



Town of Mars Hill

MAYOR AND BOARD OF ALDERMEN

John L. Chandler
Mayor
Nicholas A. Honeycutt
Vice-Mayor
Robert W. Zink
Treasurer
Stuart L. Jolley
Clerk
Larry H. Davis
Secretary

MINUTES REGULAR MEETING Mars Hill Town Hall – Conference Room October 6, 2025 at 6:00 p.m.

The Town of Mars Hill Mayor and Board of Aldermen met in regular session on Monday, October 6, 2025, at 6:00 p.m. in the Mars Hill Town Hall.

MEMBERS PRESENT: Mayor John Chandler; Aldermen Larry Davis, Stuart Jolley, and Robert W. (Bob) Zink. Alderman Nicholas Honeycutt was absent due to a work obligation.

STAFF PRESENT: Nathan R. Bennett, Town Manager; Larry Leake, Town Attorney; and Chad Wilson, Police Chief

OTHERS PRESENT: Johnny Casey, Madison News-Record & Sentinel; Ken Brown, and other members of the general public

Call to Order

The meeting was called to order by Mayor John Chandler. Mayor Chandler welcomed those in attendance.

Approval of the Agenda

Mayor Chandler asked the Board to review the proposed agenda for approval. Upon review of the agenda, Mayor Chandler called for a motion. **Alderman Bob Zink made a motion to approve the agenda as presented.** Alderman Stuart Jolley seconded the motion. Upon a call for a vote on the motion by the Mayor, the agenda was unanimously approved. (Attachment A)

Approval of Minutes

Mayor Chandler asked the Board to review the minutes of the regular meeting held on September 8, 2025. There being no modifications to the minutes, **Alderman Larry Davis made a motion that the minutes for the September 8, 2025, regular meeting be approved as presented by management.** Alderman Zink seconded the motion. Upon a call for a vote on the motion by the Mayor, the minutes were unanimously approved.

Old Business

Mayor Chandler then moved to address old business.

Voluntary Annexation Petition – 1053 Crossroads Parkway – Little Ivy Baptist Church – PIN 9757-34-0194

Mayor Chandler then recognized Mr. Bennett to provide information regarding the Voluntary Annexation Petition received from Little Ivy Baptist Church and discussed at previous meetings on August 4, 2025, and September 8, 2025. Mr. Bennett stated this property is located at 1053 Crossroads Parkway and identified by Madison County Parcel Identification Number 9757-34-0194. Mr. Bennett reminded the Board that the required public hearing

was duly advertised for two consecutive weeks as required by law and the public hearing was held at the meeting held September 8, 2025. Mr. Bennett stated that there were no comments received by the public at that meeting. Mr. Bennett advised the Board that he had met with the petitioner to confirm certain questions Board members had regarding sanitation services to ensure the petitioner was aware of the level of service that could be provided and inform them that anything above that basic service would require the petitioner to continue their solid waste disposal activities with a private hauler arrangement. Mr. Bennett stated the petitioner was aware of the requirements and they stated their intention to continue their existing arrangement with a private contractor for their solid waste and recycling needs. There were no other questions or comments regarding the petition. Mr. Bennett advised the Board that they may take action to approve or deny the application and, if favorable, would require approval of the ordinance to extend the corporate limits as presented. Upon completion of discussion by the Board, Mayor Chandler asked for a motion. **Alderman Zink made a motion to approve the voluntary annexation request and the “Ordinance to Extend the Corporate Limits of the Town of Mars Hill, North Carolina,” for the property identified as 1053 Crossroads Parkway and Madison County PIN 9757-34-0194 (currently known as Little Ivy Missionary Baptist Church), as presented.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously. (Attachment B)

New Business

Mayor Chandler then moved to address new business.

RESOLUTION – Parks and Recreation – Capital Improvement Plan - 2025-2030

Mayor Chandler then recognized Town Manager Nathan Bennett to present the capital improvement plan for the Parks and Recreation Department. Mr. Bennett advised the Board that the Town of Mars Hill has developed the original Parks and Recreation Capital Improvement Plan (CIP) in 2019 as a tool to provide guidance to the Board and town staff in the area of parks and recreation services over a five-year period. Mr. Bennett advised this proposed CIP updates that original document to determine how to invest in potential new park property acquisitions, new construction projects, renovation, and maintenance of existing facilities. Mr. Bennett noted several proposed projects including potential acquisition of the West Farm, Bone Camp Creek, and other adjacent properties to be added to the Bailey Mountain Park and Preserve, expansion of the greenway, and renovation of the tennis/pickleball/basketball courts at the Recreation Park, among other park enhancements. Upon completion of discussion by the Board, Mayor Chandler asked for a motion. **Alderman Jolley made a motion to approve the “Town of Mars Hill Parks and Recreation Capital Improvement Plan for 2025-2030” (Attachment C), and the “RESOLUTION – Adopt the Parks and Recreation Capital Improvement Plan for FY 2025-2030 (Attachment D),” as presented.** Alderman Davis seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

ORDINANCE – Road Closure for Christmas Parade

Mayor Chandler recognized Mr. Bennett to provide information regarding an ordinance for the Christmas Parade road closures. Mr. Bennett advised the Board that the Christmas Parade is scheduled for Saturday, December 6, 2025. The parade route utilizes a number of town roads and streets and as such, the NC Department of Transportation requires a local ordinance establishing the temporary closure and identifying appropriate detour routes. Mr. Bennett presented the details of the ordinance and Chief of Police Chad Wilson provided confirmation and additional information. Upon completion of discussion of the matter, Mayor Chandler called for a motion. **Alderman Davis made a motion to approve “An Ordinance Declaring a Road Closure for Mars Hill Christmas Parade,” as presented by management.** Alderman Jolley seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion was unanimously approved. (Attachment E)

