

Town of Maggie Valley
Board of Aldermen Regularly Scheduled Meeting
November 14, 2023
MINUTES

Members Present:

Mayor Mike Eveland
Mayor Pro-Tem Jim Owens
Alderman John Hinton
Alderwoman Tammy Wight
Alderman Phillip Wight

Members Absent:

None

Staff Present:

Vickie Best, Town Manager
Kathy Johnson, Town Clerk
Matthew Boger, Police Chief
Sam Cullen, Town Planner
Seth Boyd, Senior WWTP Operator
Logan Wood, Sergeant
Haley Crocker, Detective
Michael Herbertson, Police Officer
Taylor Osborne, Attorney

Others Present:

Warren Suggs with Civil Design Concept, Tim Wise and approximately 17 others present

Media Present:

Aarik Long, Waynesville Mountaineer

MEETING CALL TO ORDER

Mayor Eveland called the Meeting to order at 6:30 pm on Tuesday November 14, 2023, in the Maggie Valley Town Hall Boardroom, 3987 Soco Road, Maggie Valley, NC 28751.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was repeated by all followed by prayer led by Sam Cullen.

APPROVAL OF THE AGENDA/CONFLICT OF INTEREST DECLARATION

There were no changes to the agenda and no conflict of interest stated.

CONSENT AGENDA

Town of Maggie Valley
Board of Aldermen Regular Scheduled Meeting Minutes
November 14, 2023

- a. *Minutes to be Approved: October 4th & 10th, 2023,*
- b. *Budget to Actual*
- c. *A/R Report*
- d. *Set Public Hearing for a Subdivision Text Amendment for Zero Lot Lines (12-12-23)*

A motion was made by Alderwoman Tammy Wight to approve the consent agenda as presented. The motion carried unanimously.

PUBLIC COMMENT

Mayor Eveland explained there would be public comment time for each hearing. He asked if anyone had general public comment.

Joyan Hearn, 42 Fireside Drive Maggie Valley said she had appeared before the county commissioners meeting on distance verses noise and crypto mining and she asked them if they could put in a decimal level. She feels that would eliminate a lot of problems. She expressed appreciation and commended the Town of Maggie for their noise ordinance and the MVPD for working with her and a neighbor enforcing the ordinance. She said the festivals have toned back with the noise. She said the problem she had now was with the loud trucks.

LOGAN WOOD'S PROMOTION TO SERGEANT

Police Chief Matthew Boger said Logan Wood is a dedicated veteran officer of 13 years with The Maggie Valley Police Department. He has served with integrity as both a patrol officer and a K-9 Officer. Logan's unwavering commitment and exceptional leadership made him the ideal candidate for promotion to the rank of sergeant.

Logan Wood was sworn in as Sergeant by the Town Clerk.

PUBLIC HEARING: CONDITIONAL ZONING FOR 8608-79-5334: LEATHERWOOD PROPERTY

Mr. Cullen said the Town had a submittal of a site plan for the Leatherwood Property on Jonathan Creek. He reviewed a power point presentation.

Items will be addressed at preliminary plat approval and are not required for site plan approval.

- NCDOT Driveway Permit. (Traffic counts and other items may be studied by NCDOT)
- Sewer Commitment Letter from Town of Maggie Valley Sewer Director. (36,000 Gallons of capacity commitment expected assuming 155 units are approved)
- Water Commitment Letter from Maggie Valley Sanitary Director.
- Note: Water and Sewer system plans must be approved by the State of North Carolina (provide approval permits).

The 2023 Future Land Use Map designates this area as Highway Mixed Use and lists High Density Residential as a propose use.

Town of Maggie Valley

Board of Aldermen Regular Scheduled Meeting Minutes

November 14, 2023

Highway Mixed Use: Goal

- Create opportunities for larger, more intense development in appropriate areas on the edge of Town where access to transportation corridors and utilities is available.
- Recommended Uses: Big-box Retail, Drive-thru Restaurants, Commercial, Light Industrial, High-Density Housing, Utilities, and Agriculture.

