

June 2022

1 of 2

Dear Planning and Zoning Commission Members,

We, the undersigned residents, want to voice our adamant opposition to the proposed rezoning of Parcel 199735 from RM-3 to RM-16. This request was made by construction company owner Eric Dickinson and his company, Efincia.

We oppose this rezoning because we know that the character of our small sanctuary in High Point will be greatly changed.

Our neighborhood is largely zoned residential, and generally RM-3. There is no three-story building anywhere in the neighborhood. Even with the John Wesley Camp and the small office complex on Futrelle, our neighborhood has no high-rise buildings in it. We do not welcome the idea of an extreme change of character to our neighborhood, especially on such a small parcel (less than 3 acres) and adjacent to homes.

This property borders single family residences along Bridges Drive, Futrelle Drive, and borders single family homes in Chester Woods. There are approximately 20 residences that will be impacted by this development significantly, including Lakewood Drive single family residences.

Our neighborhood, which was originally listed on land deeds as Northwood Acres, has been a safe place to live in the city for as long as anyone here can remember. We are located just north and outside the Core City development map, and thus our R-3 zoning is not unusual. Our neighborhood features private property tracts, maintained by owners and families -- some for over 70 years. We are a stable neighborhood in which you would find young children playing in their yards and families walking the streets for exercise and chatting with neighbors.

A section of Chester Woods Ct. backs up to the parcel. The Chester Woods Ct. neighborhood comprises 39 single family homes. At least 4 homes have received the zoning letter. The impact is within 40 ft of one home and easily viewed by others. At the community meeting, residents were told the retention pond would be at the back end of the proposed property directly behind 434 Chester Woods Ct. with no plan for privacy fencing. The land would be cleared of all trees, etc and graded for the parking lot with consequences of parking lot lights and open to walkers. This entirely changes the natural wooded landscape and character of Chester Woods Ct.

If the rezoning is approved, two long-time residents and property owners will have a new entrance to the 3-story, 48-unit apartment complex running on a narrow strip of land between their houses. They will also face the building itself at the border of their property and have had no assurances of setback accommodations or reasonable fencing or boundaries.

The proposed entrance to the complex would sit on a very narrow strip of land. The property in question comprises less than 3 acres and seems an odd place to build such a large, multi-family structure. The request could be construed as a request for spot zoning: changing a property so that it is inconsistent with the single family residences around it.

Initial

DD WG



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Debbie Darby / William Beaver

Address of Property 1813 Futrelle Dr, High Point, NC 27262

Daytime Telephone # 336 972 4402

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Debbie Darby

William Beaver

Note: Joint owners need to include both signatures.



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Stephen G. Arnold

Address of Property 1610 Bridges Drive, High Point, NC 27262

Daytime Telephone # 336-301-0368

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Steve Arnold

Nick Arnold

Note: Joint owners need to include both signatures.



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) RICHARD BAILEY

Address of Property 1815 EUTHELIE DR.

Daytime Telephone # (336) 443-0088

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Richard Bailey

Note: Joint owners need to include both signatures.



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Elizabeth K. Barrow (Betsy)

Address of Property 1627 Lakewood Dr. High Point, NC 27262

Daytime Telephone # 336-883-0594

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Elizabeth K. Barrow 06-21-2022

Note: Joint owners need to include both signatures.



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print)

Rita Bentley English

Address of Property

425 Chestae Woods Court

Daytime Telephone #

336-906-1625

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Rita Bentley English

Note: Joint owners need to include both signatures.



We appreciate your time and consideration, and ask that you deny this rezoning request.

