

The concept plan for Innsbruck Farms is STILL a terrible a plan which negatively impacts the entire community. The developer/property owner has asked for multiple postponements in order to "work with the community" to modify the plan. However, they have canceled meetings and spent 4 months making a few meaningless modifications to their plan that don't really change anything to the overall plan and impact on the community. No lot lines were altered. They simply deleted a few lines and added a few more. No significant changes were made to the plan. They simply made slight alterations to "check the box" of being able to say they did alter the plan. To a reasonable person it seems that the postponements were made simply to stall and hope that the passion of the community would die down. Now here we are on the biggest vacation week of the summer and they are trying to ram this thing through on short notice. They posted a "revised" plan a week before the meeting after stalling for 4 months and not changing anything. Furthermore, they finally "met with the community" only AFTER they had made their meaningless changes to their plan. This is another "check the box" move to be able to say that they did in fact meet with the community.

The facts have not changed regarding this plan:

1. It is unprecedented in both overall size and density for the district. Currently our most dense development is Pine Grove. It has 2.5 dwellings per acre. This plan rivals that but Pine Grove is a mere 60 lots. Innsbruck Farms is 476! Currently our largest development is Carter Mill with 132 lots. According to the MPC Density Tracker Carter Mill has a density of 0.4 dwellings per acre. Also Carter Mill directly accesses Strawberry Plains Pike.
2. It has a negative ecological impact on the area including the neighboring farms.
3. It does not fit in with the rural character of the area.
4. It will put too much traffic on not only Ruggles Ferry but also the tiny connector roads that feed into it from Asheville Highway. It is simply unsafe.
5. The developer has not acted in good faith during this process.

MPC has granted postponements at the developer's request in order to make changes to the plan and to meet with the community. After four months of stalling and sitting on their hands the time has come to put an end to this disaster of a plan and lift the burden off the community. I ask that this plan be DENIED.

Respectfully,

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