Tax Releases and Refunds

Mayor Chandler then recognized Mr. Bennett to provide information regarding a request for a property tax refund. Mr. Bennett advised the Board that taxpayers Elizabeth Britt and Harold Smith have requested a waiver and refund of the late listing fees charged to their property tax account for the 2022 and 2023 tax years in the total amount of \$404.45. Mr. Bennett advised that the Madison County Tax Office notified the Town that they had “discovered” that a home had been constructed on the taxpayer property and the taxpayer had not listed the improvement to the property as required by law, resulting in both Madison County and the Town applying the appropriate late listing penalty as required. The taxpayers subsequently appealed to Madison County to waive and refund the late listing fees. The County granted the request and refunded the fees paid. The taxpayer has now appealed to the Town to waive and refund the late listing fee on the Town account. Mr. Bennett advised the Board that the request is before them for consideration of granting the request to waive and refund the Town late listing fee. Upon completion of discussion by the Board, Mayor Chandler asked for a motion. **Alderman Zink made a motion to approve the taxpayer request to release and refund the late listing fees for tax years 2022 and 2023 for the property owned by Elizabeth Britt and Harold Smith located at 101 Homestead Drive, PIN 9747-70-9412, as presented.** Alderman Jolley seconded the motion. Upon a call for a vote by the Mayor, the motion was approved unanimously.

Town Manager Report – Nathan Bennett, Town Manager

Mayor Chandler then recognized Mr. Bennett to provide the Town Manager Report.

General Update

Mayor Chandler then recognized Mr. Bennett to provide the Town Manager Report. Mr. Bennett advised the Board that the Town’s grant application to the N.C. Land and Water Fund requesting funding for the acquisition of the West Farm was not approved at a state meeting last week. Mr. Bennett reported that state staff advised that the application was strong but there were many projects and not sufficient funding available to fund all projects. Mr. Bennett stated that he was advised by state staff they would assist the Town to identify any potential modifications to improve a future application for the project.

Mr. Bennett advised the Board that the municipal parking lot, authorized by the Board at their meeting last month, has been constructed, paved, and parking spaces painted. This public parking lot provides 20 parking spaces and is located on Mountain View Road near the intersection with Library Street. The Board expressed appreciation for the work to get this project completed.

Mr. Bennett advised the Board of upcoming events of interest including the Bailey Mountain Park and Preserve Celebration event on Saturday, October 11, 2025, at 10:00 a.m.; and, Town-sponsored Halloween Treating event on College Street Friday, October 31, 2025, from 4:00 p.m. until 7:00 p.m.

Mr. Bennett provided the Board with a summary of other activities, ongoing projects, and other items of interest to the Board. Mayor Chandler thanked Mr. Bennett for his report.

Public Comment

Mayor Chandler then moved to public comment. There being no speakers for public comment, Mayor Chandler then moved to the next agenda item.

Closed Session (Pursuant to N.C.G.S. 143-318.11(a)(3) & (4))

Mayor Chandler advised the Board that there is an item concerning a confidential economic development project that requires a closed session. **Alderman Zink made a motion to enter closed session for the purpose of**

discussion of a confidential economic development project and consultation with legal counsel pursuant to N.C.G.S. 143-318.11(a)(3) & (4). Alderman Jolley seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion was unanimously approved.

CLOSED SESSION

Upon completion of discussion of the matter subject to the closed session, Mayor Chandler called for a motion to return to open session. **Alderman Jolley made a motion that the Board end the closed session and return to open session.** Alderman Zink seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion was unanimously approved.

Open Session

Upon return to open session, Mayor Chandler announced there was no action subject to the closed session.

Adjourn

There being no further business before the Board, Mayor Chandler called for a motion to adjourn. **Alderman Zink made a motion to adjourn.** Alderman Jolley seconded the motion. Upon a call for a vote on the motion by the Mayor, the motion to adjourn was unanimously approved.

Approved and authenticated this the 3rd day of November, 2025.


John L. Chandler, Mayor

ATTEST:


Nathan R. Bennett, Town Manager





ATTACHMENT A

Town of Mars Hill

MAYOR AND BOARD OF ALDERMEN

John L. Chandler

Mayor

Nicholas A. Honeycutt

Vice-Mayor

Robert W. Zink

Treasurer

Stuart L. Jolley

Clerk

Larry H. Davis

Secretary

AGENDA

REGULAR MEETING

Mars Hill Town Hall Conference Room

October 6, 2025 at 6:00 p.m.

1. Call to Order – Mayor John L. Chandler
2. Approval of Agenda
3. Approval of Minutes: September 8, 2025 – Regular Meeting
4. Old Business
 - a. Voluntary Annexation Petition – 1053 Crossroads Parkway – Little Ivy Baptist Church
Madison County PIN: 9757-34-0194
 - i. **ORDINANCE** – An Ordinance to Extend the Corporate Limits of the Town of Mars Hill, North Carolina
5. New Business
 - a. **RESOLUTION** – Parks and Recreation – Capital Improvement Plan – 2025-2030
 - b. **ORDINANCE** – Road Closure for 2025 Christmas Parade
 - c. Tax Releases and Refunds
6. Town Manager Report – Nathan Bennett, Town Manager
 - a. General Update
7. Public Comment

[Policy: Each speaker shall be limited to a maximum of three (3) minutes. The public comment period is not intended to require the Board of Aldermen or staff to answer any impromptu questions. The Board will not take action on an item presented during the public comment period. The Board may refer inquiries made during the public comment period to the Town Manager to address as appropriate. If necessary, the item may be placed on the agenda of a future meeting.]
8. Closed Session (*Pursuant to N.C.G.S. 143-318.11(a)*)
9. Adjourn

Mars Hill Town Hall

280 North Main Street • P.O. Box 368

Mars Hill, North Carolina 28754

Phone: (828) 689-2301 • Fax: (828) 689-3333

ORDINANCE #: 302

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE TOWN OF MARS HILL, NORTH CAROLINA**

WHEREAS, the Board of Aldermen has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at the Mars Hill Town Hall at 6:00 o'clock, p.m. on the 8th day of September, 2025 after due notice by publication on August 27th, 2025, and September 3rd, 2025; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Mars Hill, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory, is hereby annexed and made part of the Town of Mars Hill as of the 6th day of October, 2025.

