

Town of Maggie Valley
Board of Aldermen Agenda Setting Meeting
March 7, 2023
MINUTES

Members Present:

Mayor Mike Eveland
Mayor Pro-Tem Jim Owens
Alderman John Hinton
Alderman Tammy Wight (came in 10:09 am)
Alderman Phillip Wight

Members Absent:

None

Staff Present:

Vickie Best, Town Manager
Russ Gilliland, Police Chief
Mike Mehaffey, Public Works Director
Autumn Lyvers, Finance Director
Kaitland Finkle, Town Planner
Sam Cullen, Assistant Town Planner
Kathy Johnson, Town Clerk

Others Present:

One other person in attendance

Media Present:

None

MEETING CALL TO ORDER

Mayor Mike Eveland called the Agenda Setting Meeting to order at 9:59 am on Tuesday March 7, 2023, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Mayor Eveland spoke about the "action plan committee" formed since the news of the Pactiv Evergreen mill closing. He said there have been meetings with Town and County officials discussing the impact the closing will have on the county. Public Works Director Mike Mehaffey explained the WWTP process and sewer concerns over losing Evergreen packaging. Manager Best said Canton does not have a permit to treat wastewater. Canton officials have touched base with DENR and discussed a portable WWTP.

Ms. Best said the rail line that goes through Haywood County gets eighty percent of their revenue from Evergreen Packaging. She said the property the Mill sits on will become a "Super Fund" site due to the contamination.

Ms. Best stated HCC will be creating a page on their website as a reference guide for Mill workers to find information and resources. There was much discussion between Board members and staff about the closing of Pactiv Evergreen.

CONSCENT AGENDA

Mayor Eveland invited Planner Kaitland Finkle to explain the Public Hearing on Text Amendments to the Unified Development Ordinance. Ms. Finkle explained five or six sections of the UDO need amending and have to do with clarifying language of street standards, heights of accessory structures and where set backs are measured from. She said after it passes the Planning Board, she will be able to pass it, along with any recommendations to the Board of Aldermen for their review.

PUBLIC HEARING ON CONDITIONAL ZONING FOR 1114 JONATHAN CREEK ROAD (QUIET CREEK/RIDGE CREST)

Planner Finkle explained per the Conditional Zoning Ordinance, the Board would need to hold a public hearing and then wait a month to hold the vote. She reviewed a site plan map with Board members and explained there would be 71 lots. She said the roads serving 56 of those lots meet all of the street standards including road grading. The developers are asking for the two private streets with seven homes instead of four, and that the two private streets be 20' instead of 25' with a slightly steeper slope. She said the developer was asking that lot 43 have a shared driveway and not have frontage on a public or private street. Staff is requesting a can corral for the trash. Mr. Mehaffey said there would need to be an understanding that the two private roads would not be plowed by the Town. There was much discussion between Board members and staff on the requested conditions.

ELK PROCLAMATION FOR THE SAFETY OF RESIDENTS, VISITORS, AND THE ELK

Board members discussed the Proclamation and decided it would be best to reach out to the County and NCWRC Biologist Justin McVey for more information before approving an Elk Proclamation.

APPROVAL OF THE 2024 CALENDAR OF EVENTS FOR THE MAGGIE VALLEY FESTIVAL GROUNDS

Ms. Best stated the deadline for getting application submitted for the 2024 Event calendar was the last day of February. Assistant Planner Sam Cullen along with Executive Assistant Shelly Clement have been working on the 2024 calendar of events for the Board to review. Ms. Best stated Beat Box Fest has postponed their event to 2024.

CONTRACT WITH STONEBRIDGE CAMPGROUND FOR SEWER LINE EXTENSION

Ms. Best said it was important to get Zambito or a representative of Stonebridge Campground to sign the contract. She said the contract will need to be approved by the Town attorney.

A motion was made by Alderman Tammy Wight to approve contracting the Stonebridge Campground for the sewer line extension contingent on conversations with the Town attorney. The motion carried unanimously.

OTHER BUSINESS

Assistant Planner Sam Cullen explained in a previous Board meeting concerning Rodney Buckner's request, if approved would need to be a text amendment. Mr. Buckner would need to apply for that. Mr. Cullen said a text amendment would approve the request for all events going forward. Mr. Cullen stated to be approved for only Mr. Buckner, the special event language would need to be changed. The Board expressed concern on changing regulations being this is the first year allowing food trucks. Mr. Cullen stated Mr. Buckner was requesting any other food trucks to be banned during his events. The Consensus of the Board and Staff was that he could put the food trucks inside the festival ground and fence off the area. Mayor Eveland stated this type of special request could possibly be revisited in the fall.

Ms. Best said the WWTP annexation has been dropped for now.

There was much discussion between Board members on Resolution no. 23-04 opposing House Bill 264 Partisan elections. Ms. Best stated partisan election would change the Towns charter. If passed the Town would have to pay for two elections.

Ms. Best said the COG meeting coming up is going to be huge. Mayor Eveland said there is going to be a lot of information on the Mill closing. Ms. Best said this is the perfect time to network and showcase Maggie Valley. She said the other managers were thankful for Maggie Valley hosting the first COG meeting since COVID. The meeting will be Monday March 13, 2023 at 5:30 with a meal provided before the meeting.

Public Works Director Mike Mehaffey explained Robert Kaczynski at 171 Bradley Street had come in and requested sewer. He said they were out of Town on the side of Tabby Lane. He has

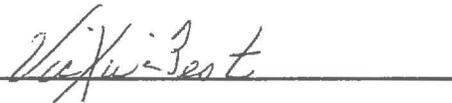
explained that to them. That the Board can approve sewer at an out-of-Town rate but the owner of the property will require him to upgrade to a 6" line.

A motion was made by Alderman Jim Owen to adjourn the meeting at 11:17 am. The motion carried unanimously.

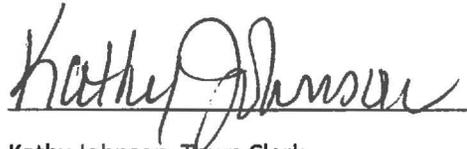
Attest:



Mayor Mike Eveland



Vickie Best, Town Manager



Kathy Johnson, Town Clerk

