

Town of Maggie Valley
Regularly Scheduled Board of Aldermen Meeting
June 14, 2022
MINUTES

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

Staff Present: Town Manager Nathan Clark, Planner Kaitland Finkle, Police Chief Russ Gilliland, Town Clerk Vickie Best and Public Works Staff Member Seth Boyd

Others Present: Mountaineer Reporter Kathy Ross

1) Meeting Called to Order

Mayor Eveland called the meeting to order at 6:32 pm on Tuesday June 14, 2022, in the Town Hall Boardroom.

2) Pledge of Allegiance

The Pledge was repeated by all, followed by prayer.

3) Approval of the Agenda

Major Eveland read **A PROCLAMATION HONORING THE BRANNON FOREST COMMUNITY AS THEY CELEBRATE TWENTY-FIVE YEARS OF GROWTH AND PROSPERITY AS A PLACE WHERE PEOPLE WANT TO LIVE, WORK, AND RETIRE.**

BE IT RESOLVED that the Board of Aldermen of the Town of Maggie Valley hereby recognizes and honors the Brannon Forest Community on the occasion of their 25th anniversary.

WHEREAS, the original Deed Covenants of Brannon Forest were recorded with the Haywood County Register of Deeds on July 3, 1997.

WHEREAS, the Brannon Forest Community was annexed into the Town of Maggie Valley as the community grew and expanded.

WHEREAS, the property owners of Brannon Forest contribute approximately \$131,572 annually in property taxes to the Town of Maggie Valley, helping our Western North Carolina town to provide outstanding police, fire, government and public works services to all Maggie Valley residents.

WHEREAS, resident citizens of Brannon Forest are and have been active members of the Governing Boards of Maggie Valley, including the late beloved and distinguished Mayor of Maggie Valley, Ron DeSimone.

WHEREAS, the Brannon Forest Community exemplifies the best of Western North Carolina, including spectacular vistas, quiet relaxation, natural mountain streams, clean mountain air, and the friendliest of people.

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NOW, THEREFORE BE IT BE SAID BY THE MAGGIE VALLEY BOARD OF ALDERMEN, that the Town of Maggie Valley is proud to join with the property owners of Brannon Forest to celebrate 25 years of living in one of the most beautiful places in the world.

4) Consent Agenda

- a. Minutes to be Approved: April 5, April 19, and May 3, 2022
- b. Budget to Actual
- c. A/R Report

Alderwoman Tammy Wight objected to the April 5 Minutes, Page 12, Other Business, where it is recorded that Alderman Hinton made a motion to remove Allen Alsbrooks from the Zoning Board of Adjustments. For online readers, she said it would be appropriate to include the reasons that he chose to remove Mr. Alsbrooks. The reasons cited for his removal were for showing partiality, and social media comments.

On Page 13, Paragraph 3, Sentence 1, with regard to the quote that she and Phillip [Alderman Wight] are for growth, she said this is misstated. Comments were made by Aldermen Wight, Owens and herself. She quoted Alderman Owens, "Mr. Alsbrooks doesn't have the growth of Maggie Valley in mind." Alderman Wight stated, "I thought he [Mr. Alsbrooks] was for growth." Alderwoman Wight said her own statement was, "I know he [Mr. Alsbrooks] was for growth."

There was discussion on the reasons for Alderman Hinton's motion to remove Mr. Alsbrooks, with Alderwoman Wight and Alderman Hinton agreeing that the two mentioned previously were stated.

Mayor Eveland suggested that everything except these two corrections be approved, and Clerk Best will review the recorded minutes, making any necessary changes. Manager Clark said the preferred method would be to delay approval of the April 5 minutes until Clerk Best had an opportunity to review and correct them.

Alderman Phillip Wight said he thought that the microphone volume had been corrected. Manager Clark confirmed, stating that during the past couple of weeks Jason from Advanced Data tuned in the microphones. He said the same microphones are being used, but they have a slightly more conical shape. This will help the audience hear better, and the recording will be much clearer. A few man hours and the right expertise may have saved the Town between \$30,000 and \$50,000.

