

Maggie Valley Board of Aldermen
c/o Vickie Best
3987 Soco Road
Maggie Valley, NC 28751

No R3 Hi-Density Zoning for 751 Soco Road – Traffic Concerns.

I am against R3 zoning for 751 Soco Road because of increased traffic issues. This type of zoning would allow for up to 250+ residences which would add a lot of traffic congestion to a very busy section of Soco Road. The westbound traffic from the traffic light at the intersection of Soco Road and Moody Farm Road creates an undesirable level of noise especially during busy times. It is already difficult to turn left into Raven Ridge while trying to anticipate traffic coming over the hill. Both R-2 or R-3 zoning comes with the very real possibility of hundreds of additional vehicles coming in and out of the property onto Soco Road from just over the hill. An intersection at this area would be difficult to see and it would add significant traffic noise and congestion for this area.

Please do not allow R3 Zoning for 751 Soco Road. This is the entrance to Maggie Valley and poses significant traffic issues that would be frustrating, potentially dangerous and send an undesirable message to travelers entering out town.

Sincerely,