

Monroe A. Miller, Jr.  
2200 Camp Branch Road  
Waynesville, NC 28786  
March 11, 2022

**Subject:** Dialog with Mike Eveland, Mayor, re: Maggie Valley Aldermen Meeting, 3/8/2022.

The following is dialog with Mike Eveland, Mayor of Maggie Valley. Mike Eveland conducted the scheduled Aldermen meeting of Maggie Valley on 3/8/2022, which included four (4) hearings.

- Three hearings related to homeowners requesting a zoning change to R-3, and
- Addition of proposing changes in the Institutional Categories of the Table of Permitted Uses “given current development pressures and foreseeable trends”. Under the section of Civic/Institutional, there are two (2) glaring additions:
  - Emergency Shelter and relief services
  - **Housing first, rapid/transitional housing.**<sup>1</sup>

Folks, this is code for **Low Barrier Homeless Shelters!**

During the hearings, applicants were provided ground rules that the NC General Statute referenced multiple times by Craig Justice during the meeting, where developers are not required, nor cannot provide development plans when a parcel is being considered for a zoning change.

All zoning requests were denied, 3 to 2, by Mike Eveland, John Hinton and Jim Owens.

The two items shown above were approved to be added to the Table of Permitted Uses.

This dialog shows the progression of events based on a Request for Public Information for a production of whatever basis Mike Eveland used to prevent the applicants from showing development plans for their property.

Maggie Valley Aldermen meetings are recorded on audio, and during this particular meeting, there was a videographer recording the entire meeting.

Here we go, making the initial Request for Public Information from Kaitland Finkle.

Monroe A. Miller, Jr.  
Haywood County Taxpayer

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<sup>1</sup> See: <https://www.texaspolicy.com/wp-content/uploads/2021/09/USICH-2020-report401.pdf>, starting Page 9.

Subject: Request for Public Information, NCGS  
Date: Wed, 9 Mar 2022 09:19:23 -0500  
From: Monroe Miller  
To: Kaitland Finkle <kfinkle@maggievalleync.gov>

Kaitland,

This is a Request for Public Information. Please provide the NC General Statute referenced multiple times by Craig Justice during the meeting last night, where developers are not required, nor cannot provide development plans when a parcel is being considered for a zoning change.

Thank you,  
Monroe A. Miller, Jr.

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Subject: Re: Request for Public Information, NCGS, #2  
Date: Thu, 10 Mar 2022 10:34:44 -0500  
From: Monroe Miller  
To: Mike Eveland <meveland@maggievalleync.gov>  
CC: Kaitland Finkle <kfinkle@maggievalleync.gov>, Phillip Wight <pwight@maggievalleync.gov>, Tammy Wight <twight@maggievalleync.gov>, John Hinton <jhintonvol76@yahoo.com>, Jim Owens <jowens28785@gmail.com>, Vickie Best <vbest@maggievalleync.gov>

Mr. Eveland,

I attended the Aldermen meeting Tuesday evening. During that meeting, and specifically during the three (3) hearings where homeowners requested a zoning change to R-3, either you or Craig Justice (City Attorney) prohibited development plans from being introduced during the hearing, saying, on more than one occasion, that plans could not be introduced at the hearing because it was something like -

- against North Carolina General Statutes
- against the law
- developers are not required to produce plans
- developers cannot produce plans.

As I requested from Kaitland, who I understand is out of the office until Monday, I made a Request for Public Information for the basis for whoever blocked those plans from being introduced, and I am now redirecting that request to you. If you are not the custodian of that Public Information, please redirect me to the person to address this Request for Public Information.

If it is located in one of your ordinances, I would expect it would be in this one: [https://codelibrary.amlegal.com/codes/maggievalley/latest/maggie\\_nc/0-0-0-2569#JD\\_Chapter154](https://codelibrary.amlegal.com/codes/maggievalley/latest/maggie_nc/0-0-0-2569#JD_Chapter154). Please point out where it indicates plans are prohibited from being introduced during a zoning hearing. Otherwise, please reference a North Carolina General Statute.

This is not how it works in the Town of Waynesville, where developers introduce a proliferation of plans during each phase of zoning hearings.

Please let me know.

Monroe A. Miller, Jr.  
Haywood County Taxpayer.