(Insert Metes and Bounds Description)

That real property located at 1053 Crossroads Parkway, Mars Hill, NC 28754, owned by Little Ivy Missionary Baptist Church, as set forth and more fully described in Deed Book 220 at Page 759 in the Madison County Registry, Office of the Register of Deeds of Madison County, North Carolina, and further identified by Madison County Property Identification Number 9757-34-0194 and the attached Exhibit 1.

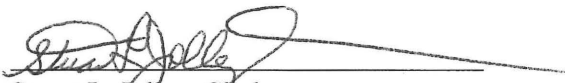
Section 2. Upon and after the 6th day of October, 2025, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Mars Hill and shall be entitled to the same privileges and benefits as other parts of the Town of Mars Hill. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

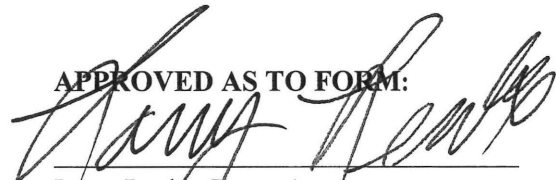
Section 3. The Mayor of the Town of Mars Hill shall cause to be recorded in the Office of the Register of Deeds, Madison County, and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this Ordinance.

ADOPTED this the 6th day of October, 2025.


John L. Chandler, Mayor

ATTEST:


Stuart L. Jolley, Clerk

APPROVED AS TO FORM:

Larry Leake, Town Attorney



STATE OF NORTH CAROLINA
COUNTY OF MADISON
TOWN OF MARS HILL

I, Stuart L. Jolley, Town Clerk of the Town of Mars Hill in the State of North Carolina, **DO HEREBY CERTIFY**, that:

1. The attached is a copy of an Ordinance to extend the Corporate Limits of the Town of Mars Hill, North Carolina.
2. The Ordinance was adopted on the 6th day of October, 2025, at a regularly scheduled meeting of the Mayor and Board of Aldermen of the Town of Mars Hill, North Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and have hereunto affixed the Corporate Seal of the Town of Mars Hill, North Carolina, this 6th day of October, 2025.


STUART L. JOLLEY,
TOWN CLERK

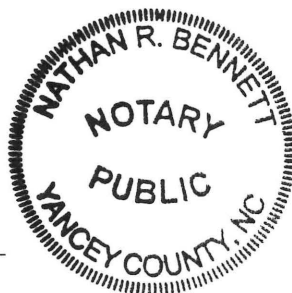
STATE OF NORTH CAROLINA
COUNTY OF MADISON

I, Nathan R. Bennett, a Notary Public of the aforesaid State and County, do hereby certify that Stuart L. Jolley, personally appeared before me this day and acknowledged the due execution of the foregoing certificate.

WITNESS my hand and Notarial Seal this 6th day of October, 2025.

My Commission Expires:

November 20, 2027




NOTARY PUBLIC

EXHIBIT 1



Town of Mars Hill

PETITION REQUESTING A NON-CONTIGUOUS ANNEXATION

DATE: 7-28-25

TO: Board of Aldermen, Town of Mars Hill

1. We, the undersigned owners of real property, respectfully request that the area described in Paragraph 2 below be annexed to the Town of Mars Hill.
2. The area to be annexed is non-contiguous to the Town of Mars Hill and the boundaries of such territory are as follows:

(Insert Legal Metes and Bounds Description of Boundaries or attach Deed)

3. A map, and/or survey plat is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town.

PRINTED NAME

SIGNATURE

ADDRESS

PASTOR

1. SCOTT J. DOTSON JR.

11 VALLEY DR. MARS HILL

DEACON

2. JOEY MILLER

293 Chandler Branch Rd
MARS HILL

3.

4.

5.

Town of Mars Hill

280 North Main Street • P.O. Box 368

Mars Hill, North Carolina 28754

Phone: (828) 689-2301 • Fax: (828) 689-3333

www.townofmarshill.org

STATE OF NORTH CAROLINA,
COUNTY OF MADISON.

Prepared By
Larry Leake

THIS INDENTURE, made this 2nd day of June, 1995 by and
between

CLIVE M. WHITT and Wife, EULA B. WHITT

hereinafter called Grantors, and

LITTLE IVY MISSIONARY BAPTIST CHURCH

hereinafter called Grantees, (said designations shall
include the respective parties, whether one or more, individual or corporate, and their respective
successors in interest or assigns).

WITNESSETH: That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and
valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged,
have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell,
convey and confirm unto the Grantees their heirs and/or successors and assigns (subject, however, to any
conditions, restrictions, limitations, reservations or exceptions appearing after the description below),
the following particularly described real estate, located in Madison County, North Carolina, to-wit:

BEGINNING at an oak stump and metal post in the Clive Whitt and Robert Phillips line N 10:30 W 7 poles to a
black oak stump and corner post, then up and with the extreme top of said ridge as follows: N 30 E 18 poles,
N 14:45 E 12 poles to a white oak, then N 28:15 W 7 poles to the highway, thence down said highway to a
metal post and clump of sourwood sprouts, thence E in a straight line to the beginning corner.

