

Town of Maggie Valley
Board of Aldermen Workshop
March 24, 2022

MINUTES

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

Staff Present: Manager Nathan Clark, Town Planner Kaitland Finkle, and Town Clerk Vickie Best

Others Present: Ten people and reporters Kathy Ross and Hannah McLeod

Meeting Called to Order

Mayor Eveland called the workshop to order at 9:35 am on Thursday March 24, 2022, in the Town Hall Boardroom.

Review of Proposed Unified Development Ordinance

As proposed, number of zoning districts will increase from five districts to fourteen districts.

Zoning District- R-O- Rural Residential will have a minimum lot size of .5 acre (21,780 SF). This would allow for a maximum of two dwelling units per acre. Developments that do not meet one or more of the requirements may apply for Conditional Zoning. Uses within the R-O district will require larger lot sizes due to having to have septic tanks and drain fields.

Each Zoning District has a list of allowable uses and uses that would require a Special Exception.

Residential heights will be reduced to thirty-five feet. The normal height in residential districts is thirty-five feet.

It was mentioned that there are homes in Crocketts Meadow that are slightly over thirty-five feet high.

Conditional zoning is a give and take between developer and Council. Conditional Zoning can be triggered by several reasons that do not have to be a proven hardship. These cases would come before the Board of Aldermen. Conditional Zoning allows more flexibility for both Council and the developer.

Alderman T. Wight stated that she thought the UDO was to simplify the process, rather than having developers come back to the Board of Aldermen.

After reviewing the Density & Dimensional Requirements Chart, Alderman T. Wight questioned how many districts are there where the number of units increased, and how many districts are there where the number of units are decreased. Alderman T. Wight stated that she did not agree with downzoning within any districts.

Planner Finkle explained that there will be more flexibility in the R-2 districts. The commercial areas will have the ability to be denser than in the past. "The UDO has more of a target fit, rather than one size fits all."

Planner Finkle asked that Council review all the documents provided and make notes on what they like and dislike about the proposed UDO and then Council and staff can circle back to those regulations.

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The proposed UDO provides more consistency. As you move up districts, you move up in the number of units. These changes will provide a specific number of units allowed rather than approximate numbers.

R-3 is proposed to change from approximately six single-family homes to five single-family homes.

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Zoning District	Lot Size Minimum	Maximum Dwelling Units per Acre **	Minimum Width	Front Setback (min.)	Side Setback (min.)	Rear Setback (min.)	Heig (max)
R-0	.5 Acre (21,780 SF)	2	100	25	10	10	35
R-1	.33 Acre (14,520 SF)	3	75	25	10	10	35
R-2	.25 Acre (10,890 SF)	4 sf / 8 mf	60	20	10	10	35
R-3	.2 Acre (8,712 SF)	5 sf / 10 mf	60	15	10	10	35
R-4	.07 Acre (3,111 SF)	14	60	15	10	10	35
MH	2 Acres (87,120 SF)	8	100	50	50	50	35
MU-1	.17 Acre (7,260 SF)	6 sf / 12 mf	40	10	10	10	45
MU-2	.17 Acre (7,260 SF)	6 sf / 12 mf	60	10	10	10	45
MU-3	.17 Acre (7,260 SF)	6 sf / 12 mf	60	10	10	10	45
TC	**	**	**	**	**	**	**
C-1	.14 Acre (6,222 SF)	7 sf / 14 mf	40	10	10	10	45
C-2	.14 Acre (6,222 SF)	7 sf / 14 mf	40	10	10	10	45
C-3	.14 Acre (6,222 SF)	7 sf / 14 mf	40	10	10	10	45
C-4	.14 Acre (6,222 SF)	7 sf / 14 mf	60	20	10	10	45

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DENSITY AND DIMENSIONAL REQUIREMENTS, AS SPECIFIED IN THE TABLE ABOVE AND AS OTHERWISE SPECIFIED IN THE ORDINANCE, ARE THE MINIMUM STANDARDS FOR INDIVIDUAL LOT DEVELOPMENT AND SUBDIVISIONS.

****DEVELOPMENTS THAT DO NOT MEET ONE OR MORE OF THE ABOVE REQUIREMENTS MAY APPLY FOR CONDITIONAL ZONING.**

***** FOR SPECIAL FLOOD HAZARD AREAS, THE MAXIMUM HEIGHT SHALL BE SIXTY-FIVE (65) FEET.**

Alderman P. Wight stated that he did not think Maggie Valley wanted to have apartment buildings. Under R-3 the units can be under single-ownership or multiple-ownerships.

