

TOWN OF SEVEN DEVILS
PUBLIC HEARINGS
Monday, December 7, 2020
1:00pm

(2) Annexation Requests by Clevon Woods Associates LLC

The Seven Devils Town Council held two (2) consecutive Public Hearings with the format of this meeting being dual Electronic – Go To Meeting #321803381 and In-Person at Town Hall on Monday, December 7, 2020. Attendance In-Person included Mayor Larry Fontaine & Mayor Pro Tem Brad Lambert. Members Wayne Bonomo, Jeffrey Williams & Leigh Sasse attended remotely with visible video display. A quorum was met. Also, present In-Person were Town Manager Debbie Powers; the minutes were recorded by Town Clerk Hillary Gropp.

Town Manager Powers made comments about Covid19 protocol and the public hearing.

CALL TO ORDER

Mayor Fontaine called the public hearing to order at 1:00pm.

Mayor Fontaine explained the purpose of the Public Hearing is to receive public comment only for the two (2) annexation petitions from the petitioner, Charles Clement. No other business will be presented or considered at this hearing.

Mayor Fontaine explained if any citizens would like to comment at the Public Hearing, they will need to sign up and comments will be limited to three (3) minutes. The Town Clerk controls the timer.

Mayor Fontaine stated that since the Public Hearing is occurring during a State of Emergency and being attended remotely by some Town Council members, that citizens will be able to email comment to the Town Clerk for 24 hours following the adjournment of today's Public Hearing. Any emailed comments will be provided to Town Council prior to the Town Council meeting on December 8, 2020.

ROLL CALL

Each member of the Town Council stated their name and announced their presence for the Roll Call.

OPEN PUBLIC HEARING – ANNEXATION #1 – 0.576 acre/PIN#1878-53-7991-000

Presentation – Charles Clement spoke as a citizen of both Watauga County & Seven Devils, as he has owned property in the Town since 1973, with previous annexations into the Town through the 1980's. This subject parcel is contiguous to the Town limits. If the annexation is approved by the Town Council, then a Wastewater Treatment Plant – WWTP will be constructed on site. Mr. Clement has hired Mark Brooks, Engineer, Asheville, NC for the plans. He states the WWTP will be odorless and inside a building, and no infiltration into the Watauga river. Stringent restrictions are required during the permit process.

PUBLIC COMMENTS

Frank Aldridge – 10036 Hwy. 105 S – Commented that it isn't proven there will not be an odor from the WWTP. He is against the annexation of Foscoe properties along Hwy. 105 into the Town limits. The placement of this WWTP will affect neighboring properties, and he is upset the public comment time is limited to 3 minutes, as this decision has long term effects.

Steve Tatum – 653 Sleepy Hollow Lane – He is the owner of Grandfather Vineyards, and owns property on both sides of the Watauga river. He has been a Watauga citizen since the early 1970's. He is concerned about the odor, and the negative effects to his tourist business. He is also an avid fisherman and concerned about sewage in the river, and is against adding another WWTP along the river.

Matthew Aldridge – 383 West Tweetsie Lane – Spoke as a citizen of Foscoe and the Fire Chief of Foscoe Fire Department. He states there is already odor from existing sewer plants, and is against the WWTP. He commented a structure fire had occurred the night before in the Town of Seven Devils, and Foscoe FD was the 1st to arrive on scene. He asked the question, how will the Town handle emergencies off the mountain, when response time will be longer? He commented Foscoe FD is against this annexation.

Andy Hill – 164 Depot Street – Watauga Riverkeeper – Stated he is not a resident of the Town or Foscoe. He provided a water quality report to the Town Council reflecting the pass rate of different test sites of 2019 & 2020 on the Watauga River. He reported violations of neighboring systems, and is against the annexation and future WWTP.

Dean Melton – 225 Cherry Tree – Stated he is against the WWTP, due to odor and habitat loss. He also thinks the engineer hired for this project should be local, not from Asheville, NC. He commented about the past failures in the Town, including the Ski and Golf activities. He agrees with the previous speakers and is against the annexation.

CLOSE PUBLIC HEARING

Member Sasse made a motion to close the Public Hearing; Member Williams seconded the motion. All members agreed.

OPEN PUBLIC HEARING – ANNEXATION #2 – 7.575 acre/PIN#1878-44-3864-000

Mayor Pro Tem Lambert made a motion to open the Public Hearing; Member Williams seconded the motion. All members agreed.

Presentation – Charles Clement stated this parcel is contiguous other parcels in his ownership that are within the Town limits. This parcel will be included in a master plan of development for Single Family Residences (SFR) and mixed used on Hwy 105.

PUBLIC COMMENTS

Frank Aldridge – 10036 Hwy. 105 S – Stated he does not want the Town developing into the Foscoe community. He stated the Town will do what they want anyway, but there could be protests. He stated the Foscoe FD has been a good neighbor to the Town of Seven Devils, however this will cease, and he intends to notify the State Fire Marshall of the response time to the structure fire the night before in the Town. He stated the Seven Devils FD should take care of their own district, before moving into another.

Andy Hill – 164 Depot Street – Stated while the benefit to the Town with Mixed Use/SFR is an increase in tax base, the downside is an impervious surface and erosion control.

Dean Melton – 225 Cherry Tree – *Signed up to speak, but left prior and did not comment.*

CLOSE PUBLIC HEARING

Member Williams made a motion to close the Public Hearing; Member Bonomo seconded the motion. All members agreed.

ADIURN

Mayor Pro Tem Lambert made a motion to adjourn; Member Bonomo seconded the motion. All agreed. The Public Hearings adjourned at 1:47pm.

Larry Fontaine, Mayor

Hillary Gropp, Town Clerk

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