

Town of Maggie Valley
Board of Aldermen Special Called Meeting
August 25, 2020

MINUTES

Members Present: Mayor Mike Eveland, Aldermen: Clayton Davis, Tammy Wight, Twinkle Patel, and Phillip Wight

Staff Present: Manager Nathan Clark, Public Works Director Mike Mehaffey, and Town Clerk Vickie Best

Others Present: Reporter Kyle Perrotti, 18 people from the County Club area and five people with Mosaic Design Team

Meeting Called to Order

Mayor Eveland called the meeting to order at 10:01 am on Tuesday August 25, 2020 in the Pavilion adjacent to Town Hall.

Mayor Eveland explained that this is the kick-off meeting for the Mosaic Civic Studio team to address the Board about project goals and the process for the Waterfall located on Old Still Road.

Taylor Broyhill, the planning principal of the firm addressed Council explaining their process with the aid of Mattern & Craig and Benchmark Trails. The Mosaic Civic Studio team will be doing field analysis of the property today after this meeting.

The waterfall project will have five phases. There will be ample opportunity for public comments. The feedback from the public will help Mosaic Civic Studio to refine the plan and create bid packets. The plan will have subpackets to bid from so the waterfall could be done in phases.

There are some challenges due to the land being steep, the vicinity to homes, and lack of parking areas.

The next phase will be the conceptual design that will address traffic flow and parking.

Again, Teresa Buckwalter, the design principal for Mosaic Civic Studio, stated that there will be ample opportunity for public input/ community engagement via online surveys, and the plan will be posted in prominent places throughout town, as well as public meetings.

The soil will be tested to assist with the sub-bid package for the parking and grading. The team will also assist in finding grants from different funding sources. Benchmark Trails will assist with the trails and waterfall observation deck. The team will determine if any lighting is needed and where to locate way-finding signs.

Removing the sewer plant will be a sub package on its own.

At this point no one knows what the end result will look like.

Otis Sizemore addressed Council stating that he represents the Maggie Valley Country Club POA that includes four hundred and twelve (412) properties. The POA is in a road service district where the property owners' have taxed themselves since 1996 to maintain their private roads.

All of the approximate twenty (20) residents were offended that the Town had not made contact with them about the proposed waterfall park.

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Mr. Sizemore went on to ask who is going to maintain the area as well as keeping it free of trash. Are there going to be restroom facilities? Old Still Road is narrow what impact. Will the extra traffic impose on those residents, such as parking on their property, blocking entrance to homes, having towing enforcement, etc. Trespassing has already become a problem.

Several members of the audience asked that the Mosaic team look at entering the property on an old logging road off Love Lane rather than using Old Still Road.

Mr. Sizemore went on to say that "We will not allow our property owners to be abused. We will be facing having to get a court decision before that happens."

One resident asked that the Town just do a hiking trail to the waterfalls and leave the roads alone.

Ms. Buckwalter assured the homeowners that a park system can be put in that will not be intrusive to the neighbors. Otter Falls in Seven Devils is a good example.

Ms. Fitzpatrick, a resident on Old Still Road asked what the plan is for the nine (9) residents above the falls. "People turn around in my yard and tear up my grass now. After the waterfall was announced on the news, traffic has already increased."

Mayor Eveland responded that in a sense this is a finding mission. The waterfall has been discussed for many years, so this board is finding out what is the cost, the impact, etc. "We don't know the final decision, but we are putting a stop to the question one way or another. Either the waterfall will be built, or other actions will be taken."

Ms. Sandy Pittman owns the last house and will be the most impacted by the park. "This is a small waterfall, not much at all. We are hiring a surveyor and installing a fence."

Another resident told the board "Shame on you for trying to stomp on our community. There are a lot of sickos out there and you are inviting them in on us. We want to welcome our guests (Mosaic Civic Studio) but not this board who will destroy a beautiful spot. There are tons of waterfalls around us as well as hiking trails." She also stated that the Soco Falls is dangerous because of the number of cars parked along the road.

Another resident agreed with letting people go see all the other waterfalls there are in the area but "don't mess us up".

Ms. Buckwalter responded that maybe this could be a community park and not a destination. "We must see what is feasible as well as remaining environmentally minded." A steering Committee could be created for additional input.

There was some discussion about the Country Club's manager being concerned about the golfers and golf carts. There are also concerns about noise.

Council was then asked to have these types of meetings in the evening because it is difficult for people working to come to a meeting at 10 a.m.

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The gentleman over security for the Country Club stated that he often rides with the Sheriff's Department, so he questioned who would be patrolling the area. There are increased cases of breaking and entering, drug use, and alcohol abuse.

Another resident agreed, adding that we pretend to live in a bubble but there are some horrific things going on in our county and on the Blue Ridge Parkway.

A public park does not fit the area. Additional crime is the last thing people need in their back yards.

The Town wants to place a park in a residential neighborhood, but will only snow plow half the Old Still Road.

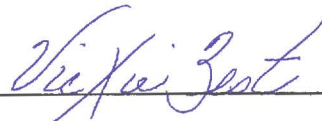
The residents asked that Council keep them informed and to include them in any discussions about the waterfall. Jean Dilley is the POA President.

Mayor Eveland assured the residents that they would be included, and that Council acknowledges their concerns. Again, this waterfall has been discussed for several years, so once and for all Council will have an idea of how or if it can be done and the associated costs.

ON MOTION OF ALDERMAN T. WIGHT, WITH ALL IN FAVOR, THE MEETING ADJOURNED AT 11:09 AM.



Mayor Mike Eveland



Vickie Best, CMC, NCCMC, Town Clerk