R-4 would be like Peppertree Vacation Rentals or timeshare units. R-4 allows clustering on one lot. The proposed UDO allows for more flexibility in vacation communities.

Mobile Home Parks will be an overlay district. The number of mobile homes on an acre of land will be eight, with a minimum of two acres with a maximum of sixteen mobile homes. Alderman P. Wight stated that there are mobile homes and RVs all along Moody Farm Road.

Planner Finkle reminded Council that the UDO is for future uses. This would solve a lot of problems for people wanting a mobile home park. RVs are completely out of the R3 zoning district.

Mixed Use 3 is the proposed zoning district for Ghost Town.

Council reviewed the permitted use chart.

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Activity / Use	P = Permitted S = Special Use		Zoning Districts and Use Types									
	Residential						Mixed Use		Commercial			
	Rural R-1	Low Density R-1	Medium Density R-2	High Density R-3	Short Term S-4	Special MU1	Moody Farm MU2	Mixed Attractions MU3	Community Attractions CL	Neighborhood Business C-2	Gateway C-3	Commercial Services C-4
	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling Units												
Dwelling Single Family detached	P	P	P	P	-	S	P	P	S	P	S	S
Dwellings - Duplex	P	-	P	P	-	S	P	P	S	S	S	S
Multi-Family Town Homes	-	-	P	P	-	P	P	P	P	P	P	P
Multi-Family Apartments	-	-	-	P	-	P	P	P	P	P	P	P
Class A Manufactured Homes *	P	-	-	-	-	-	-	-	-	-	-	-
Class B Manufactured Homes *	P	-	-	-	-	-	-	-	-	-	-	-
Manufactured Home Parks *	S	-	-	-	-	-	-	-	-	-	-	-
Accessory Dwelling Units *	P	P	P	P	-	S	P	P	S	P	S	P
Home Occupations *	P	P	P	P	P	P	P	P	P	P	P	P
Live-Work Units *	-	-	-	-	-	P	P	P	P	P	P	P
Family Care or Group Homes (Less than 6 residents)	S	-	-	S	-	S	S	S	-	-	-	-
Recreation												
Hotels, Motels, and Inns	-	-	-	-	-	P	P	P	P	P	P	P
Bed and Breakfast Inns	P	-	P	-	-	S	P	P	P	P	P	P
RV Parks and Campgrounds	-	-	-	-	S	-	S	S	-	-	-	-
Vacation Cottages (Cottages / Cabins)	-	-	-	-	P	S	S	P	S	S	S	P
Commerce												
General Retail	-	-	-	-	-	P	P	P	P	P	P	P
Appliance Sales and Services	-	-	-	-	-	P	P	P	P	P	P	P
Auction companies	-	-	-	-	-	P	P	P	P	P	P	P
Bakeries	-	-	-	-	-	P	P	P	P	P	P	P
Restaurants, Bars, and Night Clubs	-	-	-	-	-	P	P	P	P	P	P	P
Retail Sales, Rentals, and Repairs	-	-	-	-	-	P	P	P	P	P	P	P
Breweries, Distilleries and Wineries	-	-	-	-	-	P	P	P	P	P	P	P
Convenience Stores	-	-	-	-	-	S	S	S	S	S	S	S
Ice Cream Shops/Dairy Bars	-	-	-	-	-	P	P	P	P	P	P	P
Grocery Stores	-	-	-	-	-	P	P	P	P	P	P	P
Home Accent Shops	-	-	-	-	-	P	P	P	P	P	P	P
Home Improvement and Materials Sales *	-	-	-	-	-	P	P	P	-	-	P	P
Office supplies, equipment sales and services	-	-	-	-	-	P	P	P	P	P	P	P
Pawn shops	-	-	-	-	-	P	P	P	P	P	P	P
Vehicle Service/Repair												
Vehicle Service and Repair *	-	-	-	-	-	S	S	S	S	S	S	P
Automobile washing establishments	-	-	-	-	-	S	P	P	P	P	P	P
Mobile and RV Sales/Rental *	-	-	-	-	-	S	S	-	-	-	S	P
Automobile parking lots and structures	-	-	-	-	-	S	S	S	S	S	S	S
Other Services												
Personal Services	-	-	-	-	-	P	P	P	P	P	P	P
Professional Services	-	-	-	-	-	P	P	P	P	P	P	P
Opticians, Medical and Dental Offices	-	-	-	-	-	P	P	P	P	P	P	P
Banks/Financial Centers	-	-	-	-	-	P	P	P	P	P	P	P
Barber and Beauty shops	-	-	-	-	-	P	P	P	P	P	P	P
Business, Professional and Public Offices	-	-	-	-	-	P	P	P	P	P	P	P
Day Care Centers	-	-	P	P	-	P	P	P	P	P	P	P
Dry cleaning and laundry pick-up stations	-	-	-	-	-	P	P	P	P	P	P	P
