

Town of Maggie Valley
Board of Aldermen
Agenda Setting/Monthly Workshop
March 2, 2021

MINUTES

Members Present: Mayor Mike Eveland, Aldermen: Twinkle Patel, and Clayton Davis
Members Via Cellphone Alderman Tammy Wight 9:30 am and Alderman
Phillip Wight at 9:36 am
Staff Present: Manager Nathan Clark, Public Works Director Mike Mehaffey, Chief
Russ Gilliland, Finance Director Shayne Wheeler, and Town Clerk Vickie
Best
Others Present: Reporter Hannah McLeod and two others

1) Meeting Called to Order

Mayor Eveland called the Agenda Setting/Monthly Workshop to order at 9:30 am on Tuesday March 2, 2021 in the Pavilion adjacent to Town Hall.

Council began reviewing the draft agenda for Tuesday March 9, 2021 Regularly Scheduled Board of Aldermen Meeting.

2) Pledge of Allegiance

3) Consent Agenda

- a. Minutes to be Approved: February 2 & February 9, February 15, 2021
- b. A/R Report
- c. Budget to Actual
- d. Tax Releases
- e. Call for Public Hearing April 13, 2021 6:30PM: Voluntary Annexations
- i. PIN 8608-58-9174 (22 Lester Lane formerly 3817 Jonathan Creek Road)
 - 1. Certificate of Sufficiency: Resolution 21-3
- ii. PIN 8607-05-4724 (300 Jaynes Cove Road)
 - 1. Certificate of Sufficiency: Resolution 21-2

As for the two volunteer annexations, 22 Lester Lane was part of 3817 Jonathan Creek Road where the former Rock Hill School was located, now Jonathan Creek Baptist Church. Staff recommends that this parcel not be annexed because of being so far out of Maggie Valley's service district. Sewer will be provided at an outside fee rate.

300 Jaynes Cove Road is located just before entering the Brannon Forest Subdivision; a service district. Several homes along Jaynes Cove Road leading to Brannon Forest Drive are beginning to see failing septic systems. Staff recommends annexing this property because it can easily be serviced.

4) Public Comment

5) Consideration of Initial Parcel Zoning: The Swag Unzoned to C-1 General Business

- a. Public Hearing
- b. Consideration of Ordinance 940

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Staff recommends zoning the 12.62 acres within The Swag property, Commercial 1 (C1); the same as Cataloochee Ranch and Ski Area. The purpose of the volunteer annexation is to be able to obtain an ABC Permit from the State.

Because the location, (all the buildings used for guests) lies within The Swag property there were no adjacent properties to send notices of the Zoning Map amendment. The adjacent property is the Great Smoky Mountains National Park.

6) **Haywood County TDA 28751 Update: Lynn Collins, Executive Director HCTDA**
Director Collins will be providing Council the mid-year report for zip code 28751 and how Maggie Valley compares to other zip codes within Haywood County.

7) **Old Still Road Waterfall Proposed Park Presentation: Mosaic Civic Studio**
There were approximately 300 responses to the on-line survey.

8) **Budget Amendments**
a. Sewer Rate Study
b. Spring Lake Road Repair
c. FG Gate


9) **Other Business**
The survey work will be done as soon as possible, on the Hobby property that the Town is in the process of buying.

Monday, March 8 will be the first Visioning and Goals Setting Session for the 2021/2022 budget process. Council will meet at 9:30 am in the Town Hall Boardroom. Manager Clark will provide lunch and snacks throughout the day.


Manager Clark asked that Council contact him with any items they would like to discuss during this session.

10) **Department Head Reports**
11) **Adjournment**

**ON MOTION OF ALDERMAN PATEL, WITH ALL IN FAVOR, THE MEETING
ADJOURNED AT 9:37 AM.**



Mayor Mike Eveland



Vickie Best, CMC, Town Clerk

SEAL