Mayor Eveland asked Clerk Best to make them aware if the recordings were difficult to hear. Manager Clark said Jason advised them to assure they are speaking normally and clearly into their mics, and sound quality should take care of itself.

ALDERWOMAN T. WIGHT MADE A MOTION TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF THE APRIL 5, 2022, MINUTES. MOTION CARRIED UNANIMOUSLY.

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5) Public Comment

There were no public comments.

6) Consideration of FY 2022-2023 Budget

A copy of the proposed budget and the fee schedules was provided for review.

As noted, the Inside Corporate Limits Minimum Commercial Rate has been dropped back to \$1,500 rather than the proposed \$2,000 minimum: per discussion at the June 7 Agenda Setting/Monthly Workshop.

Manager Clark provided a high-level overview of the 2022-2023 Budget. He said the most important thing for Maggie Valley Taxpayers was that the tax rate was staying the same at .40. The General Fund budget for the upcoming year is roughly 3.3 million dollars, an increase of 6.4% from the previous year. The Sewer Fund is around 1.02 million dollars, a decrease from last year. This is a result of not pursuing a levee project and holding off to see if grant funding is awarded. All funds combined, there is an 11.6% decrease, at 4.34 million dollars. The Fund Balance will remain extremely healthy moving into the next fiscal year, at 132% with 4.57 million dollars. Each 8% is worth one month of operating expenses, and the Town has 16 months at hand. It can be spent down in different varieties, as the Budget Presentation calls for.

There are some fee increases for the upcoming year, including an additional \$2 to the Solid Waste Services Package. The Board's goal was to have a 50/50 split. Due to rising fuel costs, the Town will be picking up 66% of the total cost of solid waste delivery for FY 2022-2023, and the fee will generate one-third of the cost.

Big ticket items in the upcoming budget include the addition of two additional positions. The first – Planning Assistant position - will be funded starting July 1, 2022. The second is a new administrative position for the Police Department. This is a non-sworn position and will be reviewed in January 2023, to see if that still something the Board would like to pursue, given the financial and economic conditions at that time. This position would be funded beginning January 1, 2023.

Manager Clark explained that the Budget that the Board was about to adopt is the exact budget that was presented by the Manager in May, with one big exception. The exception was that the discussion about raising the minimum on commercial sewer capacity fees has been removed, and the fees will remain the same for the next fiscal year. All other numbers in the budget are the same as were presented in May.

The public has had an opportunity to review the budget on the Town website and in the Town Hall lobby since May 18, 2022.

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Alderman Phillip Wight observed that the Campground/RV minimum has gone up and questioned whether this was considered a capacity fee. Manager Clark explained these were user rate fees, and they went up 1.5%.

a. Public Hearing

Mayor Eveland opened and closed the public hearing at 6:47 p.m. without comment.

Alderman Phillip Wight asked about plans to hire an Assistant Town Planner and the structure once Manager Clark vacates his position. Manager Clark explained that per the organization chart, Kaitlyn Finkle would remain the Town Planner. In an interim phase, Clerk Vickie Best will move into a dual role as Interim Town Manager and Town Clerk. She needs a support person and has chosen Kaitland Finkle to serve in the capacity of Assistant to the Town Manager. The person in the budget - which was developed under the old organizational chart with Manager Clark in that position would be doing administrative functions. The real role of the person in the new position is to be available to serve the community, especially the development community, who come in to inquire about building permits or zoning, while Planner Finkle is out doing site visits.

He said it elevates the efficiency of the Planning Department, but this person is not doing code enforcement. Planner Finkle will continue to do that type of work on her own. This person is an administrative "spinning wheel" to handle public concerns, help take minutes during Planning Board and Zoning Board of Adjustment Meetings, and just be that additional support and base for the Planning Program. Land Use has been such a dominate issue for the Town going back to 2020. This position will provide a better way to serve the community.

Mayor Eveland said over the next year that there are five or six projects that are being talked about or are already moving forward, including a 22-acre tract that eventually may want sewer. Which means the Town will be involved in that process somewhere down the road. Another item is the new Land Use Plan that will take a year to complete. There will be plenty of things for the person in the new Assistant Town Planner to be doing, he said.