Funeral Homes	-	-	-	-	-	P	P	P	P	P	P	P
Gyms and Fitness Centers	-	-	-	-	-	P	P	P	P	P	P	P
Jewelry	-	-	-	-	-	P	P	P	P	P	P	P
Kennel/Animal Hospitals/Veterinarians *	-	-	-	-	-	P	P	P	P	P	P	P
Laundrettes	-	-	-	-	-	P	P	P	P	P	P	P
Newspaper offices	-	-	-	-	-	P	P	P	P	P	P	P
Art and Photography studios	-	-	-	-	-	P	P	P	P	P	P	P
Radio and TV Stations and Offices	-	-	-	-	-	P	P	P	P	P	P	P
Sign painting and fabricating shops	-	-	-	-	-	P	P	P	P	P	P	P
Spas, Massage, and Natural Medicine	-	-	-	-	-	P	P	P	P	P	P	P
Tailors and dressmaking shops	-	-	-	-	-	P	P	P	P	P	P	P
Manufacturing, Wholesale, and Outdoor Storage												
Light Industry and High-Tech manufacturing	-	-	-	-	-	S	S	S	S	S	S	P
Heavy Industry	-	-	-	-	-	S	S	S	S	S	S	-
Wholesaling and Distribution *	-	-	-	-	-	S	S	S	S	S	S	-
Mini-storage Units	-	-	-	-	-	-	-	-	-	-	-	P
Automobile and RV Storage *	-	-	-	-	-	-	-	-	-	-	S	P
Salvage/Junk Yards *	-	-	-	-	-	-	-	-	-	-	-	S
Warehousing *	-	-	-	-	-	S	S	S	-	-	S	P
Rack and Bulk Sales and Supplies *	-	-	-	-	-	S	S	S	S	S	S	P
Manufactured Home Sales and Services *	-	-	-	-	-	S	S	-	-	-	S	P
Construction and Building Firms *	-	-	-	-	-	P	P	P	P	P	P	P
Fabrication (woodworking, upholstery, etc.)	-	-	-	-	-	P	P	P	P	P	P	P
Cabinetetry shops *	-	-	-	-	-	P	P	P	P	P	P	P
Nurseries and Greenhouses *	-	-	-	-	-	P	P	P	P	P	P	P
Hair Markets *	-	-	-	-	-	S	S	-	-	-	-	P
Firewood Sales *	-	-	-	-	-	S	S	-	-	-	-	P
Farm Machinery Sales and Service *	-	-	-	-	-	S	S	-	-	-	S	P
Feed and Seed Stores *	-	-	-	-	-	P	P	P	P	P	P	P
Schools and Institutions												
Business Colleges, Vocational and Trade Schools	-	-	-	-	-	P	P	P	P	P	P	P
Churches and Places of Worship	P	P	P	P	P	P	P	P	P	P	P	P
Civic Organizations	-	-	-	-	-	P	P	P	P	P	P	P
Community Center	P	P	P	P	P	P	P	P	P	P	P	P
Elementary/Secondary Schools	P	P	P	P	P	P	P	P	P	P	P	P
HS, JHS, and Police Stations	P	P	P	P	P	P	P	P	P	P	P	P
Emergency shelter and relief services	-	-	-	-	-	-	-	-	-	-	-	S
Housing first, rapid/transitional housing	-	-	-	-	-	-	-	-	-	S	-	S
Hospitals	-	-	-	-	-	P	P	P	P	P	P	P
Libraries	P	P	P	P	P	P	P	P	P	P	P	P
Museums and Art Galleries	-	-	-	-	-	P	P	P	P	P	P	P
Retirement/Nursing Homes	-	-	-	-	-	S	S	S	S	S	S	S
Sanitariums	-	-	-	-	-	S	S	S	S	S	S	S
Recreation and Amusement												
Parks and playgrounds	P	P	P	P	P	P	P	P	P	P	P	P
Tennis Courts	P	P	P	P	P	P	P	P	P	P	P	P
Soft Courts	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pools	P	P	P	P	P	P	P	P	P	P	P	P
Sliding Rinks / Skate Parks	-	-	-	-	-	P	P	P	P	P	P	P
Theaters	-	-	-	-	-	P	P	P	P	P	P	P
Zoo and Aquariums	-	-	-	-	-	S	S	P	S	S	S	S
Equestrian Centers/Stables	-	-	-	-	-	S	S	P	-	S	S	S
Amusement parks	-	-	-	-	-	P	P	P	P	P	P	P
Ski/snowing resort	-	-	-	-	-	P	P	P	P	P	P	P
Country Clubs	S	S	S	S	-	-	-	-	P	P	P	P
Infrastructure												
Public Utilities and Distribution Facilities *	P	P	P	P	P	P	P	P	P	P	P	P
Communication Facilities *	-	-	-	-	-	S	S	S	S	S	S	P
Religious / Other Uses												
Planned Unit Developments (PUD) *	S	S	S	S	S	S	S	S	S	S	S	S
Adult Establishments *	-	-	-	-	-	-	-	-	-	-	-	S
Non-Commercial Greenhouses	P	P	P	P	P	P	P	P	P	P	P	P
Bona Fide Farms *	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Buildings / Uses *	P	P	P	P	P	P	P	P	P	P	P	P
Temporary Uses												
Mobile Food Vendors *	-	-	-	-	-	P	P	P	P	P	P	P
Retail Estate Sales Office/Model Home *	P	P	P	P	P	P	P	P	P	P	P	P
Contractor's Office *	P	P	P	P	P	P	P	P	P	P	P	P
Special Events *	-	-	-	-	-	-	-	-	P	P	P	P
Produce Stands / Tailgate Markets *	S	-	-	-	-	S	S	-	P	P	S	P
Yard Sales *	P	P	P	P	P	P	P	P	P	P	P	P