Items required for site plan approval:

- Name, address and phone number of the property owner (or his agent) and the tax parcel number of the property. This information should be obtained from Haywood County Tax records.
- A boundary survey and vicinity map, showing the property's total acreage, zoning classification, general location in relation to adjoining streets, railroads and/or waterways; date and north arrow.
- Existing and proposed topography at two-foot contour intervals or less on the site.
- The owner's names and addresses, tax parcel numbers and existing land use of all adjoining properties. This information should be obtained from Haywood County tax records. (155 Proposed)
- Proposed use of all land and structures including the number of residential units (if applicable).
- Proposed number and approximate location of all structures, with an approximate or range of size, to include height of structure. (Setbacks Sides 7 ft front and rear 15 feet, with height not to exceed 35 feet)
- A description of all screening and landscaping required by these regulations and/or proposed by applicant. (May ask for additional screening along 276)
- All existing easements, reservation and rights-of-way.
- Proposed phasing, if any, and approximate completion time for the project. (This project will be completed in one phase)
- Delineation of areas within the regulatory floodplain as shown on the official Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Maps for Haywood County.
- Traffic, parking and circulation plans, showing the proposed location and required area to accommodate required number of parking spaces. Additionally, ingress and egress shall be shown to adjacent streets, existing and proposed. (2 spaces within a 9'X18' Pad) (Proposed 15'X18')
- Proposed number, type, and location of signs.
- The existing and proposed location of all water and sewer lines and fire hydrants intended to serve the proposed development.

Mr. Cullen explained the Planning Board Recommendation on October 16, 2023, Planning Board voted to approve the site plan as submitted. The Planning Board spoke of the need for housing and referenced the Comprehensive Land Use Plan which this site plan is very consistent with.

Requested exceptions to the UDO:

- Side setbacks
 - Required 10', developer request 7'
- Minimum lot width
 - Required 60', developer request a range of 44'-54'

Mr. Cullen reviewed the site plan map and said the requested exceptions are because the developer is trying to cluster some of the homes that will be bordering the Sorrel's property. By clustering some of the homes there will be open space, walking paths and a greenway as part of the development. The development will meet the ten percent open space requirement and is under the allowed number of units in a development.

Mr. Cullen said the site plan as presented meets most standards and, in many cases, exceeds them. There are numerous benefits of clustering including enhanced stormwater management, visual access to open space, protected wildlife habitat, and reduced cost for maintaining infrastructure.

Alderman Phillip Wight asked how much more of the 10% satellite annexations were allowed? Planner Cullen said he did not know the exact ratio to date. Aldermen Phillip Wight said if we don't know the exact ratio, why are we considering this? He said between the Swag, Country Club and other things we may already be at the allowed 10% and that would be against State law. Mr. Cullen stated there would not be a vote at this meeting. He said any concerns the Board may have would need to be addressed before the December meeting. Alderman Wight said there was a one-mile jurisdiction for Satellite Annexations, and he would like an answer on how much property is currently Satellite Annexed. Mr. Cullen stated the Town of Maggie Valley has special legislation to annex to the I-40 bridge, which is about four miles.

Mr. Warren Suggs with Civil Design Concepts stated he was an engineer on the project and had remained quiet through most of the process, but has a few things he would like to comment on. He spoke about his past and growing up on a one-thousand-acre farm in eastern North Carolina. He expressed his love for the area and said he can see this piece of land from his home.

Mr. Suggs stated the plan has gone through quite a few iterations to get to this point. He explained the development was for 155 lots across 42 acres. "We have tried to preserve as much green space as we can, especially the steeper, more sensitive areas". Water and Sewer is very close with good pressure and capacity. He said it is a balanced site which means hopefully there is not a lot of dirt going in or coming out. He spoke about buffering and stated there could be more added.

