

# No R3 for 751 Soco Road

# TALKING POINTS

**Please make your voice heard and tell your friends and neighbors to join!**

**Feel free to use any or all of these Talking Points in your letters, social media posts or statements you make at the Public Hearing, March 8<sup>th</sup>, 6:30pm @ Maggie Valley Town Hall**

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The property at 751 Soco Road is a gateway property to Maggie Valley. It is one of the first properties you see as you enter Maggie Valley and it should set a quality impression of our community. An R1 zoning designation, possibly with variances to accommodate owner needs, is the only type of development that would be consistent with adjoining neighborhoods.

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I oppose R3 zoning designation for 751 Soco Road because it opens the door for Hi-Density Residential, Trailer Parks, RV Parks, of Mobile Home Parks. I realize the owner claims he plans for an Appalachian Village style development which R1 zoning, possibly with variances, would be just fine. That said, an owner's "intent" can not be considered when making a zoning designation because there are no guarantees the owner will either fulfill his plan or possibly sell his property. R3 zoning opens the door for Hi Density development which would be completely incompatible with our bordering neighborhoods.

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I oppose the proposed R3 zoning designation for 751 Soco Road, because it is a highly visible location, at the gateway of our town, and opens the door for Hi-Density residential development including Trailer, RV and Mobile Home Parks. I don't feel this is the first impression we want to be sending to travelers.

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I oppose R3 zoning for 751 Soco Road because of potential traffic issues. This would allow for up to 250+ residences. 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. 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.

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I oppose R3 zoning for 751 Soco Road because it opens the door for more Hi-Density residential, RV, Trailer and Mobile Home park development at one of the most undesirable locations for that type of development in our town. We have a new comprehensive Unified Development Ordinance coming out very shortly that will help set the standards for how our town should develop in the future. This is not the time to allow more R3 development in our town, especially at such a highly visible location. Let's take a breath on development that is already a highly charged issue in our community and wait for the UDO plan to come out before taking this leap into designating this highly visible property as R3... we should wait and see how it fits into the new vision.