This being a portion of that property appearing as the second deed in Deed Book 90, page 422 in the Office
of the Madison County Register of Deeds.

The Grantors hereby specifically reserve unto themselves a thirty (30) foot right of way crossing the
property conveyed herein and extending to other property owned by them for their unrestricted use and for
the unrestricted use of their assigns. The location of said right of way to be fixed on the ground by the
Grantors at a later date.

TO HAVE AND TO HOLD the above described land and premises, with all the appurtenances thereunto
belonging, or in any wise appertaining, unto the Grantees, their heirs and/or s and assigns forever.

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the
Grantors are lawfully seised in fee simple of said land and premises, and have full right and power to
convey the same to the Grantees in fee simple, and that said land and premises are free from any and all
encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors,
administrators and/or successors shall forever warrant and defend the title to the said land and premises,
with the appurtenances, unto the Grantees, their heirs and/or successors and assigns,
against the lawful claims of all persons whomsoever.

760

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Clive M. Whitt (SEAL) Eula B. Whitt (SEAL)
CLIVE M. WHITT EULA B. WHITT

____ (SEAL) _____ (SEAL)

____ (SEAL) _____ (SEAL)

____ (SEAL) _____ (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF MADISON

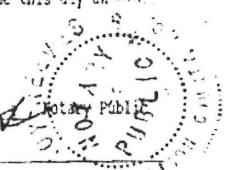
I, Roy Reeves, a Notary Public of said State and County, do hereby certify that Clive M. Whitt and Wife, Eula B. Whitt personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this 5th day of June, 1995.

My commission expires:

11-7-99

Roy Reeves
Notary Public



STATE OF _____ COUNTY OF _____

I, _____, Notary Public of said State and County, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this _____ day of _____, 1995.

My commission expires: _____, Notary Public

STATE OF NORTH CAROLINA, COUNTY OF MADISON

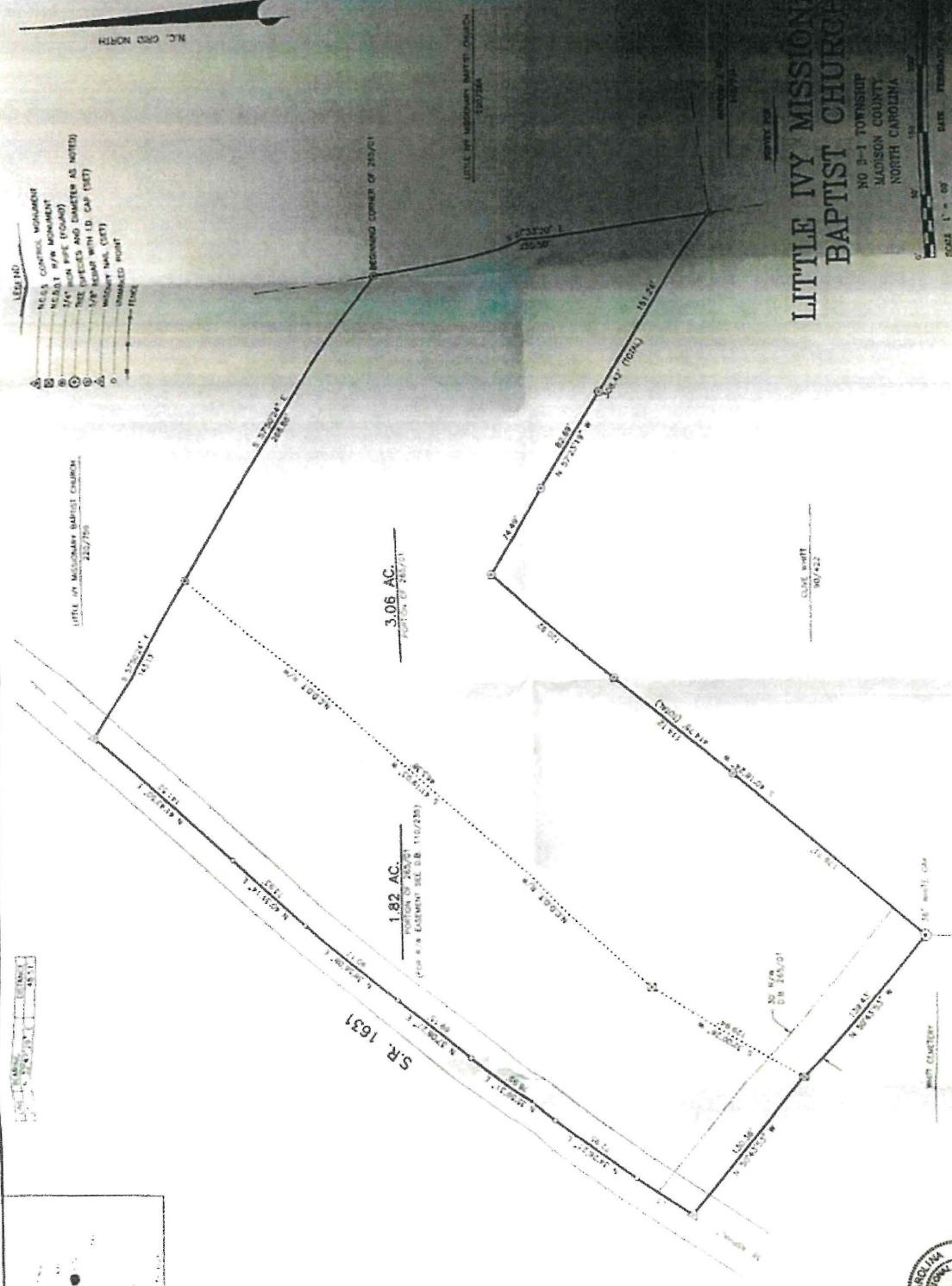
Each of the foregoing certificates, namely of Roy Reeves
a notary or ~~Notaries~~ public of the State and County designated is certified to be correct.

