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Subject: Kathy Ross Article - Tighter Zoning Districts in Maggie Valley.

Did you ever find yourself reading an article (not easy to do with the online version of the Mountaineer) and something hits you in the face like a sock full of smelly fish? Well that's what happened to me, reading an article by Kathy Ross (kathynross@gmail.com), entitled **Tighter zoning districts: Maggie's growth proposal still in the works**, when she wrote:

"This change will help address one of the concerns expressed when developer Frankie Wood requested high-density zoning (R-3) for properties he and his backers had purchased in the town."

WTF?

This article was presumably a summary of the Maggie Valley Board of Aldermen workshop meeting held on 3/24/2022 at 9:30am on Food Trucks and the Unified Development Ordinance.

Her statement is a flat out, bold faced lie!

This statement has **Vicki Hyatt's** (Liberal Hack News Editor of the Mountaineer) fingerprints all over it. For those of you that don't know how **Vicki Hyatt** works, is that when copy is submitted from a writer, it goes through her, and she makes a bunch of creative edits that the writer usually does not have any control over. This appears to be an instance of that.

During the Aldermen Meeting on 3/8/2022, when property owners requested the zoning change to R-3, it was the property owners (or their designated spokesperson) who pleaded the case before the Aldermen. Not Frankie Wood, who was not even there during that meeting. [re: Audio and Video recordings of that meeting on www.haywoodtp.net]

[.mp4 \(Video recording, Part 1 of 4\). Maggie Valley Board of Aldermen Meeting, 3/8/2022. \[Video edited to reduce size, not content\]. 3/8/2022. 3/17/2022...](#)

<https://www.haywoodtp.net/pubII/220308MaggieValleyAldermenMeeting%20Part%201.mp4>

[.mp4 \(Video recording, Part 2 of 4\). Maggie Valley Board of Aldermen Meeting, 3/8/2022. \[Video edited to reduce size, not content\]. 3/8/2022. 3/17/2022...](#)

<https://www.haywoodtp.net/pubII/220308MaggieValleyAldermenMeeting%20Part%202.mp4>

[.mp4 \(Video recording, Part 3 of 4\). Maggie Valley Board of Aldermen Meeting, 3/8/2022. \[Video edited to reduce size, not content\]. 3/8/2022. 3/17/2022...](#)

<https://www.haywoodtp.net/pubII/220308MaggieValleyAldermenMeeting%20Part%203.mp4>

[.mp4 \(Video recording, Part 4 of 4\). Maggie Valley Board of Aldermen Meeting, 3/8/2022. \[Video edited to reduce size, not content\]. 3/8/2022. 3/17/2022...](#)

<https://www.haywoodtp.net/pubII/220308MaggieValleyAldermenMeeting%20Part%204.mp4>

A quick check of the ownership of those properties reveals that those three properties are still owned by Day, Campbell, and Hotchkiss, not Frankie Wood. See the PIN numbers on www.haywoodtp.net :

["Consistency Statements" from Maggie Valley Board of Aldermen. WTF is a consistency statement? In other news, Connie Lee Dennis, significant other to Jim Blyth, turned in her resignation from the Town of Maggie Valley Planning Board. 3/23/2022...](#)

or

<https://www.haywoodtp.net/pubII/220323ConsistencyStatements.pdf>

So, Kathy Ross, please have **Vicki Hyatt** direct me to the Deeds for those properties which indicate Frankie Wood has indeed purchased those properties. There aren't any, as Frankie Wood appears to be in the due diligence phase of looking at this property.

Vicki Hyatt just can't let it go. [Article follows this piece].

Monroe A. Miller, Jr.
Haywood County Taxpayer

MAGGIE VALLEY — Town aldermen got a look at plans in the works for their new development ordinance during a workshop on Thursday, a proposal that would give the town more zoning districts, each with more limited uses than current districts allow. Much of the board's two-hour session work last week was spent reviewing proposals expected to be part of a new unified development ordinance (UDO). The UDO is a re-working of the town's zoning map and plans for future development. By increasing the number of districts, but tightening the uses in each one, the town would be able to better control its growth.

The proposal as it now stands would go from three to five residential districts, for example. Instead of having a wide range of uses in each district, as is now the case, the proposal would have limited uses in each one. "There will be a decreased number of uses per zone, but you'll have much more targeted zones to find out what the requirements are," said Town Manager Nathan Clark. **This change will help address one of the concerns expressed when developer Frankie Wood requested high-density zoning (R-3) for properties he and his backers had purchased in the town.** Wood, who two years ago announced plans for reviving Ghost Town, said he wanted to develop housing for future Ghost Town employees. Those opposing the rezoning of Wood's properties argued that while the developer said he did not plan to build the maximum number of houses allowed in an R-3 zone, he would not be required to keep that pledge. Once a zoning change is made, the property owner is allowed to develop that land within any rules laid out for that district. Having more districts, but having them be more specific about their uses, would help the planning board and town board, as well as neighboring property owners, have a more concrete idea about what the land would be used for, said Mayor Mike Eveland and town planner Kaitland Finkle. "If you have more districts, somebody can be more specific as opposed to zones with multiple uses where you have to consider the possibility of all these (uses)," Eveland said.

The UDO that is in the works may also include separate district for temporary housing such as RV parks and summer rentals, where multiple residential units would be in one property. Other plans expected in the proposal include having three mixed-use zones, one for Soco Road as the main highway through the town, another for Moody Farm Road and yet another for the area around Ghost Town, which includes about 200 acres with a variety of landscapes and limited sewer-service access. These districts will allow commercial uses but also allow residential use, something traditional in a town where many property owners first built their residences alongside a store or hotel business. The plan will also examine the town's extraterritorial jurisdiction, the area within one mile of town limits where the town is allowed to zone land as a plan for future growth. Those developing the proposal are looking at U.S. 276 on the town's east side as a region allowing a mix of commercial and what Finkle termed "high intensity" uses such as automobile repair shops, manufacturing and storage facilities. The old future land use map focused more on the Ghost Town area, but the opportunities there are limited. The new plan will focus more on U.S. 276 "because that really is where our future development opportunities lie," Finkle said. Aldermen have said they plan to direct the planning board to provide a recommendation on the UDO within 30 days, something they may address at their agenda-planning session this week. The board's next regular meeting is 6:30 p.m. on Tuesday, April 5. Once aldermen receive a recommendation from the planning board, they will review the UDO proposal. There will be opportunities for town citizens to learn about the ordinance, though the format for those sessions could be either regular town meetings, workshops or other events. A public hearing, in which citizens can comment on the UDO, will also be held before a final vote is taken. The town board has set a goal of having a new UDO in place by July. "We're going to have tremendous community outreach and input because this is not a conversation we've had before," Finkle said.