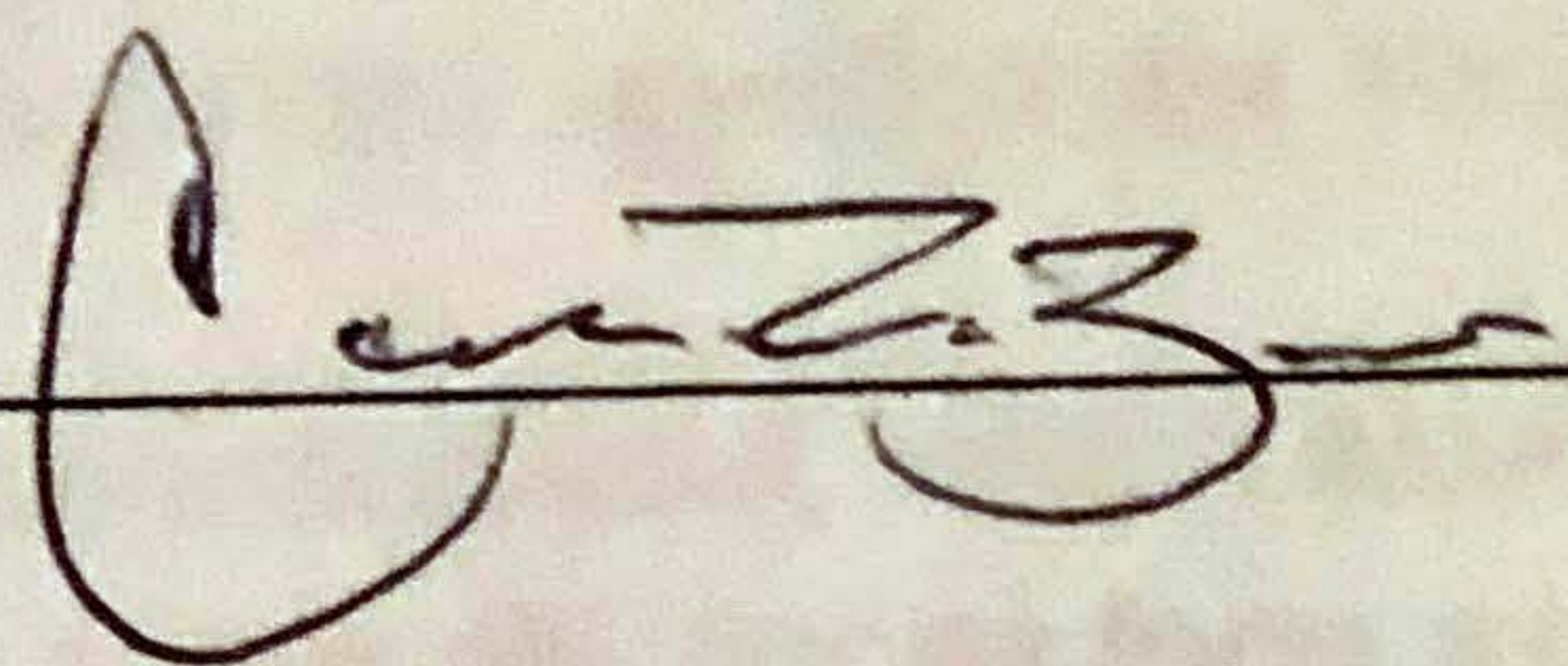
Respectfully submitted,

Name of Property Owner/Resident (print) CALVIN RAY BURNETT

Address of Property 426 CHESTERWOODS CT.

Daytime Telephone # 336-687-7140

Signature of Property Owner or Authorized Agent (indicate representative capacity)



Note: Joint owners need to include both signatures.



We appreciate your time and consideration, and ask that you deny this rezoning request.


Respectfully submitted,

Name of Property Owner/Resident (print) Tara Charlton / Chance Charlton

Address of Property 1618 Lakewood Dr.

Daytime Telephone # ~~418~~ 336-858-3146

Signature of Property Owner or Authorized Agent (indicate representative capacity)

 owner

 owner

Note: Joint owners need to include both signatures.



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Bobbie Cox Shaw

Address of Property 423 Chester Woods Court

Daytime Telephone # 336-848-0464

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Bobbie Cox Shaw

e: Joint owners need to include both signatures.