Subject: Re: Request for Public Information, NCGS  
Date: Thu, 10 Mar 2022 16:01:59 +0000  
From: Kaitland Finkle <kfinkle@maggievalleync.gov>  
To: Monroe Miller

Monroe,

I forwarded your request to our Town Attorney Craig Justus with Van Winkle Law Firm. He responded that he will have his secretary pull the information together and send it to me. As soon as I have received it I will pass it along to you.

Sincerely,  
Kaitland

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Subject: RE: Request for Public Information, NCGS, #2  
Date: Thu, 10 Mar 2022 13:06:20 -0500  
From: mikesroadking06@yahoo.com  
To: 'Monroe Miller'

Mr. Miller,

Was glad to see you made it to our meeting Tuesday night.

The information given to me is that the questions you are requesting has been given to Craig Justice (City Attorney)

and I understand Mr. Justice is in the process of getting you the state Statute regarding development plans.

I am sorry for the confusion during the meeting. I believe Mr. Justice should be able to give you the Statute outlining this.

Once you have that information please feel free to contact me if you have any other questions.

Have a great day:

Mike Eveland  
Mayor of Maggie Valley, NC  
900 Soco Rd  
Cell:828-242-3012  
e-mail: meveland@maggeyvalleync.gov  
Maggie Valley, NC 28751

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[**Editor's Note:** Mike Eveland chose to respond using an email address other than his official county email address.]

Subject: Re: Request for Public Information, NCGS, #2

Date: Thu, 10 Mar 2022 19:31:41 -0500

From: Monroe Miller

To: mikesroadking06@yahoo.com, Mike Eveland <meveland@maggievalleync.gov>

CC: Kaitland Finkle <kfinkle@maggievalleync.gov>, Phillip Wight <pwight@maggievalleync.gov>, Tammy Wight <twight@maggievalleync.gov>, John Hinton <jhintonvol76@yahoo.com>, Jim Owens <jowens28785@gmail.com>, Gary Caldwell <gcaldwell@waynesvillenc.gov>, Chuck Dickson <cdickson@waynesvillenc.gov>, Julia Freeman <jfreeman@waynesvillenc.gov>, Anthony Sutton <asutton@waynesvillenc.gov>, Jon Feichter <jfeichter@waynesvillenc.gov>, Martha Sharpe Bradley <martha@sosharpe.com>, Jesse Fowler <jfowler@waynesvillenc.gov>, Eddie Ward <eward@waynesvillenc.gov>, Elizabeth Teague <eteague@waynesvillenc.gov>, Byron Hickox <bhickox@waynesvillenc.gov>, Vicki Hyatt <vhyatt@themountaineer.com>, Becky Johnson <bjohnson@themountaineer.com>, Tyler Auffhammer <tauffhammer@themountaineer.com>, Cory Vaillancourt <cory@smokymountainnews.com>, Jonathan Key <jkey@themountaineer.com>, Susan T Smith <susanteassmith@me.com>, Ginger Hain <gghain@hotmail.com>, Stuart Bass <swbass8220@icloud.com>, Michael Blackburn <michael.fumc@gmail.com>, Don McGowan <djmcgowan100@gmail.com>, Ron Sneed <ronsneed@bellsouth.net>, Rob Hites <rhites@waynesvillenc.gov>

Mr. Eveland,

Thank you for your response. Looking forward to hearing from either you (or Kaitland's) response from Craig Justus (Justus is spelled "Justus", not Justice, got that from Kaitland). So, based on Craig Justus's opinion (unless he can site a North Carolina General Statute), either you or the Town of Waynesville is going down, because you, the way you conducted last Tuesday's meeting and the way the Town of Waynesville conducts Zoning hearings are diametrically opposed. My bet is that you are going down (in flames).

Don't forget to see: [Who is this? 3/10/2022...](#)

Monroe A. Miller, Jr.

Haywood County Taxpayer

Subject: Re: Request for Public Information, NCGS, #2  
Date: Fri, 11 Mar 2022 00:34:28 +0000  
From: Rob Hites <rhites@waynesvillenc.gov>  
To: Monroe Miller

I believe you should direct your query to Maggie Valley.

Sent from my iPhone

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**[Editor's Note:** Rob Hites responded within three (3) minutes of my sending my email to Mike Eveland.]

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Subject: Re: Request for Public Information, NCGS, #2  
Date: Thu, 10 Mar 2022 19:35:19 -0500  
From: Monroe Miller  
To: Rob Hites <rhites@waynesvillenc.gov>

I did.

<eof>