

Board of Aldermen Agenda Setting Meeting  
Town Hall Board Room, Maggie Valley Town Hall  
Wednesday November 8, 2023, 10am

Members Present:

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

Members Absent:

None

Staff Present:

Town Manager Vickie Best, Town Clerk Kathy Johnson, Police Chief Matthew Boger, Public Works Director Mike Mehaffey, Senior WWTP Operator Seth Boyd, Town Planner Sam Cullen, Assistant Town Planner Noah Taylor, Executive Assistant Leslie Boyd

Others Present:

Warren Sugg with Civil Design Concepts

Media Present:

No media were present

1. Meeting Called to Order

Mayor Mike Eveland called the Agenda Setting Meeting to order at 9:59 am on Wednesday November 8, 2023, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Manager Vickie Best introduced Leslie Boyd as the new Executive Assistant that will be taking Shelly Clement's place when she retires at the end of December. She said Ms. Boyd and Assistant Town Planner Noah Taylor are both doing a phenomenal job.

Alderman Jim Owens congratulated Mayor Mike Eveland and Alderman Phillip Wight on winning the election.

2. Pledge of Allegiance

3. Approval of the Agenda/Conflict of Interest Declaration

4. Consent Agenda

- a. *Minutes to be Approved: October 4<sup>th</sup> & 10<sup>th</sup>, 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)*

Planner Cullen explained the text amendments were for clarification of some definitions. He said the Board would be receiving the recommended changes before the Agenda Setting meeting in December. He answered questions from the Board on the proposed text amendment.

5. Public Comment
6. Public Hearing: The Conditional Zoning for 8608-79-5334: Leatherwood Property.
  - a. Planner Cullen's Presentation on the Conditional Zoning of the Leatherwood Property.
  - b. Open Public Hearing/Close Public Hearing

Ms. Best said in the October 10, 2023, Counsel annexed the Leatherwood property located on Jonathan Creek consisting of 41.79 acres. Counsel initiated an R-3 temporary zoning until the Conditional Zoning Hearing could be held. The Hearing will be held at the BOA meeting on November 14, 2023. She said the Board will hear public comment at the November meeting and will make their decision at the December BOA meeting.

Mr. Cullen reviewed a presentation that he prepared for Board members and explained he will be giving the presentation at the Board meeting. There was much discussion about Conditional Zoning between Board members and Mr. Cullen and Mr. Mehaffey answered question on sewer capacity, setbacks, buffering and the process of site approval requirements for developers.

Ms. Best said her recommendation is to listen to all public comment and be thinking of any conditions that Board members would like to request.

7. 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
  - a. Planner Cullen's Presentation regarding the annexation
  - b. Open and Close Public Hearing
  - c. Ordinance #1062 Annexing 907 Country Club Drive into the corporate limits.

Ms. Best said Ordinance # 1062 is to annex 907 Country Club because of the need for sewer.

8. Public Hearing: Zoning of 907 Country Club Drive Proposing R1 Low Residential.
  - a. Planner Cullen's Presentation regarding the Zoning of 907 Country Club Drive, 7697-21-8613
  - b. Open and Close Public Hearing
  - c. Ordinance #1056 Zoning 907 Country Club Drive
  - d. Adopt the Consistency and Reasonableness Statement for Ordinance #1056

Ms. Best said staff recommends Zoning Residential 1 low density because of where it sits and the surrounding properties. Her recommendation is to approve R-1 zoning and adopt the Consistency and Reasonableness Statement.

9. Public Hearing: Annexing 298 Nelson Drive: 7686-67-4518: consisting of 4.781 acre

- a. Planner Cullen's Presentation on the annexation of 298 Nelson Drive.
- b. Open and Close Public Hearing
- c. Adoption of Ordinance # 1063 Annexing 298 Nelson Drive into the Corporate Limits of Maggie Valley

Manager Best said the purpose of the annexation is to allow ABC Permit to be issued to the Social Barn at Burton and Caroline Edwards' Wedding Venue. She recommends annexing 298 Nelson Drive by approving Ordinance # 1063.

10. Public Hearing: for the Zoning of 298 Nelson Drive: remaining portion of 7686-67-4518 C1 Central Business

- a. Planner Cullen's Presentation on the Zoning of Parcel: remaining portion of 7686-67-4518
- b. Open and Close Public Hearing
- c. Adoption of Ordinance #1053 zoning 298 Nelson Drive remaining portion of 7686-67-4518
- d. Adopt the Consistency and Reasonableness Statement for Ordinance #1053.

Ms. Best said Ordinance # 1053 was Zoning 298 Nelson Drive C-1 Commercial. She said the Consistency and Reasonableness statement would need to be adopted with the Ordinance.

11. Adopt Resolution 23-22 Allowing the ABC Board to retain \$200,000 over the next five years for an Emergency Capital Reserve Fund.

Ms. Best said at the October 10, 2023, Board of Aldermen meeting, ABC Chairman Joe Moody requested that the ABC Stores be allowed to create an emergency fund that will build over the next five years up to \$200,000.

After much discussion among Board members and staff, it was determined the resolution should allow \$40,000 a year for five years to be put into an emergency fund with the stipulation that it is based on approval of the Town. Which means the Town will have the ability to get the money if needed.

12. Other Business

Manager Best said now that Sergeant Jeff Mackey is the SRO Officer, Logan Wood is going to be promoted to Sergeant. She said that will be acknowledged after the public comment.

Ms. Best said an application from Bob Plott had been received for a festival after the agenda went out. He wants to bring back the Plott Fest on Saturday April 27, 2024 from 9:00 am to 10:00 pm. He will be serving alcohol and have food trucks and live music. There will be limited overnight camping.

Mayor Eveland said on the bigger projects that come before the Board, there will be more information available.

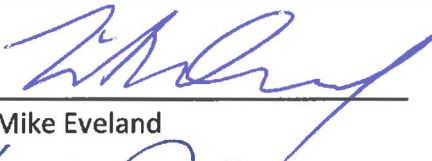
Public Works Director Mike Mehaffey said these bigger projects are cumbersome to the Public Works Department. He stated there were three projects going on right now and it is all they can do to keep up with the inspections. He said years ago the Board had tasked PW with doing all inspections and may result in adding more people later on down the road.

13. Department Head Reports


- a. *Mike Mehaffey, Public Works Director*
- b. *Matthew Boger, Interim Police Chief*
- c. *Sam Cullen, Town Planner*

***A motion was made by Alderwoman Tammy Wight to adjourn the meeting at 10:43 am. The motion carried unanimously.***

Attest:

  
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Mayor Mike Eveland

  
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Vickie Best, Town Manager

  
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Kathy Johnson, Town Clerk

