

Board of Aldermen Agenda Setting Meeting
Flossie White Board Room, Maggie Valley Town Hall
Tuesday April 1, 2025, 10:00 am

Members Present:

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

Members Absent:

None

Staff Present:

Town Manager Vickie Best, Town Planner/Assistant Town Manager Sam Cullen, Town Clerk Kathy Johnson, Public Works Director Mike Mehaffey, Senior WWTP Operator Seth Boyd, Police Chief Matthew Boger, Assistant Town Planner Noah Taylor, Finance Director Misty Hagood, Tax Collector Leslie Arrington.

Others Present:

Roger Dail with SDR, Angela Cruthirds with DebrisTech

Media Present:

Paul Nielson, The Mountaineer

Meeting Called to Order

Mayor Mike Eveland called the meeting to order at 10:01 am on Tuesday April 1, 2025, in the Maggie Valley Flossie White Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

This being the first meeting in the new Flossie White Boardroom, Mayor Eveland said the room looks great and he would like to thank everyone that participated in getting the room done. Manager Vickie Best expressed appreciation for Assistant Planner Noah Taylor and all his hard work in getting the room set up.

Ms. Best welcomed Roger Dail with SDR and Angela Cruthirds with DebrisTech. Mr. Dail said the debris pickup in the right-of-way in Maggie Valley is complete. The Haywood County waterway project started today. There will be multiple crews working and hopefully debris removal will be completed by the end of June. He said Private Property Debris Removal (PPDR) and Commercial Property Debris Removal (CPDR) will begin soon. He asked Angela Cruthirds with DebrisTech to explain how the pickup would work.

Ms. Cruthirds explained she works for DebrisTech, which is a monitoring firm. DebrisTech will do signups for PPDR and CPDR. Any resident affected by Hurricane Helene will be eligible to sign up. She said FEMA does not normally do PPDR like this but due to it being an unprecedented event and so widespread, they are approving PPDR through Western North Carolina. Ms. Cruthirds has been tasked with all PPDR in Western North Carolina. She will set up a team and have dates and times that residents can come in a signup. Residents will need to bring an ID along with any requested paperwork. There will also be an online link and a call-in link that can be sent to residents that do not live here. After signing up, there will be a separate team that comes in to do assessments. Once the assessments are complete, a packet will be put together and submitted

to the Town. Ms. Cruthirds will go over each Personal Property packet with the Town and discuss if it will be FEMA approved. FEMA has given strict guidelines to follow.

Mayor Eveland said it is important to get the word out to everyone.

Public Works Director Mike Mehaffey said the waterways are all overseen by the County. He expressed the urgency of getting the word out for the PPDR before the June deadline.

Mr. Dail and Ms. Cruthirds continued to answer questions from Board members.

Alderman John Hinton made a motion to approve Town Manager Vickie Best to sign the contract with DebrisTech and SDR for Private Property Debris Removal and Commercial Property Debris Removal. The motion carried unanimously.

Consent Agenda

Planner Cullen said FEMA sent an email stating all Flood Recovery projects should be permitted within the next 180 days. FEMA will come sometime before the end of the year to look at remapping. They are going to try to map Cambell Creek in more detail.

Slope Ordinance # 1098

Mr. Cullen reviewed a pamphlet designed by Hunter Rogers, a Capstone Intern with the Town working to finish his master's at Western Carolina University.

WHEN SLOPES FAIL

Construction on slopes should be taken seriously. What is done on one side of the mountain will affect the other side of that mountain. Recently, with unprecedented rains from Hurricane Helene, Maggie Valley experienced landslides. When development of slopes is not carried out responsibly, it poses a danger to all property owners.

IS MY PROPERTY AFFECTED?