Mr. Suggs said there was a gentleman who spoke at the meeting a few weeks ago that made some illusion that he (Mr. Suggs), the developers, Board Members, and those that support the development were going to Hell. He said that has stuck with him and he has thought about it a lot. He expressed his appreciation to the Board for conducting the Pledge of Allegiance and saying a

prayer before the meeting. He said there was no decision the Board would make to send him to Hell.

Mayor Eveland reminded everyone that the Board would have conversations on the Conditional Zoning and voting will be at the next Board meeting in December. He opened the Public Hearing at 6:56 PM and asked if anyone would like to make a public comment.

Bill Gotthelf, Barn View Drive stated he lived directly behind the project. He said the project was 1.81 miles from I-40. He said the lots were nowhere considerably compatible with the community. He spoke about another development in the area that is pricing homes at \$465,000. He said people would be moving up here from Florida and staying the summer and going back to Florida in the winter. In this County, twenty percent of all businesses and restaurants go out of business each year. He said bringing in all of these subdivisions is only making the problem worse and not being helpful. We need housing that people can afford, not draw people up from Florida.

Joyan Hearn asked what was the standard lot depth and reviewed the site plan. She said it was not a very imaginative site plan. She said it looks very cramped and questioned who the target market is. She expressed concern about parking.

John Leatherwood said he had land that joined this property. He said Jonathan Creek was built as an agricultural community and he feels this development will kill the integrity of Jonathan Creek. This is a shame, it is sad, terrible.

Marshall Cass said he spoke at last month's meeting and stated he was not in Maggie Valley and the development did not affect him personally. He is in the Jonathan Creek Fire district. There was a comment made last month about fire coverage. He expressed concern on how the Fire coverage has been worked into all of the development.

Jean Sloan said he moved here six months ago and bought a house in Horseshoe Cove. He asked if this is the first real development that has been allowed in Maggie Valley? Mayor Eveland said this was not the first development. He said part of the problem in this Country is "We don't look to the future, because this will be a development that will be here in thirty years. This development seems Urban rather than a Maggie Valley type feel, and I don't know how that could be corrected". He feels it would increase the tax base but should be "tweaked" too not be so Urban.

Vickie Gotthelf expressed concern about traffic. She said they moved here from out of state mainly because it was a farming community. She said from what we understood the different families of the area were very proud of their heritage and were very careful about selling their land. She stated it would be like Gatlinburg, which is absolutely miserable to go. She said this is ridiculous and sad.

Ralph Bair said he moved here from Florida. He said the density was out of reach for this type of community. He said it would require extra fire equipment. He expressed concern on the size of the development and water supply. He said there were a lot of things that have not been talked about that should be considered.

Mayor Eveland closed the Public Hearing at 7:11 pm and opened the meeting to Board discussion. He said after the last meeting he spoke to Fire Chief Sutton and Maggie Valley Fire Department has a contract with the Town of Maggie. He said that Maggie Valley Fire Department would still respond even though Jonathan Creek Fire Department would get paid for it.

Alderman Phillip Wight stated the Swag may be illegally annexed because the Town cannot provide Town services to them. He read portions of GS 160A-58.1(b)(3) "The area must be so situated that the annexing city will be able to provide the same services within the proposed satellite corporate limits that it provides within its primary corporate limits". (4) "If the area proposed for annexation, or any portion thereof, is subject to subdivision as defined, all of the subdivision must be included". Alderman Wight stated that is not happening at the Swag. (5) "The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, may not exceed ten percent (10%)". He said, "I'm all for people getting the money for their land, I do support that". He stated "I want to make sure we are doing the right thing with annexing". He said if we can't provide the services then we cannot do the annexation. He said we have annexed for alcohol in the past and no one has brought it up that it is not the most legal thing to do.

Mayor Eveland said the Swag was a voluntary annexation. He asked Attorney Taylor Osborne to look into the Swag annexation for assurance it was done legally. Board members continued discussing various annexations from the past.

Alderwoman Tammy Wight said it is heartbreaking to lose farmland.