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) JUDY CRANFORD

Address of Property 404 CHESTER WOODS CT., HP, NC 27262

Daytime Telephone # 336-869-3207

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Judy Cranford

Note: Joint owners need to include both signatures.



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Michelle + Christina Danner - Groves

Address of Property 413 Chester Woods Ct. High Point

Daytime Telephone # 856-304-4237

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Michelle Danner Groves

Christina Danner Groves

Note: Joint owners need to include both signatures.



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Cynthia EASTMOND James R. Eastmond

Address of Property 415 Chester Woods Ct., High Point

Daytime Telephone # 732-995-6592 (cell)

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Cynthia Eastmond

JR Eastmond

Note: Joint owners need to include both signatures.



**We appreciate your time and consideration, and ask that you deny this rezoning request.**

Respectfully submitted,

Name of Property Owner/Resident (print) Sharon R. Felder

Address of Property 419 Chester Woods Ct.

Daytime Telephone # 603-340-5212

Signature of Property Owner or Authorized Agent (indicate representative capacity)

S

**Note: Joint owners need to include both signatures.**



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print)

Holly Hiatt Christopher Hiatt

Address of Property

402 Chester Woods Court, HP NC

Daytime Telephone #

336-880-1343

Signature of Property Owner or Authorized Agent (indicate representative capacity)

H. Hiatt

Christopher J. Hiatt

Note: Joint owners need to include both signatures.



June 2024

2 of 2

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Anthony Lee

Address of Property 412 Chester Woods CT.

Daytime Telephone # 518 536-6428

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Anthony Lee

Note: Joint owners need to include both signatures.

If the rezoning is approved, two long-time residents and property owners will have a new entrance to the 3-story, 48-unit apartment complex running on a narrow strip of land between their houses. They will also face the building front at the border of their property and have had no assurances of setback accommodations or reasonable fencing or boundaries.

The proposed entrance to the complex would sit on a very narrow strip of land. The property in question comprises less than 3 acres and sits on an odd piece of land to build a large, multi-family structure. The request could be construed as a request for spot zoning, changing a property so that it is inconsistent with the single-family residences around it.

Anthony



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Martha D. Stewart

Address of Property 436 Chester Woods Ct

Daytime Telephone # 336-491-8204

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Martha D. Stewart

Note: Joint owners need to include both signatures.



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Kelly Deal Minick

Address of Property 438 Chester Woods Ct

Daytime Telephone # 336-906-4830

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Kelly D. Minick

Note: Joint owners need to include both signatures.



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Cynthia L. Oakley

Address of Property 432 Chester Woods Ct. H.P. 27262

Daytime Telephone # 336-689-5559

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Cynthia L. Oakley

Note: Joint owners need to include both signatures.



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Nancy Mackenzie Perryman

Address of Property 429 Chester Woods Ct.

Daytime Telephone # 336-887-1490

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Nancy M. Perryman

\_\_\_\_\_

\_\_\_\_\_

Note: Joint owners need to include both signatures.



We appreciate your time and consideration, and ask that you deny this rezoning request.