This ordinance applies to property zoned **Residential Conservation 1 (RC-1)** and **Residential Conservation 2 (RC-2)**. The steep slope area is defined as a lot, parcel, or tract that has a natural elevation of 2,900 ft or higher above sea level and has a natural slope of 25% or greater. In cases where property has differing levels of elevation at a 25% slope, the portion below 2,900 feet may be developed according to the underlying zoning district. The **RC-1** district has a max of 3 single and 6 multi-family dwelling units per acre and the **RC-2** district has a max of 3.75 single and 7.5 multi-family dwelling units per acre.

CONTACT US

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NC 28751

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A QUICK GUIDE TO UNDERSTANDING CHAPTER 152 OF THE MAGGIE VALLEY UNIFIED DEVELOPMENT ORDINANCE: STEEP SLOPE PROTECTION

Slope Development

MAGGIE VALLEY
NORTH CAROLINA
Est. 1974

MAGGIE VALLEY
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WHY PROTECT STEEP SLOPES?

The Town of Maggie Valley possesses an abundance of unique natural assets. The Steep Slope Protection Ordinance has been adopted to help preserve these features.

The ordinance has also been adopted to conserve public health, safety, general welfare, and to promote environmentally sound design and planning.

ORDINANCE OBJECTIVES

Regulating steep slopes helps protect life and property from events like rock falls, flash flooding, and mud slides. This ordinance will help foster innovative site and architectural planning and design by allowing the natural terrain to be harmonious in character of the area.

This ordinance will also help to minimize grading and cut and fill operations that would otherwise be inconsistent with the retention of natural character of the hillside. Protecting steep slopes means preserving riparian vegetation, as well as other vegetation such as trees to help stabilize steep hillsides and prevent erosion.

Chapter 152 of the Maggie Valley Unified Development Ordinance will also provide land use densities to promote development of hillside areas that retain significant natural features and help preserve slope stability.

STANDARDS EXPLAINED

The table above outlines the standards for development for the steep slope ordinance. It is important to note that **acres/du** is to be understood as the **number of acres a lot needs per dwelling unit**.

Table 152.15 (e): Specific Steep Slope Development Standards

Average Slope	25-29%	30-34%	35-39%	40-44%	45-49%	50% +
Maximum Density/ Minimum Lot size	25% reduction underlying zoning	50% reduction underlying zoning	4 acres/du	5 acres/du	7.5 acres/du	10 acres/du
Minimum Front Setback	RC-1: 25 ft	RC-1: 25 ft	RC-1: 25 ft	RC-1: 30 ft	RC-1: 30 ft	RC-1: 30 ft
	RC-2: 20 ft	RC-2: 20 ft	RC-2: 20 ft	RC-2: 25 ft	RC-2: 25 ft	RC-2: 25 ft
Minimum Side Setback	15 ft	15 ft	15 ft	20 ft	20 ft	20 ft
Minimum Rear Setback	15 ft	15 ft	15 ft	20 ft	20 ft	20 ft
Minimum Riparian buffer	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet
Maximum Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet

For example, if a property comprising of 100 acres was scheduled to be subdivided, and the average slope of the property was between 40-44%, then the developer would need to have a minimum lot size of 5 acres. In this scenario, the maximum amount of lots would be 20.

When it comes to setbacks, if a lot has an average slope between 30-34%, then the side and rear setbacks would be a minimum of 15 feet. The minimum front setback would be 25 feet for RC-1 and 20 feet for RC-2.

As you can see from the table above, the minimum riparian buffer for properties with an average slope above 25% is 30 feet. The maximum building height for properties with an average slope above 25% is 35 feet. In addition, no person may construct a Tall Building or Structure on any Protected Mountain Ridge as defined by G.S. 113A-206.

SLOPE FORMULA

The average natural slope for a parcel shall be calculated using the following formula.

$$S = \frac{.0023(I)(L)}{A}$$

S = Existing grade of parcel in percent

I = Contour interval of map in feet, with said contour intervals to be five feet or less

L = Total length of the contour lines within the parcel in feet

A = Area of parcel in acres

.0023 = Product of two constants, one of which converts feet into acres and one of which converts a decimal into a percentage

Mayor Eveland confirmed with Planner Cullen this will only apply to newly annexed properties. There was discussion about the Steep Slope Ordinance and Mr. Cullen answered questions from Board members.

