

RAVEN RIDGE

HOMEOWNERS ASSOCIATION
PO Box 711, Maggie Valley, NC 28751
May 22, 2022

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

Re: UDO Comments + Change request on Land Use Map

The Raven Ridge HOA Board of Directors, and undersigned homeowners, wish to convey the following comments, and requested alterations to the proposed Land Use Map.

Re: UDO Comments – We support the proposed changes to zoning districts and use tables. The expanded zoning districts and usage tables provide more flexibility for aldermen approvals and better define requirements and expectations for both developers and homeowners.

POTENTIAL CRITICAL MISSING PIECE? -

New approval requirements for Developers when making Zoning Requests -

We only say ‘missing piece’ because, as of this writing, we have not seen any language that addresses this concern. - Waynesville recently passed new rules requiring developers to conduct ‘neighborhood presentations’ PRIOR to approaching the Planning Board, and required them to submit detailed Site Plans BEFORE Aldermen review and approval. Additionally, they must include traffic considerations with development plans. These are important to hold developers accountable for their promises and for transparency, community confidence and acceptance. We think this component is so CRITICAL to the new UDO that not including these Developer Requirements would make it unacceptable.

Re: Request for Land Use Map Alterations – For the most part, the Land Use Map changes make sense and provide a good framework for future development. That said, we strongly object to the proposed R3 designations for Raven Ridge, 751 Soco Road, and Appalachian Village for the following reasons...

1. Changing Raven Ridge from R2 to R3 does not better reflect our neighborhood! - Simply dividing our acreage by the number of our units results in what might appear to be an R3 designation. But, in reality, there is no way our neighborhood could ever meet the “Dimensional Requirement” part of literal R3 standards. Our neighborhood, by its nature, regardless of whatever zoning designation would always need special conditional zoning allowances if it ever had a need to rebuild. Even under a disaster scenario, our current R2 zoning, with conditional zoning, we would be able to rebuild our number of housing units. There is no value to Raven Ridge for changing our current R2 zoning designation.

2. R3 designation does nothing to help, and only hurts us! - Despite our current zoning designations BOTH Raven Ridge and Appalachian Village are, by our nature, single family homes NOT multi-family / high density developments – Visually we reflect R1 style developments. Neither of us will ever be high density multi-family neighborhoods. R3 does nothing to help us but it does open the door for 751 Soco to develop High-Density, Multi-Family Apartments which would be totally inconsistent and appear highly non-conforming with the nature of our existing neighborhoods.
3. What makes us any different than all surrounding neighborhoods? – All adjacent communities are either R1 or R2 – Again, R3 does nothing to help our existing neighborhoods and only opens the door for high-density, multi-family development of 751 Soco. Not only would this be inconsistent with our neighborhoods but all surrounding neighborhoods as well.
4. Gateway properties to Maggie should reflect our highest standards! – We are gateway neighborhoods to Maggie Valley. The appearance of our neighborhoods sets the stage for people's impressions and expectations as they enter our town. Any R3 high-density, multi-family development here would be visually nonconforming with existing neighborhoods, stick out like a sore thumb, and not convey a consistent, well planned, positive image of our town.
5. Traffic congestion at this location on Soco Road is already a problem! - As you well know, traffic travels very fast through this section of Soco Road. It is already difficult to turn into Raven Ridge while trying to anticipate traffic coming over the hill. Hi-Density, Multi-Family development here would add maximum congestion, significant noise, increased safety risks and potentially frustrating traffic jams for people entering our town.

In summary, given the above mentioned concerns, the Board and Homeowners of Raven Ridge would find the UDO and Land Use Map acceptable provided...

1. **The Land Use Map be amended to at least an R2 designation as the maximum density for Raven Ridge, 751 Soco and Appalachian Village.**
2. **The UDO includes a binding Developer site plan & pre-approval process (as described above) as part of the ordinance.**

Respectfully submitted by the Board of Raven Ridge HOA and the following homeowners!