

May 7, 2021

Jeanne Motosko
26 Tenth Avenue
Southern Shores, NC
27949

Town of Southern Shores
5375 N Virginia Dare Trail
Southern Shores, NC
27949

To who it may concern,

We are respectfully requesting our property located at 26 Tenth Avenue, Parcel #021253000, be remove from the MSD 2 tax zone. The property will not receive any additional benefits from the beach nourishment plan. It sits approximately $\frac{1}{4}$ of mile from the nearest beach access and does not have any ocean view.

If proximity to the beach is a factor to increase benefits from beach nourishment, why was Duck Road used as a boundary? Many homes west of Duck Road are much closer to the beach than my property. Furthermore, my house it is not in the flood plain, so the nourishment project will not make the home any safer from harm. While the nourishment plan of ocean front may increase value of oceanfront homes and possibly homes 1 or 2 from the beach, the property located at 26 Tenth Avenue will not see an increase in value any greater than any home on the West side. In fact, homes located on the west side of Duck Road in the area of 163 Duck Road, sit closer to the ocean than 26 Tenth and have ocean views which may possibly causes these properties to have a larger increase in value.

Furthermore, my house it is not in the flood plain, so the nourishment project will not make the home any safer from harm.

While the nourishment plan of ocean front may increase value of oceanfront homes and possibly homes 1 or 2 from the beach (factual numbers from Nags Head), the property located at 26 Tenth Avenue will not see an increase in value any greater than any home on the West side. The town and its representatives have not factually demonstrated in any manner where beach nourishment provides any greater advantage to one section of the town than others.

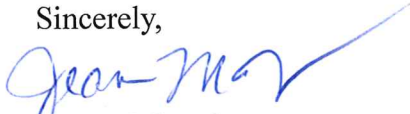
There are several properties not in MSD 1 or 2 that that will benefit from beach nourishment in any way. All of the rental properties west of Duck Road will most likely have increase rentals(benefit) due to nicer beaches. It is my understanding that revenue generated from rental homes is shared equally by the town. Since you are charging MSD 1 and MSD 2 extra for the beach nourishment, do you plan to change how the tax revenue is distributed? Your method of establishing MSD1 and MSD 2 is arbitrary and unfair.

It was stated by the Town that the beach nourishment will protect the towns economy (the entire town) Why did you fail to include businesses? If there is more tourism, their sales will increase. Also generating additional sales tax, which again benefits the entire town,state, and county.

If distance to the beach was a factor in determining MSD 1 and MSD 2 properties as far west as Juniper Trail and most of Chicahauk should have also been in MSD 2.

To raise a properties taxes based on which side of Duck Road it rest on rather than proximity to the beach and sharing that revenue with the entire town is arbitrary and unfair. For these factual reason my property should be removed from MSD 2.

Sincerely,



Jeanne Motosko