

SPECIAL MEETING MINUTES

OF THE VILLAGE COUNCIL OF SUGAR MOUNTAIN

THURSDAY, JULY 30, 2026
9:00 A.M.

SUGAR MOUNTAIN VILLAGE HALL
SUGAR MOUNTAIN, NORTH CAROLINA

1. Call to Order Special Meeting

Mayor Gunther Jochl called the special meeting to order at 9:00 a.m. with a quorum present as follows:

Council Members Present:

Mayor Gunther Jochl, Mayor Pro Tem Scott Brown, Council Member David Ammann, and Council Member Dick Casey.

Council Members Absent:

Council Member Wade Wittman

Village Staff Present:

Village Attorney Stacy Eggers IV., Village Manager Susan Phillips, Chief of Police Casey Turbyfill, and Village Clerk Tammy Floyd who recorded the official meeting.

Approximately one member of the public attended.

** Mayor Gunther Jochl requested to recuse himself from the meeting due to most of his property is within the resort commercial district. It was unanimously agreed that Mayor Pro Tem Scott Brown conduct the meeting.

2. Adoption of Agenda

Council Member Dick Casey motioned to adopt the agenda with a second from Mayor Pro Tem Scott Brown. All were in favor and the **motion carried** three (3) votes to zero (0).

3. Special Meeting Business

a) Review and Consider Setting a Public Hearing for the Resolution to amend the Village of Sugar Mountain Zoning Ordinance for the R-C Resort Commercial District.

Mayor Pro Tem Scott Brown turned the business over to the Village Attorney for presentation. Attorney Stacy Eggers IV. reported the proposed amendment updates the Resort Commercial District and is designed to bring the district into compliance with how it currently operates. The amendment adds mixed uses to the district to accommodate several services and activities, exempts structures from the architectural guidelines to harmonize with current designs, and changes the height from thirty-five feet to seventy feet to match the current height of the lodge. The ridge law still applies at forty feet. Changes to allow more than one principal building per lot because this is not practical for resort commercial activities. Mayor Pro Tem Scott Brown is concerned that this may affect other citizens. Attorney Eggers IV. advised that the amendment will affect resort commercial district. Council is allowed to make recommendations on any design standards related to resort commercial districts. Council Member Dick Casey was thankful for the presentation, and the amendments make good sense. The Planning and Zoning Board has supported the amendments with a statement of consistency during a special meeting on July 29, 2026. Due to publication requirements the earliest date to hold a public hearing would be August 20th. The next regular meeting is Tuesday, August 18, 2026.

MOTION: Mayor Pro Tem Scott Brown made a motion to re-schedule the next regular meeting from Tuesday, August 18, 2026 at 4:00 pm to Thursday, August 20, 2026 at 4:00 pm. Council Member David Ammann seconded the motion, and the **motion carried** three (3) votes to zero (0).

MOTION: Council Member Dick Casey made a motion to hold the public hearing for amendments to the resort

commercial district at the next regular council meeting on Thursday, August 20, 2026 at 4:00 p.m. Council Member David Ammann seconded the motion. All were in favor and the **motion carried** three (3) votes to zero (0).

4. Adjournment

Mayor Pro Tem Scott Brown moved to adjourn the meeting. Council Member David Ammann seconded the motion All were in favor and the meeting adjourned at 9:10 a.m.