Alderman Phillip Wight said the ten percent has not been studied and if we meet that "I am OK with it." Mayor Eveland asked Mr. Cullen to check into it and report it back to the Board.

Mr. Cullen and Mr. Suggs answered questions from the Board.

PUBLIC HEARING: ANNEXING 907 COUNTRY CLUB DRIVE INTO THE CORPORATE LIMITS OF THE TOWN OF MAGGIE VALLEY 7697-21-8613: CONSISTING OF 0.46 OF AN ACRE.

Mr. Cullen said the annexation for 907 Country Club Drive is completely sewer driven. He said the check for sufficiency has been done by the Clerk and if annexed, will receive Town services.

Mayor Eveland opened the Public Hearing at 7:28 PM for public comment.

Michael Holquist, 505 Laurel Ridge Rd., said this is his first time ever attending a meeting. He questioned the overall gain for annexing one piece of property that is already part of the Country Club. Alderman Phillip Wight said in this particular case he is requesting annexation for sewer. Mr. Cullen said the applicant's septic has failed.

Mayor Eveland closed the Public Hearing at 7:27 PM for Board discussion.

A motion was made by Alderman Phillip Wight to adopt Ordinance 1062 annexing 907 Country Club Drive into the corporate limits. The motion carried unanimously.

PUBLIC HEARING: ZONING OF 907 COUNTRY CLUB DRIVE PROPOSING R1 LOW RESIDENTIAL

Mr. Cullen said now the property is annexed into the Town, it will need to be assigned an initial zoning district. He said on September 19th the Planning Board voted unanimously to recommend R-1 Low Density Residential. Staff also recommends that the property be zoned R-1 Low Density Residential. This recommendation is based off the surrounding zoning districts and the surrounding land uses.

Planner Cullen read through the staff report and reviewed the map with the Board. He said the R-1 zoning classification will not create any nonconformities and should not create spot zoning in the future. The recommendation is also in harmony with the Comprehensive Land Use Plan which shows this area as Mountain Residential. The minimum lot size in the R-1 district is .33 acres and this lot sits at .46 acres, as well as meets the R-1 setbacks by right.

The Comprehensive Land Use Plan recommends this property be designated for Mountain Residential uses. The R-1 Low Density Residential zoning district recommendation is consistent with the Comprehensive Land Use Plan which stated Mountain Residential areas should be used to provide quality large-lot, single-family, residential units and lists detached, single-family homes as a recommended use.

Mayor Eveland opened the Public Hearing at 7:28 PM for public comment. No one came forward to speak. He closed the Hearing at 7:29 PM for Board discussion.

A motion was made by Alderwoman Tammy Wight to approve Ordinance 1056 zoning 907 Country Club Drive as R-1 Low Residential. The motion carried unanimously.

A motion was made by Alderwoman Tammy Wight to adopt the Consistency and Reasonableness statement for Ordinance 1056. The motion carried unanimously.

PUBLIC HEARING: ANNEXING 298 NELSON DRIVE: 7686-67-4518: CONSISTING OF 4.781 ACRES

Planner Cullen said this annexation is ABC driven and is not bordering Soco Road, but is close to the Soco Road corridor with surrounding commercial properties. He said this is a portion of a 4.7-

Town of Maggie Valley

Board of Aldermen Regular Scheduled Meeting Minutes

November 14, 2023

acre lot with a Social Barn/Event Center. The remaining portion of the property has a home used as a business and was zoned R-3 High Density Residential some time ago.

Mayor Eveland opened the Public Hearing at 7:31 PM to public comment. No one came forward to speak, he closed the Public Hearing at 7:32 PM for Board discussion.

A motion was made by Alderman John Hinton to adopt Ordinance 1063 annexing remaining portion of 7686-67-4518, 298 Nelson Drive into the Corporate Limits of Maggie Valley. The motion carried unanimously.