This the 10th day of July, 1995.

Filed for registration on the 10th day of July, 1995 at 10:12 A.M.

and recorded in Book _____ at page _____.

Jenae Lee Buckner
REGISTER OF DEEDS



LITTLE IVY MISSIONARY
BAPTIST CHURCH

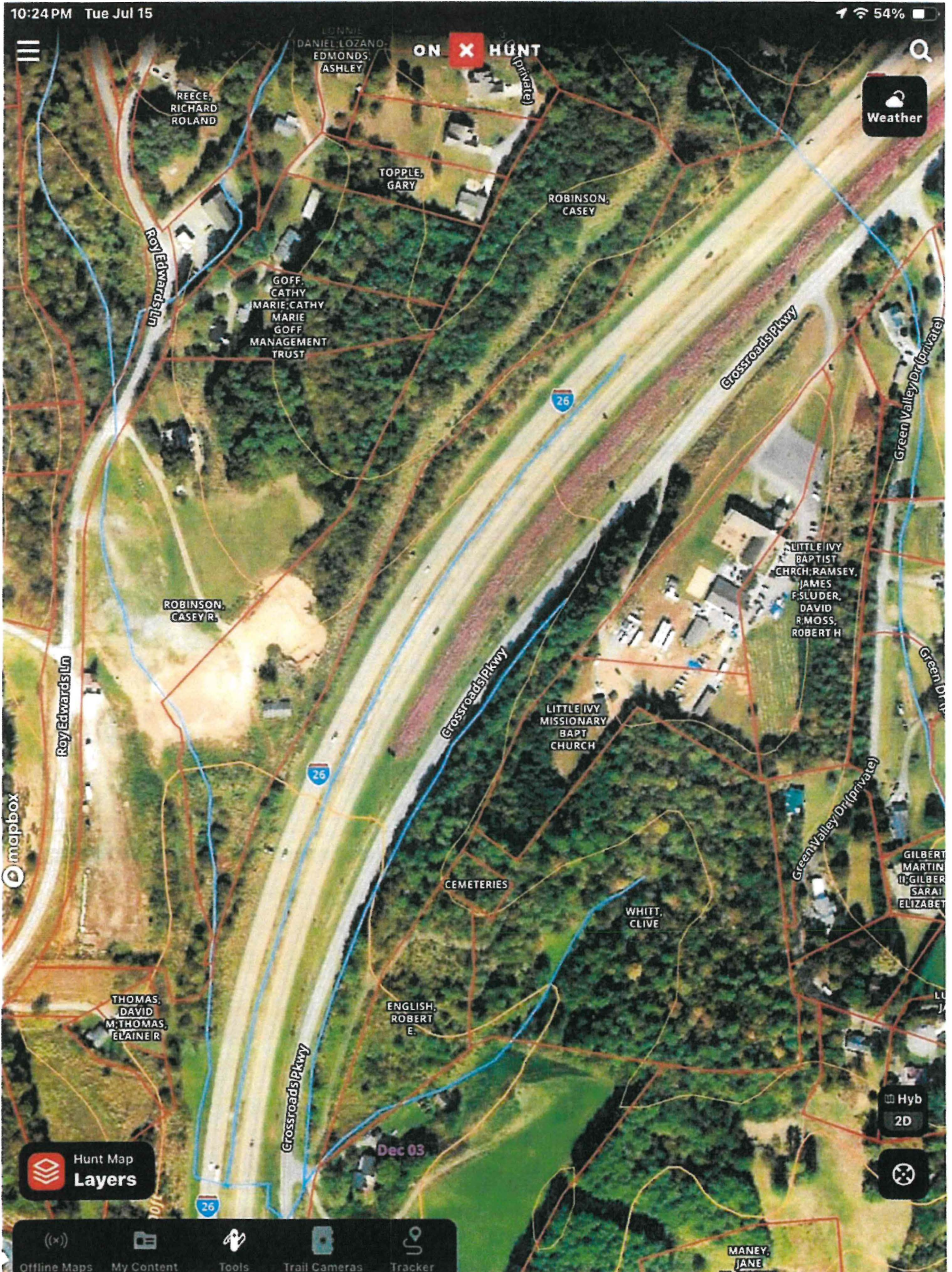
NO 3-1 TOWNSHIP
MADISON COUNTY
NORTH CAROLINA

McMAHAN & ASSOCIATES, P.A.
P.O. BOX 1296
WEAVERVILLE, NC 28787
828-645-8004
FAX 828-645-3041

**THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION**

I CERTIFY THAT THE CALCULATED NATE IS
PRECISION BEFORE ADJUSTMENTS IS ONE
PART IN 10,000

Paul C. McManus



mapbox

Hunt Map
Layers

Property Summary

Tax Year: 2025

REID	15673	PIN	9757-34-0194	Property Owner	LITTLE IVY MISSIONARY BAPTIST CHURCH
Location Address	1053 CROSSROADS PKWY	Property Description		Owner's Mailing Address	1053 CROSSROADS PKWY MARS HILL NC 28754

