

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

Members Present:

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

Members Absent:

Alderman Phillip Wight

Staff Present:

Town Manager Vickie Best, Town Clerk Kathy Johnson, Public Works Director Mike Mehaffey, Senior WWTP Operator Seth Boyd, Town Planner Sam Cullen

Others Present:

No others present

Media Present:

No media present

1. Meeting Called to Order

Mayor Mike Eveland called the Agenda Setting Meeting to order at 10:00 am on Tuesday January 2, 2024, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

2. Pledge of Allegiance

3. Approval of the Agenda/Conflict of Interest Declaration

4. Consent Agenda

- a. *Minutes to be Approved: December 4th, 5th & 12th, 2023,*
- b. *Budget to Actual*
- c. *A/R Report*
- d. *Resolution No. 24-01 Directing Clerk to Check Sufficiency of 3281 Dellwood Rd. belonging to Mitchell Armenante.*

Manager Best said the applicant has submitted an application for annexation for sewer.

- e. *Resolution No. 24-04 Directing Clerk to Check Sufficiency of 3211 Dellwood Road belonging to Jose Alberto-Negrete.*

Planner Sam Cullen explained the application for annexation for 3211 Dellwood Road was sewer driven. The owner is wanting to put in an Automotive Restoration Business.

- f. *Resolution No. 24-02 Setting Date of Public Hearing February 13, 2024, Petition to Annex lot 14 Valley View Drive (Hughes Drive) belonging to Hector and Angelica Zapata Morales.*

Manager Best said Mr. and Mrs. Morales have bought the parcel of land on Hughes drive, but the address will be 14 Valley View Drive. She said this was a sewer driven petition for annexation. Planner Cullen explained the access will have to be off of Valley View Drive to receive services.

- g. *Resolution No. 24-03 Setting date of Public Hearing February 13, 2024, Petition to Annex 126 Clearview Dr. belonging to Steven Colby Myers & Makenzie Paige Myers.*

Manager Best said this property is located on the corner going into Clearview Drive. She said the owners have petitioned for sewer because the land would not perk for a septic system.

- h. *Setting Public Hearing for a Text Amendment to the Subdivision Ordinance for Underground Electric for February 13, 2024.*

Manager Best said there was discussion from counsel in the December BOA meeting about requiring underground electric for new subdivisions. She said this agenda item would be setting a Public Hearing for a text amendment requiring all new sub-divisions to have underground electric.

There was discussion between Staff and Counsel about 126 Clearview drive and Public Works Director Mike Mehaffey questioned if the property was in the Subdivision. Planner Cullen said he was not sure but he would find out and report back to the Board.

5. Public Comment

6. Public Hearing and a request to rezone 4521 Soco Road PIN # 7676-88-8767 from C1 to MU4.

- a. Planner Cullen's Presentation on rezoning 4521 Soco Road
- b. Open and Close Public Hearing
- c. Motion on the question of rezoning 4521 Soco Rd.
- d. Motion on the Consistency and Reasonableness Statement

Planner Cullen said the Project Manager contacted him and asked for a continuance of rezoning 4521 Soco Road until February 13, 2024 at the next regularly scheduled BOA meeting. He stated they would not be prepared for the January meeting because they would like to present a site plan. He said the Board would need to open the hearing and continue to the next month because the public notice has already been advertised. There was much discussion about rezoning 4521 Soco Road from C1 to MU4 and Mr. Cullen answered questions from Counsel.

7. Budget Amendment: Ordinance 1054 Transfer Funds from Fund Balance to pay for Lobbyists

Manager Best said Ordinance 1054 to transfer funds from Fund Balance to pay for the Lobbyist. She said the agreement was approved in the July 11, 2023 meeting. Mayor Eveland asked if counsel would be able to attend meetings in Raleigh. He stated there were issues that would be coming up that may require Board members to go to Raleigh. Manager Best reminded Council

that no more than two could go together. There was discussion among Council members about partisan elections and HB 184. Alderman Tim Wise stated he would like to meet the Lobbyists. Mayor Eveland stated at some point the Lobbyists would need to come before the Board and give an update on how things were going.

8. Other Business

Manager Best said there has been some discussion on term limits for the Planning Board and Zoning Board of Adjustments. Planner Cullen said Jeff Lee's term has expired and the Planning Board will need a new appointment. He stated there was somewhat an urgency so there would be a quorum in case there were absences. Mr. Cullen stated he has reached out to the previous applicants and the only person willing to serve right now is Keith Buff. He said the Planning Board has a big meeting in January with six items on the agenda.

Alderman John Hinton questioned if there could be new applicants brought in. Alderman Jim Owens said with all the changes coming up, he suggested running another ad to reach out for more applicants.

It was determined that Manager Best and Planner Cullen would advertise for positions for the Planning and Zoning Board of Adjustments and the interviews would be scheduled right before the next BOA meeting on January 9, 2024. There was much discussion between staff members and Council members about staggered term limits for the Planning and Zoning Boards and the interview process.

Public Works Director Mehaffey said Crossroads Ford has bought Taylor Motor Company and he stated he would like to contact them about the new Public Works truck. It had been put in the Budget over a year ago to purchase a new Public Works truck. Due to demand the truck was never received. Mr. Mehaffey stated that now the prices have gone up and it would be more than was budgeted. Manager Best stated there would need to be a budget amendment.

Manager Best discussed two complaints that have been received by Counsel from an anonymous "Concerned Citizens" about a resident having cut wood in their yard. Planner Cullen stated the issues have been addressed.

Manager Best said she and Teresa from the MV Chamber have met and agreed to give vendors until 10:00pm on Saturday after the Ice Fest to get off the grounds, the Vendors will also be allowed to come back Sunday from 9:00 am to 12:00 pm to get their stuff off the grounds. The Vendors will be allowed to set up at between 11:00 am and 3:00 pm. She discussed hauling the snow for the Ice Fest. Ms. Best said Alderman Wise has asked for Kiwanis to have a spot to have a booth inside the gates and she has agreed to that since they are helping with parking during the Ice Fest.

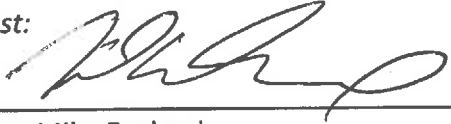
9. Department Head Reports

Town of Maggie Valley
Board of Aldermen Regularly Scheduled (Agenda Setting) Meeting
January 2, 2024

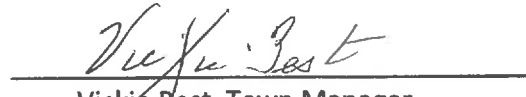
- a. Mike Mehaffey, Public Works Director
- b. Matthew Boger, Police Chief
- c. Sam Cullen, Town Planner

A motion was made by Alderman John Hinton to adjourn the meeting at 11:08 am. The motion carried unanimously.

Attest:



Mayor Mike Eveland



Vickie Best, Town Manager



Kathy Johnson, Town Clerk