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The Maggie Valley Country Club has multi-family apartments and Town Homes that are attached. The Town cannot regulate rentals. If Council were to want to regulate rentals, that would be done through the Comprehensive Plan.

Conditional Zoning is outside this document. People will be allowed to come and show plans and Council may take those plans into consideration. If approved, Council may also place stipulations on the use.

Manager Clark explained how in 2005 multi-family units were created in The Meadows of Campbell Mountain to achieve the greatest numbers of homes because of the excessive cost of land.

Mixed Use Districts allow for high density and commercial uses. Mixed Use 2 (MU2) is the length of Moody Farm Road. MU3 is associated with all the areas associated with Ghost Town.

The Town Center is not a mapped district. A Town Center would be a use that someone would have to request. Manager Clark explained that there are differing schools of thought about Town Centers. Some think of Town Centers as top tier shops and restaurants. Manager Clark gave the example of Market Square where the entire area is walkable with commercial, residential and office spaces. There could be multiple Town Centers throughout Town.

Some Council Members questioned why there have been so many Special Exception in the Commercial 1 District for Residential Uses. Sometimes there is a need to have residential in commercial districts therefore, the special exception will remain in the UDO.

Because of access to water and sewer along US-276 (Jonathan Creek Road) needs to be looked at like never before for new development. This is an area that Council has not looked at before.

C4- Dellwood has all the most intense uses i.e., warehouse, car repair, service stations, nurseries/green houses, etc. C-4 would be the community services area with most all uses permitted.

The gateway is where the round-about is going to be built. Safety is the largest driver for roundabouts.

Alderman T. Wight questioned where affordable housing would locate. Single family homes or apartment complexes could be affordable.

Planner Finkle explained that governments cannot force anyone to put in affordable housing, but the government can create incentives for affordable housing. Currently, it is hard to build affordable housing because of the cost of labor and materials.

Higher density often lowers the price of ownership. Those projects could be funneled through a conditional zoning agreement.

The number of units allowed in each residential district are now exact and not arbitrary numbers.

Council decided to set a deadline for the Planning Board to make their recommendations on the UDO. Time is of the essence. The UDO must be adopted by July 1. Several informational sessions and Public Hearings will be needed.

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Food Trucks

Aldermen T. Wight and Owens have been working together on allowing food trucks and finding common ground on the subject. Alderman Owens did more research after returning home from a meeting with Alderman T. Wight. Alderman Owens called a friend who was a professor that teaches hospitality. A study was published in January 2022; Food Truck Truth, Why Restaurants -and Cities-Have **Nothing to Fear** from Mobile Food Businesses.

Alderman Owens went on to say that "We [Council] do not want to get in the way of an entrepreneur. I am not against food trucks. In a perfect world, we would have a food court for food trucks. I am most interested in having food trucks as an alternative. We need to look at how best to satisfy the demand for more food choices. Most people want food trucks."