Administrative Data		Transfer Information		Property Value	
Plat Book & Page		Deed Date	1/1/2011	Total Appraised Land Value	\$31,807
Old Map #		Deed Book	000220	Total Appraised Building Value	
Market Area	2050	Deed Page	00759	Total Appraised Misc Improvements Value	\$27,191
Township	BEECH GLEN	Revenue Stamps		Total Cost Value	\$58,998
Planning Jurisdiction	MADISON	Package Sale Date		Total Appraised Value	
City		Package Sale Price		Other Exemptions	\$58,998
Fire District	MARS HILL	Land Sale Date		Exemption Desc	RELIGIOUS
Spec District		Land Sale Price		Use Value Deferred	
Land Class	EXEMPT VACANT	Improvement Summary		Historic Value Deferred	
History REID 1		Total Buildings	0	Total Deferred Value	
History REID 2		Total Units	0	Total Taxable Value	
Acreage	2.56	Total Living Area	0		
Permit Date		Total Gross Leasable Area	0		
Permit #					

Photograph



Building Summary

Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
0	15000	SIZE	ASPHALT	\$2.75		2000	37	0	0		\$25,988
0	14x20	DIMENSIONS	STG SHED	\$9.00		2000	65	0	0		\$741
0	10x8	DIMENSIONS	STG SHED-MTL	\$7.70		2000	25	0	0		\$462

Total Misc Improvements Value Assessed: \$27,191

Land Summary

Land Class: EXEMPT VACANT			Deeded Acres: 0		Calculated Acres: 0		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
R-1		31-MIXED-S	2.56 BY THE ACRE PRICE	\$16,700	0.744		\$31,807
Total Land Value Assessed: \$31,807							

Ownership History

Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current LITTLE IVY MISSIONARY BAPTIST CHURCH	DEED	100	0		000220	00759	1/1/2011



Town of Mars Hill

CERTIFICATE OF SUFFICIENCY

To the Mayor and Board of Aldermen of the Town of Mars Hill, North Carolina:

I, Stuart L. Jolley, Town Clerk for the Town of Mars Hill, do hereby certify that I have investigated the petition of annexation attached hereto as Exhibit 1, to wit 1053 Crossroads Parkway, PIN 9757-34-0194, and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with N.C.G.S. 160A-31, as amended.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Mars Hill, this the 6th day of October, 2025.


STUART L. JOLLEY,
Town Clerk

(SEAL)



Town of Mars Hill

280 North Main Street • P.O. Box 368
Mars Hill, North Carolina 28754
Phone: (828) 689-2301 • Fax: (828) 689-3333
www.townofmarshall.org



Town of Mars Hill

PARKS AND RECREATION

Capital Improvement Plan
2025-2030

INTRODUCTION AND PURPOSE

The Town of Mars Hill is a small town in the mountains of western North Carolina with a population of approximately 2,800 citizens. The Town is home to Mars Hill University, a private liberal arts university, with approximately 1,000 students. Mars Hill is located approximately 20 miles from downtown Asheville, the largest metropolitan area in the region, popular for outdoor recreation and a vast array of cultural art activities.

The Town of Mars Hill abounds with all types of recreation opportunities. The Town operates a variety of recreation experiences. The Town operates the Town Recreation Park located at 690 Park Drive. Tennis courts, baseball field, outdoor basketball courts, a playground and a large swimming pool are among the recreation elements found at this facility. The Town operates the Bailey Mountain Park and Preserve located at 889 Forest Street. This facility is a passive recreation area connecting to the Bailey Mountain summit with hiking trails, accessible walking paths, picnic areas, ecological interpretation, and cultural heritage structures and displays. In addition to these parks, the Town and other partners have developed a one-mile paved greenway that traverses properties owned by the Town, Mars Hill University and Madison County Schools, with plans to expand that greenway up to three (3) additional miles to connect to Bailey Mountain Park and Preserve. The Town also manages a small “pocket park” in the historic downtown district with plans to add additional recreational opportunities in the downtown area.

The Town of Mars Hill developed and adopted the original five (5) year Parks and Recreation Capital Improvement Plan (CIP) on April 1, 2019. This 2025-2030 CIP adopted October 6, 2025, updates and revises the original document project elements and identifies additional items for Town parks and recreation action. The CIP serves as the primary planning tool to provide guidance to the Board of Alderman and town staff in the area of parks and recreation services. The CIP is developed to cover a five-year period to determine how to invest in new construction projects, renovation and maintenance of infrastructure, and other facility and program initiatives in the Parks and Recreation Department. Each project listing in the CIP typically has further review by the Board of Aldermen as part of the annual budgeting process as well as during any project design and bid award process. In addition, priorities and needs can change over the five-year period as funding scenarios change, new information becomes available and other priorities established. The CIP is a working planning document and project scope and timelines proposed may change subject to those considerations.

PARKS AND RECREATION

Capital Improvement Plan
2025-2030
Page 1 of 7

Adopted October 6, 2025

PROJECTS

Project Name: Bailey Mountain Park & Preserve Smith Farm Campus - Enhancements <i>(Formerly Mars Hill Smith Farm Park)</i>	Project Costs: \$250,000
Project Description: Plan, design and construct additional passive recreation elements at the Smith Farm Campus of Bailey Mountain Park & Preserve, an 86-acre site associated with the conservation of Bailey Mountain. The enhancements will feature active and passive areas, additional trails, picnic shelter, picnicking, and outdoor fitness equipment. Perform stream restoration and vegetation plantings.	
Funding Sources: Town of Mars Hill Parks and Recreation Trust Fund NC Division of Natural & Cultural Resources NC Division of Water Resources NC Land & Water Fund Pigeon River Fund Private Foundations Private Fundraising	