Clerk Best reminded everyone that a two to three-week medical leave would be occurring at the end of July for a staff member. They are hoping to fill the position as soon as possible.

b. Consideration of Approval: Ordinance 992

ALDERMAN JIM OWENS MADE A MOTION TO APPROVE ORDINANCE 992, THE FY 2022-23 BUDGET. MOTION CARRIED UNANIMOUSLY.

7) Consideration of Voluntary Annexation for PIN 7696-16-8244

As discussed during the Agenda Setting Monthly Workshop on June 7, this volunteer petition for annexation is due to a failing septic system and the need for municipal sewer.

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Planner Finkle spoke about the annexation of this parcel. Due to a failing septic system, the sewer system has already been installed to the property on 38 Yarbrough Drive. This is a contiguous annexation in that the surrounding neighborhood is halfway in Town Limits. This property was recommended for annexation due to the contiguousness, the ability to provide town services, and the fact that they've already connected to town sewer.

a. Public Hearing

Mayor Eveland opened and closed the public hearing at 6:52 p.m. without comment.

b. Consideration of Approval: Ordinance 993

ALDERMAN JOHN HINTON MADE A MOTION TO APPROVE ORDINANCE 993, ANNEXATION OF 38 YARBROUGH DRIVE. MOTION CARRIED UNANIMOUSLY.

8) Consideration of Initial Property Zoning for PIN 7696-16-8244

This parcel is located near the Woodland Subdivision. All surrounding properties are zoned R2 Medium Density.

As previously mentioned, this property is contiguous to Town Limits, but is not located in the Extra-Territorial Jurisdiction (ETJ.) Therefore, it was not already zoned, and it was not already designated on the Future Land Use Map. It was simply called out as being an existing residential. When looking at zoning of the property, Planner Finkle said consideration was made for other contiguous properties that were already zoned R2 Medium Density Residential, as well as shown on the Future Land Use Map as being designated in the future as Medium Density Residential. For those reasons, Planner Finkle recommended that the property be designated as Medium Density Residential.

The existing eight hundred square foot home was built in 1984. If given the zoning of R2, there is the potential to make the property into two lots, or it could contain a townhome-type structure with four units, if the property owner so chose to do so.

a. Public Hearing

Mayor Eveland opened and closed the public hearing at 6:54 p.m. without comment.

b. Consideration of Approval: Ordinance 994

ALDERMAN JOHN HINTON MADE A MOTION TO APPROVE ORDINANCE 994, ZONING OF 38 YARBROUGH DRIVE TO R2 MEDIUM DENSITY RESIDENTIAL. MOTION CARRIED UNANIMOUSLY.

c. Consideration of Consistency Statement

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ALDERMAN PHILLIP WIGHT MADE A MOTION TO ADOPT THE REASONABLENESS STATEMENT OF CONSISTENCY CONCERNING PIN NUMBER 7696-16-8244 IN ACCORDANCE WITH NCGS 160D-701. ALL IN FAVOR.

9) Consideration of Culvert Rehabilitation Project: Paso Fino Drive

Manager Clark explained that this is an issue the Board was informed about at the prior week's Agenda Setting Workshop. The culvert along Paso Fino Drive, a Town maintained street, became crushed and rusted, causing water to be diverted outside the culvert causing erosion. It was determined to be too large of a project for Public Works to manage. Cameron Pressley Excavating Inc. replaced the 40' pipe and repaired the road bank.

Non-Powell Bill funding will be used to correct this issue. The majority of the Powell Bill Funds were used for the Spring Lake Road repair. The cost of the pipe replacement and road repair is \$2700. Public Works will repair the pavement when the work is complete, at a cost not to exceed \$5000.

ALDERMAN JOHN HINTON MADE A MOTION TO APPROVE PRESSLEY EXCAVATING INC FOR PIPE REPLACEMENT AND ROAD BANK REPAIR AT A COST OF \$2700 AND FOR PUBLIC WORKS TO REPAIR PAVEMENT AT A COST NOT TO EXCEED \$5000 AT PASO FINO DRIVE. ALL IN FAVOR.

