

RAVEN RIDGE

HOMEOWNERS ASSOCIATION
PO Box 711, Maggie Valley, NC 28751
February 23, 2022

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 Take Notice regarding the Public Hearing on March 8, 2022 addressing rezoning the 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 all the property owners listed below, request town officials consider the following comments and requests especially as they relate to zoning.

Regarding Rezoning R-3 - While we acknowledge the merits of additional low-cost, high-density housing in the area, we believe that this is not the place for it. We strongly 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 alter 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 these properties were part of a dairy farm. Additionally, we enjoy unrestricted westerly mountain views with a charming brook flowing adjacent to and across some portions of our property. It is sad to see these things change, but we do understand the development needs of the community. Therefore we have several reasons for objecting to multifamily housing, whether R-3 or R-2.

1) Gateway Impression of Maggie Valley - The 'Cow Pasture' property sits at the gateway to our town. With only one chance to make a first impression, *we strongly recommend that we set our highest standards for the development and appearance of this most visible, historic property.* The permitted uses of any property zoned R-3 open the door for lowest standards for

residential 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.

2) 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 both are neighborhoods of *single-family homes only*.
- R-3 allows for a variety of multifamily dwellings including duplexes and apartments.
- 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).
- *Whether a mobile home park or individually owned mobile home lots:*
 - R-3 zoning does not require 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)

Rezoning this property R-3, could serve to devalue Raven Ridge, Appalachian Village and other properties in the surrounding area.

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 the busy summer months. It is already hazardous to turn left into Raven Ridge while trying to anticipate traffic coming over the hill. 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 hazardous congestion for this area.

4) 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.

5) We are Confused and Disappointed - As you know, this issue was to have been decided this past December. After walking the property, the Planning Board met and voted to recommend R-1 and R-2 to the Aldermen. We were encouraged. However, before the Board of Aldermen had a chance to consider their recommendation, Mr. Hotchkiss withdrew his request. Now, just two months later, he has resubmitted his request for R-3 and *the Planning Board has made a complete reversal!* Why are they now recommending R-3? What has changed?

Also, we were disappointed that the owner's agent was permitted to make a presentation regarding his intended use of the property when he has no obligation whatsoever to follow

those plans. **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.”*

Finally, the coming UDO will help define how we want the town to look and it will take the politics and emotions out of the zoning process. Please wait.

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

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