The following text is being proposed as a conversation started among Council.

Mobile Restaurants (Mobile Food Trucks).

The purpose of these standards is to promote the general health, safety, and welfare of the citizens of the Town by establishing reasonable standards to allow the retail sale of food and food products via mobile restaurants, commonly referred to as mobile food trucks, provided herein, and shall not apply to itinerant merchants:

- A. Location Standards. Mobile restaurants shall only be located in nonresidential zoning districts, or as a special event approved by the Town Board of Aldermen herein as follows:
- a. Maximum Number of Mobile Restaurants. Maximum of one (1) mobile restaurant per individual private lot, except where a special event has been approved by the Town.
 - b. Pedestrian Safety & Vehicle Movement. Mobile restaurants shall not be located in a manner that impedes, endangers, or interferes with pedestrian or vehicular traffic.
 - c. Principal Use. Mobile restaurants shall only be located on developed property that is occupied by a principal nonresidential use in operation in a standalone building.
 - d. Using Parking Spaces. Mobile restaurants shall not occupy parking spaces required to fulfill the minimum requirements of the principal use unless the hours of operation of the principal use do not coincide with those of the mobile restaurant.
 - e. Private Catering. Private catering services in which the principal use is the preparation of food and meals off premises and where such food and meals are delivered to another location for consumption as a private event and is not sold directly to the general public is permitted and is not subject to the standards of mobile restaurants. Similarly, a mobile restaurant may operate as a catering service without a special event permit, provided the mobile restaurant is serving the participants of such private event only and not selling food to the general public. Mobile restaurants used for catering under these standards may be permitted in nonresidential or residential districts.
- B. Separation Standards.

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- a. **Minimum Separation from Brick-and-Mortar Restaurants.** A mobile restaurant shall be located a minimum of five hundred feet from the main entrance of any brick-and-mortar restaurant and any outdoor dining area or any other similar food service business, measured as linear travel distance from the main entrance to the location of the mobile restaurant. This separation may be waived if all brick-and-mortar restaurants, bars, or food services, within the minimum five hundred feet distance of the location of the mobile restaurant(s) submit signed written approval as part of a permit submitted to the Town. The minimum distance of the mobile restaurant(s) to the main entrance of any of the brick-and-mortar restaurants, bars or food services that have consented to such permit may be reduced to fifteen feet and shall not impede safe ingress and egress at all other entrances.
 - b. **Minimum Separation from Residences.** A mobile restaurant shall not be located within two hundred feet of a residential dwelling measured from the mobile restaurant to the property line of the residential lot, except with signed written approval as part of a permit submitted to the Town.
 - c. **Minimum Separation from Specific Features.** Mobile restaurants shall be located a minimum of fifteen feet from the main building entrance (not a food service), the edge of any driveway, intersection, handicap ramp, fire hydrant, or access for emergency services and shall not impede safe ingress and egress at all other entrances. Mobile restaurants on public sidewalks are prohibited.
 - d. **Maximum Separation from Host.** No mobile restaurant may sell food to the general public within the Town unless a business, nonprofit, or similar organization, with a physical location, has given signed written approval as part of a permit submitted to the Town. The mobile restaurant may only operate while the host business is open to employees and/or the general public. This requirement may be waived in the event the mobile restaurant is part of a special event approved by the Town.
- C. **Operation Standards.**
- a. **Outdoor Seating.** Outdoor seating may not be provided by the mobile restaurant but may be utilized if existing at the host location.
 - b. **Equipment.** All equipment required for the operation of the mobile restaurant shall be located within the mobile restaurant.
 - c. **Handicap Parking.** No mobile restaurant shall occupy or interfere with any handicapped parking.
 - d. **Signs & Audio.** No signs, including but not limited to, sandwich signs, freestanding signs or off-premises signs shall be permitted in association with the mobile restaurant. Signage on the mobile restaurant may be permitted. Audio amplification or bands used by or in conjunction with a mobile restaurant shall be prohibited, except under a special event permit approved by the Town Board of Aldermen.
 - e. **Hours of Operation.** Hours of operation are limited to the hours between 7 am and 11 pm. Mobile restaurants may operate a maximum of three (3) days in a single week (Sunday through Saturday) within the jurisdiction of the Town whether at a single or multiple locations. Additionally, a business hosting a mobile restaurant selling food to the general public shall also be limited to a

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maximum of three (3) days in a single week (Sunday through Saturday). This requirement may be waived upon approval of a special event permit by the Town Board of Aldermen.

f. Designated Person Present. The mobile restaurant operator or a designated person knowledgeable of the operation and regulations pertaining to a mobile restaurant shall be present at all times except in the case of an emergency.