10) Fee and Retainer Agreement for the Van Winkle Law Firm

The retainer fee has increased from \$21,000 to \$25,000. Per Council's request, the invoices for last year were emailed to each member for review.

Attorney Justus commented that his hourly rate has increased from \$460 to \$490. He said all other figures are correct. Most things he does for the Town of Maggie Valley are based on a flat fee. Only for extraordinary matters or litigation does he incur the hourly rate. The flat rate paid monthly by the Town covers all routine matters, such as meetings, calls and reviews of items that are not extraordinary. Manager Clark gave an example of the Picketing Ordinance when time was of most importance and said this was something outside the normal flat fee but said that most matters that Attorney Justus handles fall within the monthly retainer fee.

Alderman Phillip Wight questioned whether Special Called Meetings were subject to the additional hourly fee. Attorney Justus responded that Special Called Meetings fall within routine, and he does not charge extra for them.

Manager Clark reported that the Town has had a relationship with Attorney Justus since 2015, and this is the second price increase during that relationship.

ALDERMAN JOHN HINTON MADE A MOTION TO APPROVE THE FEE AND RETAINER AGREEMENT FOR THE VAN WINKLE LAW FIRM WITH ADJUSTMENT IN ATTORNEY'S HOURLY RATE FROM \$460 TO \$490. ALL IN FAVOR.

11) Consideration of Event Approvals: Maggie Valley Festival Grounds

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a. Folkmoot July 30-31, 2022

The Annual Weekend Folkmoot Festival will occur on Saturday Night from 7:00 pm until 10:00 pm., with live music and dance by five domestic and international acts. Sunday's Closing Ceremony will be from 2:00 pm until 5:00, featuring a "Celebration of American Cultural Diversity through Music and Dance." This event will have alcohol sales.

b. Showdown in the Valley October 8 – 9, 2022

Showdown in the Valley had been on a waiting list and was eager to fill in the slot replacing the Jimmie Van Zant concert date that had to be cancelled. The event is from 8 a.m. until 5:00 p.m. both October 8 and 9. There will be an open car & truck show with parts vendors. The show will be open to 2-wheeldrive trucks as well as 4-wheel drive trucks. It will also be open to a wide range of cars. Attendance should be 1,000 to 2,000 per day with 200 plus vehicles." There will be no alcohol sales, live music, or overnight camping.

c. Republican Candidate Rally August 27, 2022

Local House Member Mark Pless is the applicant for this event, describing it as a family fun day with politics in the background. There will be speakers, live music, food, drink (no alcohol sales), and vendors. This event will run from 11a.m. until 6 p.m. This is the weekend before Labor Day. They will set up on the 26th, but the rally will be on the 27th only. A one-day fee will be charged for this event.

Regarding all the planned events, Alderman Phillip Wight clarified that the Board could approve an event, but that if paperwork isn't completed, they won't receive keys. Once approved, the Town will assure that adequate insurance is in place. Manager Clark confirmed this is how this works.

ALDERMAN PHILLIP WIGHT MADE A MOTION TO APPROVE THE JULY 30-31 FOLKMOOT EVENT, THE OCTOBER 8-9 SHOWDOWN IN THE VALLEY EVENT, AND THE AUGUST 27 REPUBLICAN CANDIDATE RALLY. ALL IN FAVOR.

12) Budget Amendments

Ordinance 999 – Property Taxes

The Town purchased the Sweet Briar property after January 1, 2021, and as such is responsible for the county property tax between that date and the date of purchase. The property is tax exempt going forward.

ALDERWOMAN TAMMY WIGHT MADE A MOTION TO APPROVE THE BUDGET AMENDMENT FOR ORDINANCE 999. ALL IN FAVOR.

Ordinance 1000 – Rental Units

The previous year budget contained the plan of having a Public Works seasonal storage building. That plan did not come to fruition, and a building was not purchased. This ordinance is for

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money to be moved for purchase or rent of additional storage for winter decorations. Alderman Phillip Wight noted there are no numbers and asked if there is an opportunity to rent a larger building and get rid of two smaller ones. Manger Clark said that the owners of the two buildings are aware of the Town's need for a larger building. Should one become available, either is to notify town officials.

