

Monroe A. Miller, Jr.  
2200 Camp Branch Road  
Waynesville, NC 28786  
March 5, 2022

**Subject:** Door being opened for Low Barrier Homeless Shelters in Maggie Valley?

A Public Notice was released yesterday announcing a hearing next Tuesday proposing changes in the Institutional Categories of the Table of Permitted Uses “given current development pressures and foreseeable trends”. Under the section of Civic/Institutional, there are two (2) glaring additions:

- Emergency Shelter and relief services
- Housing first, rapid/transitional housing.

Folks, this is code for **Low Barrier Homeless Shelters!**

WTF?

Who put these changes in this document?

This document (attached at the end of this piece) is in addition to the regular agenda, already announced (on [www.haywoodtp.net](http://www.haywoodtp.net) ).

<https://www.haywoodtp.net/pubII/220302MaggieValleyAldermenAgenda.pdf>

What are these people thinking?

If you are interested in keeping Maggie Valley from turning into an Asheville, please attend this meeting.

Monroe A. Miller, Jr.  
Haywood County Taxpayer



## Town of Maggie Valley

Office of the Clerk

Vickie Best

3987 Soco Road, Maggie Valley N.C. 28751

Phone 828-926-0866 Ext. 102 Fax 828-926-3576

e-mail address: [vbest@maggievalleync.gov](mailto:vbest@maggievalleync.gov)

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Maggie Valley, NC

### Public Take Notice:

The Town of Maggie Valley Board of Aldermen will conduct a Public Hearing on March 8, 2022 at 6:30 p.m. in the Town Hall Boardroom, located at 3987 Soco Road, Maggie Valley, NC. The purpose of the hearing is to consider the following:

Request for rezoning 5.65 acre portion of property that consists of a 7.82 acre tract located at 29 Playhouse Road having PIN 7686-18-3030. It is requested that the R-1: Low Density Residential zoning of the property be rezoned to R-3: High Density Residential. The Board of Aldermen will consider comments and may approve or deny the rezoning request according to their discretion.

Request for rezoning of property that consists of a 6.182 acre tract located at 217 Campbell Creek Road having PIN 7686-17-4633. It is requested that the R-2: Medium Density Residential zoning be rezoned to R-3: High Density Residential. The Board of Aldermen will consider comments and may approve or deny the rezoning request according to their discretion.

Request for rezoning of property that consists of a 17.66 acre located at 751 Soco Road and having PINs 7696-77-7475 & 7696-88-0432. It is requested that the R-1: Low Density Residential and C-1: General Commercial zoning of the property be rezoned to R-3: High Density Residential. The Board of Aldermen will consider comments and may approve or deny the rezoning request according to their discretion.

Staff initiated text amendment to reorganize, add, and delete uses in the Institutional Categories of the Table of Permitted Uses given current development pressures and foreseeable trends. Proposed changes are in accordance with draft proposals in the UDO update and are consistent with the Town's Future Land Use Plan which states that the Ordinance is in need of revisions and that it is necessary to bring the Ordinance up to date to make it more meaningful. Proposed changes to the Town's Zoning Ordinance Table of Permitted Uses include the following:

#### Office/Institutional

- Art and Photography studios
- Banks/Financial Centers
- Barber and beauty shops
- Dry cleaning and laundry pick-up stations

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Gyms and Fitness Centers  
Jewelers  
Launderettes  
Opticians, Medical and Dental Offices  
Personal Services  
Professional Services  
Sign painting and fabricating shops  
Spas, Massage, and Natural Medicine  
Tailors, dressmaking and millinery shops  
Civic/Institutional  
Community Center  
Emergency shelter and relief services  
Housing first, rapid/transitional housing

WTF?

If you would like additional information about the Public Hearing, you may contact Town Hall at 828-926-0866. Oral and written comments will be accepted.

Vickie Best, Town Clerk.