PUBLIC HEARING: ZONING OF 298 NELSON DRIVE: REMAINING PORTION OF 7686-67-4518 C1 CENTRAL BUSINESS

Planner Cullen said on October 16th, the Planning Board voted unanimously to recommend C-1 Central Business. He said based on the surrounding zoning districts and the surrounding land uses; Town staff recommends the property be zoned C-1 Central Business. The C-1 zoning classification will not create any nonconformities and will not create spot zoning. He said the property is currently used as a commercial business and is directly adjacent to the C-1 zoning district.

Mayor Eveland opened the Public Hearing at 7:35 PM for public comment. No one came forward to comment. He closed the Public Hearing at 7:36PM for Board discussion.

A motion was made by Alderwoman Tammy Wight to adopt Ordinance 1053 zoning 298 Nelson Drive remaining portion of 7686-67-4518 C-1 Central Business. The motion carried unanimously.

A motion was made by Alderman Jim Owens to adopt the Consistency and Reasonableness for Ordinance 1053. The motion carried unanimously.

PUBLIC HEARING: ADOPT RESOLUTION 23-22 ALLOWING THE ABC BOARD TO RETAIN \$200,000 OVER THE NEXT FIVE YEARS FOR AN EMERGENCY CAPITAL RESERVE FUND

Manager Best stated the revised resolution will allow the ABC Board to retain \$40,000 a year for five years, totaling \$200,000. The Town of Maggie Valley has the right to use the funds if needed.

A motion was made by Alderman John Hinton to adopt Resolution 23-22 allowing the ABC Board to retain \$200,000 over the next five years for an Emergency Capital Reserve Fund. The motion carried unanimously.

APPROVAL OF PLOTT FEST APRIL 27, 2024, 9:00 AM UNTIL 10:00 PM

Ms. Best said the application for the Plott Fest was discussed at the agenda setting meeting.

A motion was made by Alderman Tammy Wight to approve the Plott Fest April 27, 2024, 9AM to 10PM. The motion carried unanimously.

OTHER BUSINESS

Alderwoman Tammy Wight said diversity on the Board can be a good thing. She said “like tonight there was a heated debate over some issues and because of that debate some of us were able to learn about issues that we were not aware of.” She said although tensions get high sometimes, good things come out of those conversations.

DEPARTMENT HEAD REPORTS

Seth Boyd, Senior WWTP Operation

PUBLIC WORKS

- * Monthly maintenance, general cleaning and repairs at Town Hall, Pavilion, Parham Park, Rathbone/Rich Park, Festival Grounds, Public Works buildings and Police Department.
- * Monthly Recyclables approx. 13 tons.
- * Monthly Solid Waste approx. 51 tons.
- * Monthly White Goods/Electronics 4 pick-ups.
- * Picked up miscellaneous residential brush and debris. 275 brush pick-ups that totaled 11 loads of brush.
- * Continue maintenance and repairs on Welcome Banners, Miss Maggie Banners and Fall banners.
- * Public Works continues mowing, weed eating and upkeep of all Town facilities.
- * Perform ditch, culvert, shoulder and road maintenance along streets. Both private and Town streets.
- * Service and/or repaired 5 Public Works vehicles/equipment 1 Administration and 3 Police vehicles.
- * Picked up bagged trash and debris along Highway 19 and Highway 276 from Fie Top Road to the Wastewater Treatment Plant.
- * The Highway 19 Pedestrian Safety project continues to progress on a more regular schedule. We work with the DOT inspector to take care of issues.
- * We continue to do spraying to control weeds and grass along sidewalks, roads and parking areas.
- * Public Works took down the Fall Days displays and hauled them off. We still have some straw to remove.
- * We have started putting up the winter displays.
- * Public Works staffed 4 successful events during October at the Festival Grounds.

WWTP

- * Daily and Monthly testing, monitoring and analysis; Monthly cleaning and repairs.
- * Monthly Road, Levee, equipment and building maintenance.
- * Continued yearly sewer line, manhole, easement spraying and creek crossing inspections as required by DENR.