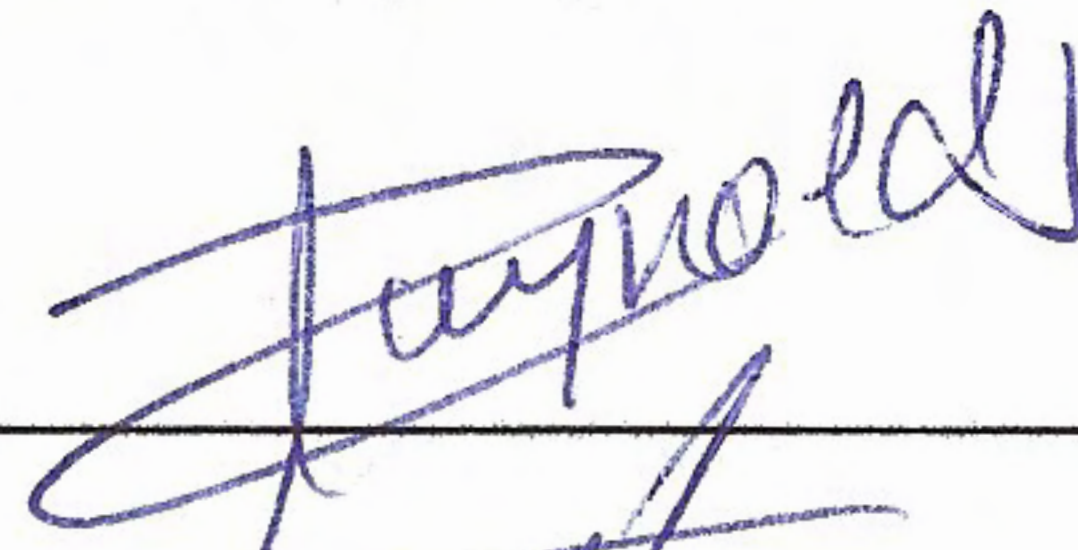
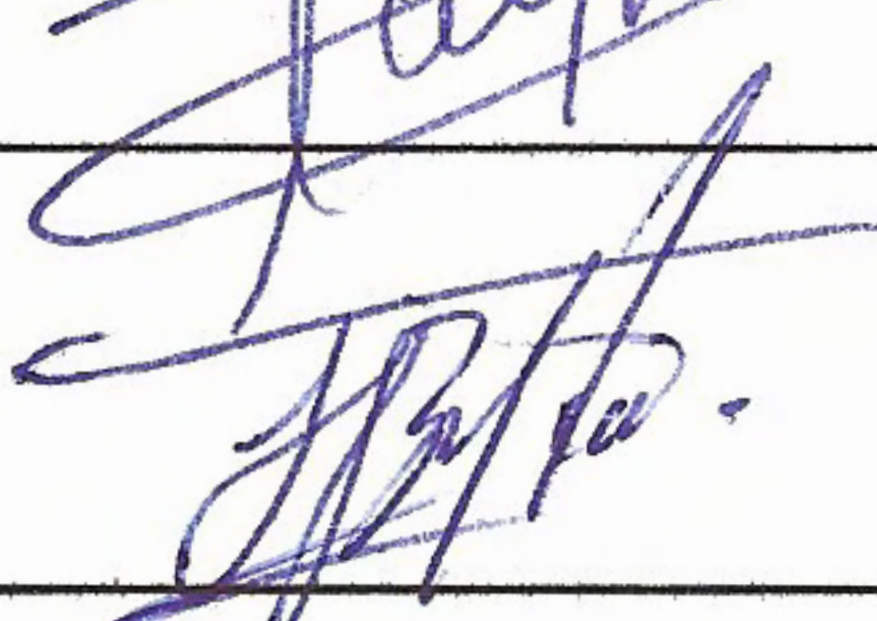
Respectfully submitted,

Name of Property Owner/Resident (print) Dominique Reynolds

Address of Property 428 Chester Woods Ct, High Point, NC 27262

Daytime Telephone # 336-419-7338

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Note: Joint owners need to include both signatures.



**We appreciate your time and consideration, and ask that you deny this rezoning request.**

Respectfully submitted,

**Name of Property Owner/Resident (print)**

Ann & Tom Sellers

### Address of Property

421 Chester Woods Ct.  
High Point, NC 27262

Daytime Telephone #

336-886-8764

**Signature of Property Owner or Authorized Agent (indicate representative capacity)**

Frances Ann Sellers

Wenon M. Sellen

**Note: Joint owners need to include both signatures.**



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Suzanne Beaver Simmerson

Address of Property 408 Chester Woods Ct  
High Point, NC 27262

Daytime Telephone # 336-841-7424

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Suzanne Beaver Simmerson

Note: Joint owners need to include both signatures.

