

Board of Aldermen Agenda Setting Meeting
Town Hall Board Room, Maggie Valley Town Hall
Tuesday July 2, 2024, 10:00 am

Members Present:

Mayor Mike Eveland, Alderman John Hinton, Alderman Phillip Wight, Alderman Tim Wise,
Mayor Pro-Tem Jim Owens

Members Absent:

None

Staff Present:

Town Manager Vickie Best, Town Clerk Kathy Johnson, Town Planner Sam Cullen, PW
Director Mike Mehaffey, Police Chief Matthew Boger, Alexis Livesey

Others Present:

One other person was present.

Media Present:

No Media Present.

Meeting Called to Order

Mayor Mike Eveland called the meeting to order at 9:58am on Tuesday July 2, 2024, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Public Hearing: Text Amendment to the Unified Development Ordinance 1086

Planner Sam Cullen said Ordinance 1086 is a Text Amendment to remove language in the Unified Development Ordinance (UDO) concerning nonconforming signs. The amendment will remove the requirement that pre-existing signs be brought into compliance within two years from the adoption of the current sign ordinance.

Mayor Eveland confirmed with Mr. Cullen that the Town Attorney has also looked at the Ordinance. Mr. Cullen said the revisions include Attorney Justus recommendations.

Public Hearing: Revisions to the Planning Board Charter Ordinance 1083

Mr. Cullen said the Planning Board Charter takes all the language from the current code and moves it in the UDO along with the Zoning Board charter that was approved last month. It does not change the duties of the Planning Board. He said there would also be a resolution aligning the current member terms now that there is a loss of an ETJ member. The terms will be staggered just like the Zoning Board. The terms will end in different years, but will all end in March of the respected year. He has spoken to the Planning Board members, and they are all aware that there will be some adjustments. No board members term will be shortened. All Planning Board Members terms are being lengthened, some by three months and some by six months.

Mr. Cullen confirmed that Resolution 24-11 amending the term limits has been reviewed by the Town Attorney.

Request for Grant: Façade, Sign and Landscaping Grant: Cool Breeze: Landscaping

Planner Cullen said the grant funding application from Cool Breeze Campground is the first complete application the Town has received. There are four other applications that have not been completed and the full project is eligible for grant funding. The owner is proposing to put a screen along the east side of the property which is on the right side coming up Maggie Valley. He reviewed a map with the Board and explained the owner would be adding twenty trees along the side and supplemental trees along the front. He said the Town's part of the eligible expense of the project would be \$2,750.

Mayor Eveland asked for pictures to be included with grant applications in the future. Mr. Cullen said as part of the application process, they are required to present pictures along with a sketch of what they plan to do. If the application is approved, the applicant will have 180 days to complete the project before any funds are given to them.

Public Works Director questioned "We are going to provide grant funding to put back screening because they are non-conforming now? They had screening before, and it didn't last and now we are going to pay them to put it back?" He questioned if the project was eligible for the grant because that was already a requirement for the campground.

Alderman Phillip Wight said the fence screening that was previously there kept blowing over.

Mr. Mehaffey said there needs to be screening, but he questioned whether the Town should grant funds to do what was a requirement of the campground already.

Planner Cullen said the grant request was valid due to the fact that a previous Planner had signed off on trees being planted in another location to meet the screening requirements.

Approve Resolution 24-10A grant for streambank restoration: Haywood Waterways

This agenda item is an amendment to resolution 24-10 that was passed in the meeting on June 11, 2024. It is amending the amount of the streambank restoration grant from Haywood Waterways from \$93,000 to \$67,250.

Mr. Mehaffey said there are many more places in Maggie Valley that are much more needed than this project. He cautioned that there were more critical areas that need restoration. Mayor Eveland suggested compiling a list for Haywood Waterways with the more critical projects being first.

Mr. Cullen suggested, "We will be willing to be the grant applicant if it's one of our priority projects."

Alderman Phillip Wight addressed Mr. Mehaffey, "This makes you ask the question after your statement is there anything wrong with that creek bank." Mr. Mehaffey said "I don't see anything wrong with it. It has grown foliage on each side, and I don't see any places washed out on it."

Board members continue discussion on creekbank restoration grant process and projects. Mr. Cullen said in the future, if Haywood Waterways asks the Town to be the applicant for a project, he would like the Director of Haywood Waterways to come and speak at a Town meeting explaining the project and how they chose it. Mr. Mehaffey said in the future, we need to question them more on the projects that are chosen.

A motion was made by Alderman John Hinton to adopt Resolution 24-10A, amending the amount of \$93,000 in Resolution 24-10 to \$67,250. The motion carried unanimously.

Other Business

Manager Best said she signed the contract on the Waterfall property. There were no upset bids on the property.

Mr. Mehaffey showed Board members the color scheme for the new building and said it should be complete by mid-August.

Ms. Best said the Tyler Program the Town uses for accounts payable and payroll has been down for four days and now there is someone on site to work on the server.

Adjournment

A motion was made by Alderman Tim Wise to adjourn the meeting at 10:37am. The motion carried unanimously.

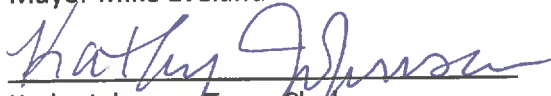
Attest:



Mayor Mike Eveland



Vickie Best, Town Manager



Kathy Johnson, Town Clerk