ALDERWOMAN TAMMY WIGHT MADE A MOTION TO APPROVE THE BUDGET AMENDMENT FOR ORDINANCE 1000. ALL IN FAVOR.

Ordinance No. 1001 – Wi-Fi Festival Grounds

This is inflationary cost realized since the price was quoted for installation of the Festival Grounds Wi-Fi network. From the time the budget was approved to the time it took for installation to be completed there is an overage of \$2600.

ALDERWOMAN TAMMY WIGHT MADE A MOTION TO APPROVE THE BUDGET AMENDMENT FOR ORDINANCE 1001. ALL IN FAVOR.

Ordinance No. 1002 - TDA Grant Funding

These are TDA revenues in, not budgeted during FY 2021-22. First is a \$4,600 reimbursement for parking lot design at the Sweet Briar Lot and the other is \$5,214 for an upgrade at the stage to address acoustics. Both came in at contract price, and TDA reimbursed the Town.

ALDERWOMAN TAMMY WIGHT MADE A MOTION TO APPROVE THE BUDGET AMENDMENT FOR ORDINANCE 1002. ALL IN FAVOR.

Ordinance No. 1003 - Police Department Server

The is due to increased cost for the Police Department Server from the time the budget was prepared to the time purchase was approved.

ALDERMAN JOHN HINTON MADE A MOTION TO APPROVE THE BUDGET AMENDMENT FOR ORDINANCE 1003. ALL IN FAVOR.

13) Other Business

Planner Finkle said she was not expecting any decisions in this meeting but wanted to provide an update on the Façade Grant Program and introduce the newest application. She directed attention to the document, which includes language for the Façade Grant Improvement Program – what is to be considered, impact to front facing façade of the building, quality design, degree of which it means design standards, benefit to small business owners, and benefit to neighboring properties. It also included a portion of the Design Standards and the goals.

Questions have arisen about how other communities host this program. She said she has worked with other Façade Programs, but this is the first time she has worked with signs, specifically. The only other sign in a Façade Grant Program she could find was in the City of Durham, where they outline some of the considerations for signage.

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Projects awarded to date include signage for Eagle Plaza and Scottish Inn. The most recent application is from Maggie Valley Wellness Center for painting and signage. Thus far just under \$6,000 has been awarded, leaving a little over \$19,000. Nothing has been spent because the work hasn't yet been completed for reimbursements to be requested.

Specifically with regard to Maggie Valley Wellness Center, one of the reasons the intent of the program was highlighted, is they included (as required) the initial photographs for what the business looks like currently, as well as proposed photographs of what they plan to do. They want to pressure wash and paint and proposed colors have been provided. Additionally, pictures of their existing signage and proposed signage were provided.

Planner Finkle said that in thinking of this project, the others that have already been granted, and the intent of the program, questions come to mind:

Do we want to consider making any changes to the program?

Do we like including signage as a potential for the funds?

Do we feel that to make a longer lasting impact - in case a business were to close, and that signage would no longer be valid for a new business - do we want to Not fund signs?

Mayor Eveland said that several people have expressed concerns to him, and he would like to talk about this further before deciding. He wants to make sure that everyone is on the same page and in agreement about what they would like to see happen. He said his concern was going down a path that they would not be able to turn around from. Alderman Phillip Wight agreed, saying that if the sign is staying in the same footprint, the Board needs to work on it before approving any more signs. Because "all we are doing is repainting and getting ready to set a precedence on a few things that I don't think we need to do." Planner Finkle said this was her reason for bringing up the subject at this meeting and before she presented yet another application.

Mayor Eveland said he felt like the recommendation from the Board would be that time be set aside to talk about this further. He said one of the things the Board could do is look at what the applications contain, and identify things they really like, and things not individually, but as a group they would rather spend money on. He stated that he would like to reach out to other people who are not asking for money, but who can give input on what needs to be done. All want the program to work, but the issue that has come up suddenly is, are we where we want to be. Manager Clark said that he and Planner Finkle had spoken and based on Alderman Phillip Wight's comments after the last meeting, there is some uneasiness going forward.

