short-term opportunity to remove the Stonebridge Campground Creek-Crossing.

The Town will have to cross private property to remove the Maggie Valley Country Club Creek-Crossing, but at this time staff knows the property owners, which may not be the case much longer.

The Creek-Crossing at the MV Country Club will be more expensive to remove, but both are high priority sewer crossings. One time of being fined by the State would make the removal of both crossings in the Town's best interest.

Public Works employees are continually removing debris from both crossings. The department tries to take preventative measures, such as continually keeping an eye on Jonathan Creek and Campbell Creek, looking for debris and dead trees. DENER requires streambank inspections.

► Manager Clark provided a Covid-19 update. There are two (2) officers in isolation and one (1) officer that has tested positive in the Police Department.

As everyone is aware from watching news coverage, the stimulus package had more in it than the debated \$600 check vs a \$2,000 check. The Families First Coronavirus Response Act (FFCRA) was also in the packet. The program was a federal program mandating that municipalities and counties, provided paid leave during the pandemic. The paid leave time could be for COVID-19 Testing, quarantines, etc. The program expired December 31, 2020.

Haywood County put together a program like the FFCRA program to cover their employees since the expiration of the FFCRA program. The Haywood County program will expire March 31, 2021.

Council was provided Haywood County's paid leave program to review.

The leave time can only be taken once and the employee must be infected or have been in close contact with a person testing positive.

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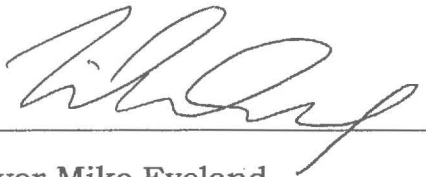
If an employee does not take the Covid-19 Vaccine, they will not be qualified to take the paid leave.

Documentation is required when someone applies for the paid leave.

If Council decides to approve the paid leave program, Finance Director Wheeler asked that it be enacted to cover January.

► Manager Clark reported that the budget and visioning sessions will be scheduled after revaluation numbers come in from the county.

**ON MOTION OF ALDERMEN PATEL, WITH ALL IN FAVOR, THE MEETING  
ADJOURNED AT 11:05 AM.**



Mayor Mike Eveland



Vickie Best, CMC, NCCMC

Town Clerk