- * Installed/repaired 2 sewer services issues, cleaned and videoed approximately 300' feet of sewer line, inspected 5 sewer connections/installations, repaired/leak stopped 0 damaged manhole and inspected 0 manholes as we continue to work on I&I issues.
- * Dewatered 39,000 gallons of digester sludge. Lime Stabilized 0 tons of dewatered sludge. Also, we hauled 32 tons of dewatered sludge to landfill.
- * Worked with business owners, homeowners, contractors and others to help resolve sewer related issues such as rainwater getting into sewer lines, back-ups, video inspection, private line or service locations and damage to lines.
- * Continue monthly sewer easement maintenance. Bush hogging, tree cutting, spraying and debris removal.
- * This month we received 95 locate requests for NC811. These were all marked in a timely manner.
- * Continue monitoring Johnathan Creek and stream banks for fallen and dead trees that could impact the Town's sewer creek crossings. This is now required by NCDEQ.
- * Removed fallen trees and debris from Jonathan's Creek on Moody Farm Road, Stonebridge Campground, Valley Creek and Campbell Creek.
- * Grease in the Towns sewer collection system and in the Wastewater Treatment Plant is an ongoing and time-consuming problem. Regular grease trap pumping and maintenance is the key to keeping these problems to a minimum. All food handling businesses are required to have grease-removing equipment installed and to maintain records of cleaning and maintaining their equipment. The sewer department staff regularly inspects this equipment and looks at records and logs of this maintenance. This month we performed 8 grease trap inspections. Of these 4 were found to be non-compliant. We continue to work with all businesses on their grease issues. We provide assistance and education in hopes of reducing the amount of grease in our sewer system.
- * J-Creek Development has started installing the utilities for the project. We inspect the sewer, stormwater and the roads as they are being installed. The utilities have been completed. Some testing still must be completed. The roads are scheduled to be paved in mid-November.
- * Reviewed plans and permits for new developments and projects.
- * Moody Farm project has started. We inspect all sewer, stormwater and roads as they are being installed. This project is close to completion with paving and some repairs to manholes still needed.
- * The Mountain View Estates project has started. The contractor has started clearing debris from lots and the storm drainage system that was previously installed. Sewer installation will begin in November. This is another project we will be doing inspections for sewer, stormwater and roads. The first phase of this project will continue through the spring.

Matthew Boger, Police Chief

Incidents

- * During the month of October, the Maggie Valley Police Department investigated twenty-four incidents, which included Breaking and Entering, Kidnapping/Abduction, Larceny, Fraud, Property Damage, Drug Violations, Trespassing, and Driving While Impaired

Arrests

- * Maggie Valley Police Officers arrested eleven individuals, resulting in twenty-one charges, which include Breaking and Entering, Kidnapping/Abduction, Property Damage, Drug Violations, and Driving While Impaired.

Motor Vehicle Traffic

- * Maggie Valley Police Officers investigated seven motor vehicle accidents for the reporting period and issued two hundred and twenty-six traffic-related charges. Fifty-four percent of citations were for speeding (25 citations and 97 written warnings).