Manager Clark went on to say that the pictures received as part of the Maggie Valley Wellness Center application are fantastic, but to get a better feel for what the application is, he and Planner Finkle did a site visit prior to today's meeting. He said they walked in with one opinion and left with another. They visited five or six other properties too, feeling that if they would apply, there is a lot of potential for what the property could be.

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He welcomed Board members interested in taking a similar outing with staff. Being there and feeling it, he said, definitely would help the Board to see where they want things changed. Pictures provide too little of a representation of what could be instead of what it is. Planner Finkle invited the Board to get with her if they have businesses in mind that they would like for her to reach out to. She can set up a time to meet on-site and talk through what the potentials are.

14) Department Head Reports

Police Department

Incident/Investigations

During this reporting month, the Maggie Valley Police Department (MVPD) investigated twenty-three incidents which include: Breaking and Entering, Larceny, Wire Fraud, Vandalism, Narcotic Violations, Weapons Law Violations, and Domestic Situations.

Arrests

Maggie Valley police officers arrested a total of nine individuals resulting in fourteen charges which include: Larceny, Motor Vehicle Theft, Narcotic Violations, and Weapon Law Violations.

Motor Vehicle Traffic

Maggie Valley Police Officers investigated 2 motor vehicle accidents for the reporting period. Issued two hundred Uniformed Traffic Citations and Warning Citations combined. 29 percent (57) of citations were for speeding.

Officer Activities

There was a total of one hundred fifty-seven Officer Activity Logs for the month which include: Animal Complaint, Alarm Activation, Assist First Responders, Business Checks, Domestic, Suspicious Persons and Vehicles, School Security, Trespassing, Unlock Vehicles, Warrant Service, Missing Person, Incomplete 911 Calls, Gas Drive Off, Prowler, and Welfare Checks.

Officer Rodney Riddle responded to a Larceny in progress that involved a vehicle. The vehicle was intercepted, and the stolen items recovered. The suspect was arrested.

Sgt. Jeff Mackey's squad assisted two suicidal juveniles in finding resources needed to help them both.

Sgt's Jeff Mackey and Ryan Flowers inspected our vehicles for maintenance and cleanliness.

Evidence Processing (E/P)

E/P technician processed eleven items for the month. Evidence items range from Marijuana, Weapons, Computer Accessories, and a Notary Seal with documentation.

Investigations (CID)

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CID executed a search warrant for stolen property. Property items were recovered.

CID investigated a suspicious death. During the investigation the death was ruled "by natural causes."

CID is currently investigating a child pornography case.

CID recovered two stolen bicycles. The bicycles were recovered in the Bethel community.

CID reviewed and deleted May 2022 in-car camera videos.

K9 Program

The Maggie Valley Police Department K-9 unit attended monthly training.

K9 Officer Shanna Bellows and Charlie located 4 grams of methamphetamine during a traffic stop.

Community Patrol and Interactions

Maggie Valley Officers patrolled through our residential neighborhoods 615 times during the month.

Maggie Valley Officers performed their monthly business visitations.

Maggie Valley Officers responded to three hundred seventy-six Calls for Service (CFS) in this reporting period.

Events, Schools, and Meetings

Maggie Valley Officers attended a Rifle certification class.

Maggie Valley Officers were involved in the Law Enforcement Officers Memorial Day held at the Haywood County Historic Court House.

Cabbage Rose hosted a Law Enforcement Appreciation Day. Our agency thanks them!

Additional Officers were used during the BOBO Hippy Fest and the Slingshot event.

Public Works Department

- Monthly Recyclables approx. 17 tons.
- Monthly Solid Waste approx. 52 tons.
- Monthly White Goods/Electronics 4 pick-ups.
- Picked up miscellaneous residential brush and debris. 248 brush pick-ups that totaled 16 tons of brush.
- Service and/or repaired 4 Public Works vehicles/equipment 0 Administration and 3 Police vehicles.
- Pressure washed and repaired boards on the Town Hall Deck.
- Placed mulch and added plants to highway planters.
- Public Works completed road repairs on Clearview Drive.
- Public Works staffed 3 very successful events at the Festival Grounds in May.