D. Health & Sanitation Standards.

a. Permits & Licenses. All equipment required for the operation, all food preparation, storage, and sales/distribution shall be in compliance with all applicable County, State, and Federal sanitary regulations. The operator/vendor shall have obtained proper licenses from the County, State, and local agencies and shall be clearly and visibly displayed with the mobile restaurant. If necessary, licenses are revoked or suspended from the County, State, or local agencies for any reason, the issued Town permit for the business operation will be revoked or suspended accordingly.

b. Operator(s) shall be Responsible: Operator(s) of a mobile restaurant shall be responsible for the following standards:

i. Waste & Trash Disposal. Operators shall remove all waste and trash from their location at the end of each day or as needed to maintain public health and safety.

ii. Liquid Waste or Grease. No liquid waste or grease shall be disposed in storm drains, onto sidewalks, streets, or any other public space, or into the Town's sanitary sewer system. If at any time evidence of improper disposal of liquid waste or grease is discovered, the permit for the mobile restaurant shall be forfeited and required to cease operation immediately.

E. Special Events. Mobile restaurants may operate outside of the standard requirements when in compliance with the following applicable procedures:

a. Approval by Town Board of Aldermen. To locate more than one (1) mobile restaurant on a private lot or to vary from other standards of this Section, a special events permit shall be obtained from the Town upon approval by the Town Board of Aldermen for the purpose of conducting such special event.

b. Duration of the Event. The sponsored event shall take place during normal business hours or extended hours as long as the host site that has invited a mobile restaurant to participate is open to the public. The operation of the mobile restaurant shall cease upon the business or nonprofit closing its operation for the sponsored event. For the purpose of this Section special events shall be classified as a one (1) day event, except as otherwise approved by the Town Board of Aldermen.

c. Support Documentation. The special event application shall specify how a mobile restaurant supports a planned promotional, holiday, fundraising, or similar event in support of the applicant's business or organization.

d. Exception for Town Sanctioned Events. Maximum separation and location requirements shall not apply to events sponsored, sanctioned, or in partnership with or by the Town.

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e. Number of Events. A special event permit shall be limited to a maximum of four (4) events per calendar year per host site. No two (2) events shall occur less than 30 days from each other.

F. Violations. The Town may take civil action against an operator based on the type and seriousness of the violation of the above standards.

G. Permission. Nothing here shall be construed to grant any right or license to mobile restaurant operators to operate on private or public property without permission. Mobile restaurant operators shall be required to have the express written permission of the property owner in order to operate on private property. Mobile restaurant operators shall be required to have written permission from the Town to operate on any property owned by the Town.

Mayor Eveland referring to Section C, letter e. Hours of Operation stated that if a food truck wants to serve lunch on Monday, Tuesday, or Wednesday they should not be penalized on the weekend.

Alderman T. Wight prefers to allow food trucks to operate any day they want.

Again, Manager Clark reminded Council that this document is in draft form, to be used as a conversation starter only.

Council will review the draft document and discuss food trucks at the next agenda setting meeting.

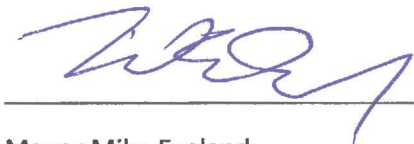
Soco Road/Pedestrian Project

NCDOT let the road project on Tuesday (3-22-22) without any contractors submitting a bid therefore, a delay is certain. NCDOT will be sending the Bid Package to NCDOT's Bid Committee. This allows NCDOT to go to contractors and ask the reason for not bidding. NCDOT has five other projects that received no bids. Within a month staff should know how NCDOT will be overseeing the situation after the Bid Review Board has a chance to make a recommendation.

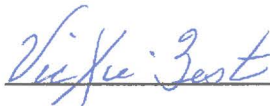
At their convenience, Manager Clark invited Council to stop by his office and look at the conceptual plans for the new entrance to the Festival Grounds and the new parking lot. NCDOT will need to complete their portion of the project before the Town can move forward with the parking lot.

Jeremiah Rich will be here tomorrow to look at the rockwork proposed for the Veteran's Park.

The workshop adjourned at 10:40 am.



Mayor Mike Eveland



Vickie Best, CMC, Town Clerk

