

Town of Maggie Valley
Board of Aldermen Agenda Setting Meeting
April 4, 2023
MINUTES

Members Present:

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

Members Absent:

None

Staff Present:

Vickie Best, Town Manager
Mike Mehaffey, Public Works Director
Kaitland Finkle, Town Planner
Kathy Johnson, Town Clerk

Others Present:

Teresa Smith, Chamber Director
Ruben Ponce, Festival Carolina
Two others in attendance

Media Present:

Aarik Long, The Waynesville Mountaineer

MEETING CALL TO ORDER

Mayor Mike Eveland called the Agenda Setting Meeting to order at 10:00 am on Tuesday April 7, 2023, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Manager Vickie Best said it was on the April 11th agenda to set public hearings for the May 9th meeting for rezoning 3894 Soco Road (Rock Shop) and zoning of 509 Campbell Creek Road: proposed Residential 1. She stated both would need to be advertised in the paper for two consecutive weeks.

Planner Kaitland Finkle said the Neighborhood Meeting for the Rock Shop was set for Thursday April 6, 2023. She said after the Neighborhood Meeting, she would be able to provide more information. Ms. Finkle answered questions about the Conditional Rezoning of 3894 Soco Road.

Mayor Eveland invited Mr. Ruben Ponce to discuss his event with the Board. Mr. Ponce said he was interested in having "Festival Carolina's" at the Festival Grounds on April 29, 2023. He stated they were a nonprofit organization from Raleigh and have recently had a festival at the Smoky Mountain Event Center that turned out really well. He said there will be live music and alcohol sales. Ms. Best said staff has spoken with a volunteer from the Smoky Mountain Event Center Board of Directors and it was explained that no other promoter follows the rules and leaves the area as clean as this promoter. Ms. Best stated action would need to be taken at this meeting due to the limited amount of time.

A motion was made by Alderman Tammy Wight to approve Festival Carolina for April 29, 2023. The motion carried unanimously.

Manager Best said Chamber Director Teresa Smith would like to have a Miss Maggie Day on May 10, 2023 at the pavilion. She said there would be balloons and refreshments and Miss Maggie will be autographing the new Maggie Valley Visitor Guide and she will be presented with the Miss Maggie Day Proclamation. Miss Maggie will be speaking at the event telling her story of how she became Miss Maggie and how she has enhanced her presence online. Ms. Best said due to everything the Chamber has done to help the Town of Maggie Valley in the past year, she recommends the Town donate \$200 to help with Miss Maggie Day.

A motion was made by Alderman Tammy Wight to approve May 10th to be deemed as Miss Maggie Day, to donate \$200 to the Chamber and allow them use of the Pavilion. The motion carried unanimously.

Ms. Smith stated May 10th was the day Jack Setzer was told the Town's name would be Maggie. She said they have spoken with Mike Ayers about doing a life-size carving of Miss Maggie. She said the celebrations would be in the late afternoon.

Ms. Best said the lower parking lot of the Ferguson Property needs to have gravel installed by April 20th for the Mini Truckin' event. She said the quoted price is \$17,475.00 and this would include digging a three hundred feet by eighteen feet road bed with six inches of compacted gravel. Public Works Director Mike Mehaffey answered questions from the Board about the project.

A motion was made by Alderman John Hinton to approve \$17,475.00 for installing a road at the east end of the new parking lot. The motion carried unanimously.

Manager Best said at the March 14, 2023 Board of Aldermen meeting, a public hearing was held to gather public comment for 1114 Jonathan Creek Road. She explained at the April 11, 2023 meeting the Board
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will discuss the conditions of the Conditional Zoning and come to a decision on adopting Ordinance #1034 and then adopt the Consistency statement. Mayor Mike Eveland said if anyone wished to speak during this agenda item they would need to do so during the regular public comment of the meeting. Planner Kaitland Finkle said she received an updated plan that included two overflow parking areas and no on-street parking will be allowed. She stated all of the concerns on the development have been addressed. There was much discussion between Board members and Staff about future developments.

Ms. Best said Ms. Finkle would be going over each proposed text amendment change to the Unified Development Ordinance and she encouraged Board members to contact Ms. Finkle if they had any questions prior to the April 11th meeting. Ms. Finkle said the changes were to clean up some inconsistencies in preparation for the Comprehensive Plan. Upon request from Board members, Ms. Finkle said she would be sending a copy of the proposed text amendments with Planning Board recommendations prior to the April 11th meeting for review. Ms. Finkle explained that in the public hearing there would only be one motion to adopt all text amendments. She said if there were certain sections of the text amendments that they did not want to adopt, those could be removed when approving ordinance #1035 and the Consistency statement.

Ms. Best said Mr. Bailey would be speaking at the meeting asking the Board to resend a motion made on January 10, 2023 requiring him to upgrade the sewer line. Ms. Best stated after resending the previous motion she recommended making a new motion to state Maggie Valley will accept his sewage once it reaches the Town's sewer line. Mr. Bailey lives outside the Maggie Valley service district and will pay outside sewer rates and outside capacity fees. Staff answered questions from the Board concerning Mr. Baileys request.

Manager Best explained Robert Kaczynski from 171 Bradley Street would like to get Maggie Valley sewer using the same private sewer line as Mr. Bailey. She stated he is outside MV service district and if approved would be charged the outside rates.

Manager Best said Mr. Ryan Teague from 166 Julia Lane has submitted a request to get municipal sewer for the property adjacent to his home. He has provided an easement through William and Molly Carver's property to directly flow into the Maggie Valley sewer system on Cardinal Drive. Mr. Teague is outside Maggie Valley service district and if approved will be charged outside rates.

Ms. Best explained Dr. Janet Banks will be attending the Board meeting asking for a \$500 donation for the MV Community Garden. There was discussion between staff and Board members about the Community Garden and the positive impact it has on the community.

Mayor Eveland asked staff to verify there were no scheduling conflicts with Slingshot in the Smokies for May 28 through May 31, 2024 and NC Mountain Corvairs for September 13 and 14, 2024. Ms. Finkle verified the dates. Mayor Eveland stated the applicants would need to be aware those dates would not be available in 2025 unless someone cancels.

Ms. Best updated the Board on the Waterfall property. She said there were now two buyers interested in purchasing the Waterfall property.

Ms. Finkle said she received a call from a gentleman representing T-Mobile. She said they are giving away twenty-five million dollars over five years. He wanted to make sure Maggie Valley would be applying. She said he pointed out two recipients from NC that had received the money. They contacted MV specifically because they now have headquarters in Haywood County and would like to see some of the money go to Towns in Haywood County. She answered questions from members of the Board and there was discussion on projects that the money could be used for. She said it was grant money that is being given away and would not need to be paid back.

Ms. Best stated she had signed an ABC permit for the new owners of Pavinos. They are going to start staying open for lunch.

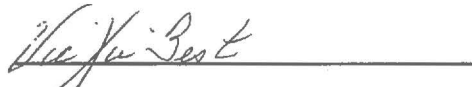
Mr. Mehaffey updated the Board on the Kilgore project. He said the sewer is finished and now there is a question as to where the fence goes.

A motion was made by Alderman Tammy Wight to adjourn the meeting at 11:03 am. The motion carried unanimously.

Attest:



Mayor Mike Eveland



Vickie Best, Town Manager



Kathy Johnson, Town Clerk