Officer Activities

- * THIS LIST IS NOT A COMPREHENSIVE LIST OF ALL THE INCIDENTS FOR THE REPORTING PERIOD. SOME CASES, DUE TO THE INTEGERGY OF THE CASE, CAN NOT BE PUBLICLY DISCLOSED AT THIS TIME.
- * Officer Herbertson investigated a B&E in progress where an arrest was made.
- * Officer Herbertson responded to a domestic dispute at Travelers Point.
- * Officer Herbertson conducted a traffic stop at Rovingwood Drive, resulting in a DWI arrest.
- * Officer Herbertson conducted a traffic stop at Salty Dogs. This stop led to the vehicle and the occupants being searched. Narcotics were found inside the vehicle and on the person of the passenger. This stop resulted in the arrests of the driver and passenger.
- * Officer Herbertson and Detective Crocker pursued a motorcycle that had run from the Haywood County Sheriff's Office earlier that night. The two were able to stop the vehicle on Soco Road and arrest the driver who was also a juvenile.
- * Officer Greene responded to a civil disturbance at The Swag.
- * Officer Greene responded to a trespassing call at Cross Creek RV Park. A report was taken for hunting dogs on the property.
- * Officer Greene took a report for a stolen vehicle from the Travelowes Motel. The suspect was located and charged with kidnapping and several charges relating to the stolen vehicle.
- * Officer Greene continued FTO training with Officer Snyder on multiple shifts.
- * Sergeant Flowers continued FTO training with Officer Snyder on multiple shifts.
- * K-9 Officer Bellows responded to a vehicle property damage call for service where a report was taken.
- * K-9 Officer Bellows responded to a property damage call for service in reference to Town property where a report was taken.
- * K-9 Officer Bellows responded to a residence in reference to advising the resident of a possible stolen vehicle that had been located in the Waynesville Police Department's jurisdiction.
- * K-9 Officer Bellows responded to the fairgrounds in reference to larceny of a firearm where a report was taken.
- * Officer Riddle responded to a campground in reference to the breaking and entering of a motor vehicle where a report was taken.
- * Officer Riddle responded to Town Hall in reference to property damage by vehicle where a report was taken.

- * Officer Riddle responded to a residence in reference to trespassing. The subject was trespassed from a neighbor's property.

Evidence Processing (E/P)

- * Evidence Technicians O. Murphy and S. Justice processed fourteen (14) items for the month. Evidence includes narcotics, narcotics paraphernalia, firearms, and prescription medications.

Investigations (CID)

- * Detective Crocker worked this month on nights with patrol while Sgt Wood and K9 Karma were in school.
- * Detective Crocker followed up on a larceny report; however, the victim was not cooperative.
- * Detective Crocker and Officer Greene followed up on a larceny of a motor vehicle. Officer Greene wrote a search warrant on the suspect's cellphone. The suspect was transported to juvenile detention. The vehicle was turned over to the insurance company.
- * Detective Crocker had a firearm entered NCIC that was stolen from the truck show at the festival grounds.
- * Officer Bellows, Greene, Chief Boger, and Detective Crocker conducted a welfare check on an elderly female. She was found deceased. Chief Boger contacted the next of kin while Officer Greene and Detective Crocker worked the scene.
- * Officer Greene and Detective Crocker located a male who stole a vehicle while the vehicle was occupied. Detective Crocker contacted the finance company, who could GPS the vehicle's location. The male was located leaving the scene of the abandoned vehicle at the country club. He was arrested for 2nd degree kidnapping, possession, and larceny of a stolen motor vehicle.
- * Detective Crocker assisted the county with a motorcycle chase. The county ceased all attempts at stopping the vehicle. Detective Crocker and Officer Herbertson continued following the motorcycle. Detective Crocker was able to stop the motorcycle after another brief chase by getting in front of the bike. The driver was a 16-year-old juvenile who was transported to juvenile detention. He was charged with two felonies flee to eludes and seven other traffic-related misdemeanors.
- * Officer Greene responded to a cardiac arrest. The male was elderly and was declared deceased after all lifesaving attempts were made. Officer Greene worked the scene.
- * Officer Greene conducted a traffic stop in reference to the driver potentially having several outstanding warrants. The driver was not the male in question, but the female passenger had an outstanding criminal summons. She was served.
- * Officer Greene responded in reference to a found firearm after a tenant was evicted. The firearm was placed into evidence.

K9 Program

- * Sergeant Wood spent the month in K-9 training and basic handlers training with K-9 Karma. K-9 Karma is doing extremely well in training!

Community Patrol and Interactions

- * Maggie Valley Officers patrolled through our residential neighborhoods 181 times monthly.

- * Maggie Valley Officers performed their monthly business visits.
- * Maggie Valley Officers responded to 299 Calls for Service in this reporting period.