Project Name: Bailey Mountain Park & Preserve Future Acquisitions and Development <i>West Farm Property</i>	Project Costs: \$2,000,000
Project Description: Plan and lead efforts to acquire additional properties adjacent to the Bailey Mountain Park & Preserve to preserve and protect the environmental, cultural, and historical heritage of the slopes of Bailey Mountain, the tallest mountain in the Mars Hill community, from residential and commercial development. Design and construct additional passive recreation elements at the future West Farm Campus on Forest Street and other properties adjacent to the current Bailey Mountain Park & Preserve that may become available for preservation and conservation of Bailey Mountain. The enhancements will feature passive recreation areas, additional trails, accessible paths, connection to the Otis Duck Greenway, picnic shelters, picnicking, and other related amenities.	
Funding Sources: Town of Mars Hill Parks and Recreation Trust Fund	

PARKS AND RECREATION

Capital Improvement Plan

2025-2030

Page 2 of 7

Adopted October 6, 2025

NC Division of Natural & Cultural Resources
 NC Division of Water Resources
 NC Land & Water Fund
 Pigeon River Fund
 Private Foundations
 Private Fundraising

Project Name: Bailey Mountain Park & Preserve Future Acquisitions and Development Bone Camp Creek Property	Project Costs: \$2,000,000
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Project Description: Plan and lead efforts to acquire Bone Camp Creek property adjacent to the Bailey Mountain Park & Preserve to preserve and protect the environmental, cultural, and historical heritage of the slopes of Bailey Mountain, the tallest mountain in the Mars Hill community, from residential and commercial development. Design and construct additional passive recreation elements at the future Bone Camp Creek area located on Bone Camp Road and adjoining other properties adjacent to the current Bailey Mountain Park & Preserve that may become available for preservation and conservation of Bailey Mountain. The enhancements will feature passive recreation areas, additional trails, accessible paths, picnic shelters, picnicking, and other related amenities.
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Funding Sources: Town of Mars Hill Parks and Recreation Trust Fund NC Division of Natural & Cultural Resources NC Division of Water Resources NC Land & Water Fund Pigeon River Fund Private Foundations Private Fundraising

Project Name: Bailey Mountain Park & Preserve Future Acquisitions and Development Other adjacent properties	Project Costs: \$1,000,000
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Project Description: Plan and lead efforts to acquire additional properties adjacent to the Bailey Mountain Park & Preserve to preserve and protect the environmental, cultural, and historical heritage of the slopes of Bailey Mountain, the tallest mountain in the Mars Hill
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community, from residential and commercial development. Design and construct additional passive recreation elements at properties adjacent to the current Bailey Mountain Park & Preserve that may become available for preservation and conservation of Bailey Mountain. The enhancements will feature passive recreation areas, additional trails, accessible paths, connection to the Otis Duck Greenway, picnic shelters, picnicking, and other related amenities.

Funding Sources:

Town of Mars Hill
Parks and Recreation Trust Fund
NC Division of Natural & Cultural Resources
NC Division of Water Resources
NC Land & Water Fund
Pigeon River Fund
Private Foundations
Private Fundraising

Project Name:

Greenway – Park Drive Connector

Project Costs:

\$1,000,000

Project Description:

Plan, design and construct an extension of the current terminus of the Otis Duck Greenway to the existing Mars Hill Recreation Park. This connector will provide an additional one-half mile paved walkway to connect these two popular recreation facilities.

Funding Sources:

Town of Mars Hill
NC Department of Transportation
French Broad River MPO
Mars Hill University

Project Name:

Greenway – Forest Street/Bailey
Mountain Park & Preserve Connector

Project Costs:

\$1,500,000

Project Description:

Plan, design and construct an extension of the current terminus of the Otis Duck Greenway to the Bailey Mountain Park & Preserve. This connector will provide an additional one-mile paved walkway to connect these two popular recreation facilities.

Funding Sources:

Town of Mars Hill
NC Department of Transportation
French Broad River MPO

PARKS AND RECREATION

Capital Improvement Plan

2025-2030

Page 4 of 7

Adopted October 6, 2025

Mars Hill University

Project Name: Greenway – Bailey Street, Banjo Branch/Bailey Mountain Park & Preserve Connector	Project Costs: \$1,500,000
Project Description: Plan, design and construct an extension of the current terminus of the Otis Duck Greenway to the Bailey Mountain Park & Preserve. This connector will provide an additional one-mile paved walkway to connect these two popular recreation facilities.	
Funding Sources: Town of Mars Hill NC Department of Transportation French Broad River MPO Mars Hill University	

Project Name: Greenway – Enhancements	Project Costs: \$75,000
Project Description: Plan, design and construct enhancements along the Otis Duck Greenway to include shelters, lighting, interpretative signage and outdoor fitness equipment.	
Funding Sources: Town of Mars Hill Mars Hill University Madison County Schools	

Project Name: Greenway – Maintenance	Project Costs: \$25,000
Project Description: Maintain and enhance the Duck Greenway to encourage the safe use of the facility by keeping it clear of obstructions.	
Funding Sources: Town of Mars Hill Madison County Schools Mars Hill University	

Project Name: Downtown Pocket Park	Project Costs: \$250,000
Project Description: Plan, design and construct a pocket park downtown to include an all-accessible playground, picnic shelter, small entertainment space, public restrooms, and other appropriate amenities to encourage use as a community gathering space.	
Funding Sources: Town of Mars Hill Parks and Recreation Trust Fund Madison County Tourism Development Authority Private Foundations Private Fundraising	

Project Name: Recreation Park - Enhancements	Project Costs: \$200,000
Project Description: Plan, design and construct general enhancements to the Recreation Park to encourage continued community use of the space. Enhancements to include additional picnic shelters, walking/nature trail, landscaping, safety and ADA improvements and other enhancements for this facility.	
Funding Sources: Town of Mars Hill	