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- WWTP
- Repaired 4 sewer services issues, 1 repaired/leak stopped 4 damaged manholes, installed a water leak cleaned, and videoed approximately 200' feet of sewer line, inspected 2 sewer connections/installations, and 4 grease trap inspections.
- This month we received NC811 locate request for 43 tickets. These were all marked in a timely manner.
- Removed fallen trees and debris from Jonathan Creek at Stone Bridge Campground, Charles Taylor Property, Maggie Valley CC and Valley Creek

Planning Department

May 2022	51	Description
Residential Permits	7	New Deck Smoky Mountain Retreat Eagles Nest Roof over existing deck Linson Ridge Accessory Structure Dellwood Forest 3 BR SF Residence Off Soco Road Floating 2 BR SF Residence Hemlock Forest 2 BR SF Residence Hemlock Forest Lean to off existing deck Valley Creek
Commercial Permits	9	20,000+ sq ft addition to Calvary Road Baptist Church Deck at K30 Stonebridge Deck at J30 Stonebridge Walk In Cooler behind Fence at Pop's Place Parking Lot for Commercial Use Appalachian Village Renovating Legend's Restaurant Enclosing Screen Room in Prescott Park Mobile Food Vendor Host Site Barn Tin Boutique Roof over existing deck at Low Tide Restaurant
Floodplain Permits	1	Lean to off existing deck in 100 yr floodplain, can't be enclosed in Valley Creek
Misc. Requests	3	29 Lot Major Subdivision Mari's Meadow Preliminary Plat 2 Lot Minor Subdivision Smokey Shadows Estates Zoning Verification 43 Unit Major Subdivision (10 Quads, 3 SF Lots) Sketch Plan
Zoning Compliance Letters	14	2 BR SF Residence in Floodplain River Wind Sunshine & Sugar Bakeshop Maggie Town Center 4 BR SF Residence in Crockett's Meadow 3 BR SF Residence in Horseshoe Cove 3 Cabins- F1, G6, G7 Stonebridge 4 Park Models- A23, K24, K28, K29 Stonebridge

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		Finishing Basement 3 BR Valley Creek Run Hot Tub Venue at the Swag Park Model Stamped Modular at Riverside Valley Villas
Notice of Violations	17	Trout Buffer Hemlock Forest 16 High Grass along Soco Road

Manager's Report

Manager Clark reported on the NCDOT's Lake Junaluska Flyover Bridge Replacement Project that was put on indefinite hold due to funding issues. In DOT's estimate, the earliest this could be brought back up is late 2023. Mayor Eveland commented that two years ago the DOT reported that the bridge was failing.

He asked if Manager Clark knew whether the Soco Road and Jonathan Creek projects were being delayed. The Jonathan Creek project is still on track. The Soco Road project uses unrelated FHWA funds. The biggest issue with this project is that it is scheduled to go back to let in November 2022.

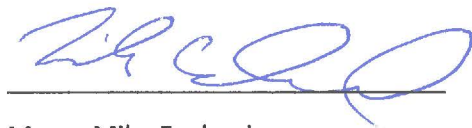
15) Closed Session

ALDERWOMAN TAMMY WIGHT MADE A MOTION TO ENTER CLOSED SESSION FOR A SEPARATE DISCUSSIONS ON REAL ESTATE AT 7:23 PM. ALL WERE IN FAVOR.

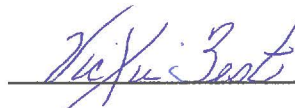
ALDERWOMAN TAMMY WIGHT MADE A MOTION TO RETURN TO OPEN SESSION AT 8:21 PM WITH ALL IN FAVOR.

16) Adjournment

ON MOTION OF ALDERWOMAN TAMMY WIGHT, WITH ALL IN FAVOR, THE MEETING ADJOURNED AT 8:22 PM.



Mayor Mike Eveland



Regina Massie, Minute Taker

