

Jacob Boles
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High Point, NC 27265
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December 22, 2016

City of High Point Planning & Zoning Commission
211 S Hamilton
PO Box 230
High Point, NC 27261

Dear Planning & Zoning Commission,

I'm writing in regards to the proposed conditional use zoning amendment 16-27 from the applicant of record Sean Jones. Unfortunately, I'm unable to attend the January 17th meeting due to an out of town work commitment but I hope you'll hear this letter of support instead. My property is located directly adjacent, to the north, of the planned sand filter water trap and it is my opinion that the use of this land for the proposed inside self storage facility is a positive compared to other potential residential or commercial uses.

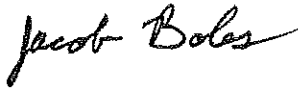
I believe this inside storage facility will bring very minimal noise and day to day traffic to the area while the gated fence, restricted access hours, as well as cameras, will actually improve the security behind our homes. Furthermore, Sean and Chad (AAA Self Storage) have been very conscientious to the neighborhoods with their plans for (1) a dense 50 feet Type A landscape buffer to include evergreens, (2) more aesthetically appealing exterior around the rear of the structure and (3) maintaining a sand filter water trap to prevent stagnant water opposed to a standard run off pond that mainly serves only to breed mosquitoes. They have organized meetings for the local residents to present their plans, made every effort to address our concerns and revised their initial site plan accordingly.

In fact, the only real concern I have with the plans in hand is the city's addition of the traffic median island on Eastchester Drive to extend 50 feet north of the storage facility driveway. I simply think the 50 foot distance should be reduced and it would still facilitate a right in/right out only access point to the storage units. In order to go North on Eastchester, many residents of Sutton Place do pull out into the center turning lane to make a U-turn when there's a traffic break from the stop lights. Any other route for our neighborhood adds several minutes when traveling towards the airport or to Greensboro as many of us do every day. But the most dangerous traffic risk comes from people turning left/south on Eastchester from the commercial side of Sutton Way. Despite having reasonable access to the stop light on Hickwood Rd, as they do now, they will continue to exit the shopping center from

Sutton Way, crossing multiple lanes of Eastchester. An extended median will only shorten the distance they have to maneuver across traffic and through the turning lane, while Sutton Place residents try to share the same shortened turning lane. My recommendation would be to either reduce the length of the mandated median to a minimum distance or for the city to add stop lights to the Sutton Way/Eastchester intersection for safer access from the businesses and our homes. I fear any other modification to the traffic patterns will deter future home buyers from our neighborhood by making in and out access too inconvenient or dangerous.

Regardless of whether my request is considered; my support of this conditional use rezoning still stands. I do not believe I'd be in favor of any other commercial use for the property other than the inside storage facility these gentlemen are intending. But I believe these plans will make good use of the land while still providing privacy with peace and quiet to our homes. Thank you for your consideration.

Respectfully,

A handwritten signature in black ink that reads "Jacob Boles". The signature is written in a cursive, flowing style.

Jacob Boles