The Chester Woods Ct. neighborhood comprises 33 single family homes. At least 4 homes have received the zoning letter. The impact is within 40 ft of one home and easily viewed by others. At the community meeting, residents were told the retention pond would be at the back end of the proposed property directly behind 408 Chester Woods Ct. with no plan for privacy fencing. The land would be cleared of all trees, etc and graded for parking lot with consequences of parking lot lights and open to weather. This entirely changes the natural woods landscape and character of Chester Woods Ct.

If the rezoning is approved, two long-time residents and property owners will have a new entrance to the 3-story, 43-unit apartment complex running on a narrow strip of land between their houses. They will also face the building itself at the border of their property and have had no assurances of setback, sound-modifiers or reasonable fencing or boundaries.

The proposed entrance to the complex would sit on a very narrow strip of land. The property in question comprises less than 3 acres and seems an odd place to build such a large, multi-family structure. The request could be construed as a request for spot zoning, changing a property so that it is inconsistent with the single family residences around it.

SPS



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Tamara TALBOT

Address of Property 414 Chester Woods Ct.

Daytime Telephone # 336-905-0751

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Tamara Talbot

[Signature]

Note: Joint owners need to include both signatures.

If the rezoning is approved, by 3 long-time residents and property owners will have a new entrance to the 3-story, 48-unit apartment complex running on a narrow strip of land between their houses. They will also face the building itself at the border of their property and have had no assurances of setback, encroachments or reasonable fencing or boundaries.

The proposed entrance to the complex would sit on a very narrow strip of land. The property in question comprises less than 3 acres and seems an odd place to build such a large, multi-family structure. The rezoning could be construed as a request for spot zoning: changing a property so that it is inconsistent with the single family residences around it.

initial

Dave/Tammy



Dear Planning and Zoning Commission Members:

We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) Tammy M. Funderburk

Address of Property 409 Chester Woods Ct.

Daytime Telephone # \_\_\_\_\_

Signature of Property Owner or Authorized Agent (indicate representative capacity)



Our neighborhood, which was originally listed on land deeds as Northwood Acres, has been a safe place to live in this city for as long as anyone here can remember. We are located just north and outside the City of Raleigh, and have our B-2 zoning. Our neighborhood features private property tracts, maintained by owners and families - some for over 70 years. We are a stable neighborhood in which you would find young children playing in their yards and families walking the streets for exercise and quality of life.

Note: Joint owners need to include both signatures.

The Chester Woods Ct. neighborhood is comprised of single family homes. At least 4 homes have received the zoning letter. The impact is within 40 ft of the home and easily viewed by others. At the community meeting, residents were told the retention pond would be at the back end of the proposed property directly behind 409 Chester Woods Ct. with no plan for privacy fencing. The land would be cleared of all trees, etc and graded for the parking lot with consequences of parking lot lights and open to workers. This entirely changes the natural wooded landscape and character of Chester Woods Ct.

If the rezoning is approved, two long-time residents and property owners will have a new entrance to the 3-story, 40-unit apartment complex running on a narrow strip of land between their houses. They will also have the building shell at the border of their property and have had no assurances of setback, accommodations or reasonable fencing or boundaries.

The proposed entrance to the complex would sit on a very narrow strip of land. The property in question comprises less than 3 acres and seems an odd place to build such a large, multi-family structure. The request could be construed as a request for spot zoning, changing a property so that it is inconsistent with the single family residences around it.

Initials \_\_\_\_\_



We appreciate your time and consideration, and ask that you deny this rezoning request.

Respectfully submitted,

Name of Property Owner/Resident (print) CHASE TOBIN + LIA TOBIN

Address of Property 420 CHESTER WOODS CT

Daytime Telephone # (908) 399-6213 (336) 420-6968

Signature of Property Owner or Authorized Agent (indicate representative capacity)

Chase W. Tobin  
Lia Tobin

Note: Joint owners need to include both signatures.