Approval of Resolution # 25-08 accepting the loan from the NCDEQ.

Alderman Tim Wise made a motion to Adopt Resolution 25-08 accepting the loan from NCDEQ. The motion carried unanimously.

Mayor Eveland said he wanted everyone to understand it is not free money. It is a cashflow loan that will have to be paid back as FEMA reimburses the Town.

Adopt Ordinance #1109 to accept the Funds from NC Department of Environmental Quality Emergency Bridge Loan and Technical Assistant Grant.

Manager Best explained the \$200,000.00 on Ordinance #1109 is a grant and the Town will not have to pay it back. The \$2,575,000.00 is a loan and the Town will have to pay it back.

Finance Director Misty Hagood explained this is a loan that the Town will have to pay back as FEMA reimburses the Town or at the end of five years whichever comes first.

Capital Project Ordinance No. 1109

Be it ORDAINED by the Board of Aldermen of the Town of Maggie Valley, North Carolina, that pursuant to section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital Project Ordinance is hereby adopted.

Section 1: The Project authorized is the construction and rehabilitation of the Town of Maggie Valley infrastructure damaged by Tropical Storm Helene to be financed by the North Carolina Department of Environmental Quality Emergency Bridge Loan and Technical Assistance Grant.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the board resolution, loan documents, and the budget contained herein.

Section 3: The following amounts are appropriated for the project:

Engineering	\$ 200,000
Construction	<u>\$2,575,000</u>
Total	\$2,775,000

Section 4: The following revenues are anticipated to be available to complete this project:

NCDEQ Technical Assistance Grant	\$ 200,000
NCDEQ Emergency Bridge Loan	<u>\$2,575,000</u>
Total	\$2,775,000

Section 5: The finance officer is hereby directed to maintain within the capital project fund sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations. The terms of the bond resolution also shall be met.

Section 6: Funds may be advanced from the Sewer Fund for the purpose of making payments as due. Disbursement requests should be made to the grantor agency in an orderly and timely manner.

Section 7: The finance officer is directed to report, on a quarterly basis, on the financial status of each project element in section 3 and on the total grant/loan revenues received or claimed.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this board.

Section 9: Copies of this capital project ordinance shall be furnished to the Town Clerk and the Finance Officer for direction in carrying out this project.

Adopted by the Board of Aldermen of the Town of Maggie Valley in the agenda session April 1, 2025.

Alderman Tim Wise made a motion to adopt Ordinance # 1109 to accept the funds from NC Department of Environment Quality Emergency Bridge Loan and Technical Grant. The motion carried unanimously.

Updated sewer mapping: McGill & Associates: \$10,000.

Town of Maggie Valley
Board of Aldermen Regularly Scheduled (Agenda Setting) Meeting
April 1, 2025

Alderman John Hinton made a motion to approve the updated sewer mapping with McGill & Associates for \$10,000. The motion carried unanimously.

Manager Best reminded everyone that the Budget retreat would be April 11, 2025, at 10:00 am.

Alderman Tim Wise said the Haywood County Band will be coming to the meeting and will speak during public comment to thank the Board for their years of support. Also, in a past meeting there was a discussion about having a visionary retreat session for long-term projects. Mr. Wise would like to see the meeting take place in July.

Mayor Eveland said Alderman Wise has done an excellent job in getting grants to help with projects.

Adjournment

Alderman Tim Wise made a motion to adjourn the meeting at 10:45 am. The motion carried unanimously.

Attest:

S: Mike Eveland
Mayor Mike Eveland

S: Kathy Johnson
Kathy Johnson, Town Clerk

S: Vickie Best
Vickie Best, Town Manager