Project Name: Recreation Park – Racquet Sports Courts & Basketball Courts	Project Costs: \$150,000
Project Description: Plan, design and construct enhancements to the existing tennis and basketball courts. Maintain existing facility surface and striping. Explore feasibility to include additional racquet sport facilities (i.e. pickleball), basketball, and others as deemed appropriate.	
Funding Sources: Town of Mars Hill	

Project Name: Recreation Park – Baseball Field	Project Costs: \$30,000
Project Description: Plan, design and construct improvements to the baseball field area to include outfield fence repair and installation where needed, concession stand area, dugout safety improvements, spectator viewing area improvements, infield material improvements, outfield grass improvements.	
Funding Sources: Town of Mars Hill	

Project Name: Recreation Park – Swimming Pool	Project Costs: \$50,000
Project Description: Plan, design and construct enhancements to the swimming pool and associated deck area to provide additional water play amenities and safety and ADA compliant access to the facility.	
Funding Sources: Town of Mars Hill Parks and Recreation Trust Fund	

Project Name: Recreation Park – Playground	Project Costs: \$75,000
Project Description: Plan, design and construct enhancements to the playground to encourage use of the space. Enhancements to include additional play equipment, all abilities accessible equipment, outdoor fitness equipment, natural play area, and safety equipment.	
Funding Sources: Town of Mars Hill Parks and Recreation Trust Fund	



Town of Mars Hill

RESOLUTION

ADOPT THE PARKS AND RECREATION CAPITAL IMPROVEMENT PLAN FOR FY 2025-2030

WHEREAS, the Town of Mars Hill recognizes that a Parks and Recreation Capital Improvement Plan enables staff and the Board of Aldermen to plan for a safe, healthy and vibrant community; and

WHEREAS, the Parks and Recreation Capital Improvement Plan is a five-year planning document designed to be used as a tool to help the Town plan for the repair, replacement, and acquisition of capital items and facilities; and

WHEREAS, this Capital Improvement Plan will assist the Town with conducting financial planning and ensure better coordination and evaluation of projects in a manner that will maintain the Town's fiscal health; and

WHEREAS, the recommended FY 2025 to FY 2030 Capital Improvement Plan attempts to provide a comprehensive assessment of the Town's Parks and Recreation needs for a five-year period; and

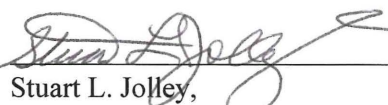
WHEREAS, this Capital Improvement Plan is intended to be a flexible planning document to be updated annually for the Board of Aldermen to review and make modifications as community priorities and funding needs change.

NOW, THEREFORE, BE IT RESOLVED that the Town of Mars Hill Mayor and Board of Aldermen has received "Parks and Recreation Capital Improvement Plan: 2025-2030" and adopts this capital program and endorses its use by the Town of Mars Hill.

ADOPTED this the 6th day of October 2025, by the Town of Mars Hill Mayor and Board of Aldermen.


John L. Chandler, Mayor

Attest:


Stuart L. Jolley,
Town Clerk





Town of Mars Hill

ORDINANCE #: 303

AN ORDINANCE DECLARING A ROAD CLOSURE FOR MARS HILL CHRISTMAS PARADE

WHEREAS, the Town of Mars Hill Mayor and Board of Aldermen acknowledge the long tradition of providing an annual Christmas parade and activities for the pleasure to its citizens, including MHU students, Madison County residents, and neighboring county residents; and

WHEREAS, the Town of Mars Hill Mayor and Board of Aldermen acknowledge citizens and businesses realize a financial benefit from the Christmas parade; and

WHEREAS, the Town of Mars Hill Mayor and Board of Aldermen acknowledge the Christmas parade requires approximately one (1) hour to install signage and traffic control devices, and requires approximately one (1) hour for removing signage, traffic control devices, and litter.

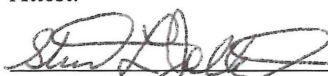
NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF MARS HILL THE FOLLOWING:

1. That pursuant to the authority granted by N.C.G.S. 20-169 that a temporary road closure is hereby declared during the day and time set forth below on the following described portion of State Highway System routes and Town streets.
2. **Date:** Saturday, December 6, 2025
3. **Time:** 5:00 pm to 7:00 pm
4. Route Subject to Temporary Closure: Beginning at intersection of North Main and Chestnut Street to the intersection of South Main and NC 213/Cascade Street to the intersection of NC 213 and Athletic Street.
5. Detour Route Description: Beginning from Eastbound on NC Highway 213/Cascade Street at intersection of NC Highway 213/ Cascade Street to SR 1560/Park Drive to SR 1559/Woods Ammons Rd to SR 1609/South Main Street to NC Highway 213/Carl Eller Road, all within the Town of Mars Hill, North Carolina.

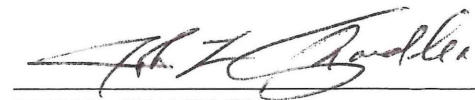
Beginning from Westbound on NC Highway 213/Carl Eller road at the intersection of NC 213/Carl Eller Road and SR/1609 South Main street to SR 1559/Woods Ammons Road to SR1560/ Park Drive to NC 213/Cascade Street, all within the Town of Mars Hill, North Carolina.
6. This ordinance shall become effective when signs are erected giving notice of the limits and times of the event and implementation of adequate traffic control to protect participants and to guide vehicles around the event route.

ADOPTED this the 6th day of October, 2025, by the Town of Mars Hill Mayor and Board of Aldermen.

Attest:


STUART L. JOLLEY,
Town Clerk




JOHN L. CHANDLER,
Mayor