

RAVEN RIDGE

HOMEOWNERS ASSOCIATION
PO Box 711, Maggie Valley, NC 28751
November 29, 2021

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

Subject:

Raven Ridge Homeowners Association response to
Town of Maggie Valley annexation & rezoning of the property at 751 Soco Road.

This resolution addresses the Town of Maggie Valley Public Notice published November 24, 2021, regarding annexation and rezoning of property consisting of 17.66 acres located at 751 Soco Rd. (herein referred to as the 'Cow Pasture').

Resolution:

By unanimous consent, the Raven Ridge HOA Board of Directors, and the additional property owners listed below, request town officials consider the following comments and requests especially as they relate to zoning.

1) Regarding Annexation - As much as we love the 'Cow Pasture' as it is, we understand the development needs of the community and do not object to annexing the property to the Town of Maggie Valley provided development doesn't negatively impact the enjoyment and property values of our neighborhood.

2) Regarding Rezoning - We believe the best use of this property for the Town of Maggie Valley and for our adjoining neighborhoods is single family homes zoned R-1. We also request that special attention be given stating that no development on the property can restrict, or in any way affect the current natural flow of the brook / stream flowing across the property.

Background / Rationale:

Since the beginning of Raven Ridge, we have enjoyed the 'Cow Pasture' as a unique asset to our neighborhood. It has special historical significance since, as the story on our website tells, until 1980 our community was part of a dairy farm. Additionally, it has allowed us to enjoy unrestricted westerly mountain views and a charming brook that flows adjacent to, and even across some portions of our property. It is sad to see things change, but we do understand the development needs of the community. Therefore, while we have no reason to object to annexation, we have several reasons to object to R-3 or R-2 zoning. The reasons are:

Negative Impact on Property Values – We request that you zone this property R-1.

- Even though Appalachian Village is zoned R-3 and Raven Ridge is zoned R-2, we are both neighborhoods of single-family homes only.
- Both R-2 and R-3 allow for a variety of multifamily dwellings.
- R-1 like our adjoining neighborhoods, is single family dwellings only. Manufactured homes are allowed but they must be Class A which most closely resemble conventional, onsite construction (shingle roof, 6” overhand, residential siding, etc.).
- R-2 zoning also allows manufactured homes, but they must be Class A or Class B.
- Only R-3 allows an actual mobile home park, with as many as 10 mobile homes per acre, permitting, in this case, over 150 mobile homes (154.038 Standards).
 - R-3 zoning does not require either Class A or Class B manufactured homes.
 - R-3 does not require the removal of the hitch, the wheels and axles and does not even require removal of the transportation lights!
 - There is no requirement for trailer skirting and there are no appearance standards of any kind. (154.005 Standards)

Although permitted if rezoned R-3, a mobile home park without these standards or codes would serve to devalue Raven Ridge, Appalachian Village and other properties in the surrounding area.

2) Negatively Impact Owner Investment - Our homeowner's association has recently gone to great lengths to completely rewrite our governing documents, including a defined set of Community Standards. We did this to encourage homeowners to make investments in their properties supporting a common vision. This has contributed to increased property values for the entire neighborhood. Not only would rezoning R-2 or R-3 bring multifamily housing, it could undermine our association's efforts to encourage our homeowners to invest in their properties.

3) Traffic concerns – According to estimates by the town planner, both R-2 and R-3 zoning of this property would allow up to 250+ residential units. The westbound traffic from the stoplight at Soco Road and Moody Farm Road creates an unpleasant level of noise, especially during busy seasons. It is already difficult to turn left into Raven Ridge while trying to anticipate traffic coming over the hill. 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 just over the hill. This would add significant traffic noise and congestion for this area.

4) Gateway Impression of Maggie Valley - The 'Cow Pasture' property sits at the gateway to Maggie Valley. With only one chance to make a first impression, we strongly recommend that we set our standards high for the development and appearance of this historic Maggie Valley property. The permitted uses of any property zoned R-3 open the door for lowest standards for resident development. We request that you don't do that in our neighborhood, especially on Main Street, Maggie Valley where it could have a negative impression of our town to every visitor coming down Soco Road.

5) The Brook / Stream Special Conditions - The brook running adjacent to, and across portions of our property is a major asset to our association. It is so important to us that we named a street after it (Brookside Lane). Regardless of the zoning designation, any development that

might negatively impact or alter the existing natural flow of this waterway, in any way, would be hugely detrimental and damaging to property owners of our association. For this reason, regardless of the final zoning designation, we are requesting specific language designed to restrict development in such a way that will protect the interests and enjoyment of our water rights in this regard.

Town Attorney Craig Justus recently advised the board about decisions made regarding rezoning, *“One thing that you should not give controlling weight, is whatever the developer or property owner’s plans are for the property. These are general use district rezonings, meaning when you decide to change a piece of property or adopt a zoning for a piece of property, whatever uses might be allowed in that district are fair game for the property owner to use and apply later on whether it’s that property owner, or someone they might sell it to. So that’s why you can’t get too hung up on what the property owner tells you he might use the property for.”*

We respectfully request that you rezone the 751 Soco Road property to R-1, not R-2 or R-3.

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