Events, Schools, and Meetings

- * Chief Boger attended Trunk-or-Treat at Calvary Road Baptist Church
- * Sergeant Mackey and Officer Herbertson attended Trunk-or-Treat at Dellwood Baptist Church.
- * Sergeant Mackey attended Trunk-or-Treat at Maggie United Methodist Church.
- * Chief Boger attended the Adult Protective Services Task Force meeting.
- * Chief Boger attended the HCC Criminal Justice Advisory Board meeting.

Sam Cullen, Town Planner

- * There were six Residential Permits: New Structure, retaining wall, 33 Nanny Patch LN. Single Family Home, Alex Ridge. Addition, 11 Garden Court. New Structure 34 Levi Drive. New Structure, RV, 54 Enchanted Way. New Structure, 230 Twinbrook Lane. New Single-Family home, Alaska Lane. Stream bank restoration, 50 Sourwood Way.
- * There were six Commercial Permits: Three Food Truck permits. Two Upgraded Sewer permits at Stonebridge RV resort. Food Truck Host Site at Tanglewood Villages.
- * There was one Floodplain permit for Stonebridge RV Resort.
- * There were twenty In Person Consultations: Development consultations concerning various areas in town, guidance on how to abate a zoning violation, guidance for new business owners, answering ongoing development inquiries.
- * There were twelve Final Zoning Compliance: 119 Ranch Dr. X2, 4120 Soco Rd., 64 Maris Pl. ,55 Alex Ridge, 1106 Soco Rd. ,55 Awesome Rd., Water Plant Road, 561 Twinbrook Ln., 54 Enchanted Way, 96 Rockin Chair Lane, 8 Roselyn Park Dr.
- * There were two Misc. Requests: Rezoning request, Valleyview and Rezoning Request, Luxury 1 Investments
- * There were four Notice of Violations: Grass and three RV Sale.
- * There were two Violations Resolved: Grass and RV Sale.
- * Attended a Technical Advisory Committee meeting with several agencies from Haywood County.
- * Attended our last Building Outdoor Communities meeting.
- * Met with the French Board River Planning Organization to discuss transportation projects in the area.
- * Met with several developers concerning commercial and residential development.
- * We received a final plat approval request for phase one of Mountain View Estates (21 units).
- * Attended a meeting with Haywood County to discuss the allocation of a \$25,000 outdoor community grant.
- * Hosted our regularly scheduled Planning Board meeting and received 1 initial zoning recommendation.
- * We have also begun to document RVs that sit within the Special Flood Hazard Area. We will be taking action to bring RVs into compliance in 2024.

ADJOURNMENT

This portion of the minutes are verbatim.

It has been a privilege and honor to serve the Town of Maggie Valley for the past four years. Going into my term many of you raised concern in reference to a husband and wife serving together on the board.

We have certainly proven it is possible for a married couple to serve and share a difference in opinion. Proven time and time again that our marital status played no role in the manner in which we choose to vote. And on the issues, we did agree, we disagree on how to achieve like goals. One of the many things I value in our relationship is the ability to agree to disagree.

As a board we have confronted challenges no other board we have known before us have had to deal with. Such as Covid and protest. Also, many other challenges with the UDO, staff turnover, etc. Although not perfect we have certainly accomplished great achievements.

Moving forward it can certainly create a nice atmosphere when you have a board of like-minded individuals who know one another well, but it can also cause unintentional problems.

It is my hope that the board will realize and understand the importance of diversity.

I have no doubt my fellow board members are here because they want to make a difference. My hope is they will treat on another with grace, humor, and share in their common passion for the town.

I'm truly gratefully for the privilege you have bestowed on me in being your leader these last four years. I have done my best to serve the Town in all that I have done.


To my fellow board members and staff; I have enjoyed getting to know you and working along the side of you. You are all truly a great asset to the Town of Maggie Valley and I wish you all the best moving forward. God Bless you all! Alderman Tammy Wight.

A motion was made by Alderwoman Tammy Wight to adjourn the meeting at 7:59 pm. The motion carried unanimously.


Attest:



Mayor Mike Eveland



Vickie Best, Town Manager



Kathy Johnson, Town Clerk

