

Monroe A. Miller, Jr.
2200 Camp Branch Road
Waynesville, NC 28786
March 25, 2022

Subject: Over the Cliff - Mike Eveland, John Hinton and Jim Owens, Maggie Valley Board of Aldermen.

My job is finished in Maggie Valley.

[re: [Abuse of Power. Mike Eveland, Mayor of Maggie Valley. 3/16/2022...](#) or <https://www.haywoodtp.net/pubII/220316AbuseOfPowerEveland.pdf>]

When **Mike Eveland**, during a Maggie Valley Aldermen Meeting on 3/8/2022, denied three (3) applicants that were applying for a zoning change to R-3, to present development plans, saying that “it was against the law”, he abused his power as a Mayor, along with his two crony Aldermen, **John Hinton** and **Jim Owens**.

Since then, I have been watching and hoping that someone in Maggie Valley would open a door to allow these three (3) applicants to re-apply for the original zoning changes they had requested, this time allowing them to present their plans. But no. Since the 3/8/2022 meeting, there has been a:

- Town of Maggie Valley Planning Board Meeting, and a
- Town of Maggie Valley Aldermen Workshop meeting.

These three guys seem to be plowing forward, changing the rules (i.e. changing zoning district definitions) in a big hurry, so that they will eliminate any opportunity for the three applicants to ever have a chance of reapplying for the changes that they were originally requesting.

I attended both meetings (and am attaching my now familiar hand written notes).

Planning Board Meeting, 3/22/2022.

This entire planning board is a sham [re: the Public Take Notice page handed out before the meeting]. It states, in part, (attached - highlighted in yellow):

“The Town Board of Aldermen will consider the recommendations of the Town’s Planning Board when discussing the amendments; however, the Town Board of Aldermen are not bound by any such recommendation and may further modify the text based on public input at or after the hearing without the need to withdraw the currently proposed text amendments and notice a new hearing or without the need to return the matter to the Planning Board for further consideration.”

WTF?

This is exemplified by the Planning Board recommending all three (3) applicants be approved for R-3 zoning, the Mayor and Aldermen ignoring them and denying their requests. If I was on the Planning Board, I would be out looking for another job. What a waste of time!

The gist of the meeting were two considerations:

- Change the Town's Zoning Ordinance Table of Permitted Uses to remove Manufactured Homes from R-3 - [Passed],
- Change Minium Lot Area's from ~6 units/acre to 5 units/acre, [Failed 2-2]. This is called Downzoning.

These votes hold absolutely zero [0] weight in an Aldermen meeting.

The bright spot in the meeting was when it was announced that Connie Lee Dennis submitted her resignation to the Planning Board. Having too much fun roaming the county with her significant other, Jim Blyth. Wants to keep doing that.

Board of Aldermen Workshop, 3/24/2022.

This was another farce. See again, the handwritten notes for that meeting. The gist of that meeting were

- forging ahead full speed to change the designation of R-3,
- Revisit Food Trucks.

One of the Aldermen, presumably **Jim Owens**, has seen the light, and no longer opposes food trucks. Let's see how complicated an ordinance they can dream up to tie restrictions on people trying to operate a business.

During this entire meeting, I was looking for an opening that would allow the three (3) applicants to reapply for their request for a zoning change to R-3, but this time being allowed to submit their plans. All I heard was **Mike Eveland** blocking the path.

So, as far as I am concerned, it looks like these three belligerent people, **Mike Eveland**, **Jim Owens**, and **John Hinton**, have decided to take a running leap of the side of a cliff, and take the Town of Maggie Valley with them. This is illustrated in a graphic at the end of this piece.

Nothing more to do here.

Let's see where this goes.

Monroe A. Miller, Jr.
Haywood County Taxpayer



Town of Maggie Valley

Phone 828-926-0866 3987 Soco Road Maggie Valley, NC 28751

Planning Board

MAR 22 2022

Special Called Meeting
Tuesday, March 22, 2021
Town Hall Boardroom
5:30 AM

Chari Rich Helfers

1. Call to Order *4 people.*
2. Pledge of Allegiance
3. OLD BUSINESS
 - a. Rules of Procedure (Dispersal for approval on April 19) *Vote on this Apr 19*
 - b. Draft UDO
 - i. R-3 Text Amendment (Uses & Dimensional Standards)
4. Other business
5. Adjourn *Connie Turned in Resignation 😊*

Bill

Jeff Lee

Sebastian

- Helfers a little confused on Robert's Rules of Order.
- 3 people / Bd Members cannot conduct Business RR?
- quasi Judicial Board? Should have had a quasi Judicial Hearing.
- Making up their own rules.
- Interval Members not to discuss business. ? WTF?

Rich Helfers - Terrance issues
 - Waffling on denials 5 units/acre
 vs 6,000 ft?
 - Reversing what they decided last time.

Monroe A. Miller, Jr.
 2200 Camp Branch Road
 Waynesville, NC 28786

217 Camp bell creek
 219

Doc Joanne



MAR 22 2022

Town of Maggie Valley

Office of the Clerk
Vickie Best

Alan Brooks

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Maggie Valley, NC

MAR 22 2022

Public Take Notice:

The Town of Maggie Valley Board of Aldermen will conduct a Public Hearing on April 5, 2022 at 6:30 p.m. in the Town Hall Boardroom, located at 3987 Soco Road, Maggie Valley, NC. The purpose of the hearing is to consider the following:

DOWN ZONING
Allowed if initiated by
Local Government.

Staff initiated text amendment to amend the R-3 High Density Zoning District. Proposed changes are deleting uses in the Residential Category of the Table of Permitted Uses and decreasing density in Section 154.055 Area, Yard, Height, and Sewer Requirements. Staff proposes changes ahead of UDO adoption given current development pressures and foreseeable trends. The proposed changes are in accordance with draft proposals in the UDO update and are consistent with the Town's Future Land Use Plan which states that the Ordinance is in need of revisions and that it is necessary to bring the Ordinance up to date to make it more meaningful.

Please don't put PUD - Planned Unit Development in front of Powell's Buffalo

Proposed changes to the Town's Zoning Ordinance Table of Permitted Uses are deleting the following from the R-3 Zoning District:

- PASS* Class A Manufactured Homes
- Class B Manufactured Homes
- Manufactured Home Parks *Special Exception*

Request XL Sheet
Save the Environment

Proposed changes to Section 154.055 Area, Yard, Height, and Sewer Requirements are reducing density in the R-3 Zoning District as follows:

2/2 Pass

Minimum Lot Area = .2 acre or 8,712 square feet
Lot Area per Additional Dwelling Unit: .1 acre or 4,356 square feet

6 units/acre
↓
5 units/acre
↓
3,000 ft²
↓
units/acre

The Town Board of Aldermen will consider the recommendations of the Town's Planning Board when discussing the amendments; however, the Town Board of Aldermen are not bound by any such recommendation and may further modify the text based on public input at or after the hearing without the need to withdraw the currently proposed text amendments and notice a new hearing or without the need to return the matter to the Planning Board for further consideration.

154.055
around roads?
WTF.

WTF?

If you would like additional information about the Public Hearing, you may contact Town Hall at 828-926-0866. Oral and written comments will be accepted.

Vickie Best, Town Clerk.

why bother to have a Planning Board?

Consistency Statement
one environmental works.

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Public Take Notice:

The Maggie Valley Board of Aldermen will conduct a workshop on Food Trucks and the Unified Development Ordinance on Thursday March 24, 2022, in the Town Hall Boardroom at 9:30 am.

All meetings are open to the public.

OBSERVE.
^ ^ ^ ^

①

9:30 * Request Copy of UDO, 33 pages } Districts
Density Tables

MAR 22 2022

3/24/2022

Down Zoning? - Tammy against

5 districts -> 14 districts

Height Restriction 45' -> 35'

R-3 Change.

R-4 Campbell or Day Property.

Evland - Attempt to justify Previous meeting

Can't bring up Plans for Rezone Request.

Retouch: More Zoning Districts, say someone wants a Particular district, you know what they want. Evland again.

R-2 Town Homes instead of Apartments.

Evland Again - Justification to alleviate previous problems.

* Request Document Old R-3 vs New R-3

Evland again, Justify not looking at Plans Before.

Evland Single Family Residential or Commercial. Special Exemption

Philip - ENFORCEMENT.

NEXT 60 DAYS?

Affordable Housing - Tammy.

R-0 Manufactured Homes.

Public Hearing Opportunity. / Public Notice.

* Aldermen Direct Planning Board to give a Recommendation. [Directive] Next meeting to pull trigger.

11:02 Food Trucks.

Not against Food Trucks (which guy?) Jim Owens

* Request Mobile Restaurants Document / Proposed Ordinance

Restrictions [C] operation Standards. 3 days in a single week
Fuzza's Ordinance. Open to more than Entertainment.

11:18a

Less Restriction the Better

