

PUBLIC HEARING

2020-286 Keystone Group, Inc. - Zoning Map Amendment 20-07

A request by Keystone Group, Inc. to rezone approximately 114.79 acres from the Planned Unit Development - Residential (PDR) District to an amended Planned Unit Development - Residential (PDR) District. The site is lying along the south side of Boylston Road, approximately 1,300 feet west of Adkins Road.

4 public comments received from:

- 1. Toni Bjurstrom***
- 2. Lori Sterling***
- 3. Jim Hedgecock***
- 4. Steve Brackett (received after deadline for submittal)***

From: [Toni Bjurstrom](#)
To: [Build HighPoint](#)
Subject: Re: Zoning Map Amendment Case 20-07
Date: Tuesday, July 28, 2020 9:13:59 PM

Dear Commission Members,

I have recently moved to the Colfax area and into the Keystone Northborough development. I love the area and it currently retains that country feel I am use to.

I do have some concerns regarding adding the additional housing and the affect it will have on the surrounding area.

I have noticed it is already difficult to turn onto Sandy Ridge Road, especially from Endicott Road. The development isn't even 1/3rd finished and I worry with increasing the number of houses, it will only get worse. I feel some infrastructure needs to be in place to handle the increasing number of homes and traffic in the area. I'm positive the established surrounding neighbors will agree.

It is difficult to tell from the zoning map, if there will be other entrances with this many homes. I hope there is more than the main entrance for the Northborough development with this many homes.

Instead of building so many additional homes, they could have some nature trails, common areas, etc. to make this a true community. I realize there are no monies in that but the happiness, safety and well-being of the residents is also an important factor.

My understanding from some of the neighbors is this area previously was woods and gullies. It would be nice to keep some woods, especially with the current water drainage issues throughout the development (which seems should be fixed before building more houses). Additionally with the COVID pandemic, having some open spaces and some distancing will be important not only now but in the future.

I would like to stay anonymous since I'm still hoping Keystone will really get my water drainage problems fixed (picture so you can see what the development is dealing with).

Thank you for your time.

Sincerely,

Toni Bjurstrom, RN, BSN



Lisa Vierling

From: I sterling <loristerling6@gmail.com>
Sent: Monday, August 3, 2020 3:11 PM
To: highpointnc.gov@gmail.com; Public Comment
Subject: Northborough

To: High Point City Planning Dept.

Unfortunately I have a prior engagement tonight and will not be able to make the planning meeting. I wanted to pass along some thoughts. I hope that this makes its way to you in advance of the meeting.

As a long time resident of

Colfax, I am writing to express my opposition to the proposed rezoning and additional proposed housing in the Northborough development off of Boylston Rd in Colfax. I was opposed to the original development as well as to the Deerfield development on Bame Rd and the Westmoreland development off of Sandy Ridge Rd. I grew up in Colfax, moved away and then moved back because I loved the country setting, the views, and the peace and quiet. I loved the feeling that I could feel safe, let my kids play in the yard safely, leave the bikes in the driveway unattended, and never have to worry if I forgot to lock my car at night. The City of HP has taken the home town, peaceful community feel out of Colfax by allowing all the continued development in this area. The additional houses in Northborough will contribute to the negative effects the residents here are experiencing.

My opposition is not only based on my personal feelings. It is also based on these potential, probable, and actual negative impacts;

1. The loss of neighborhood and community character. Multi family housing and multi houses per acre is not consistent with this community
2. Increased traffic congestion adding to an already dangerous situation at Bame and Sandy Ridge road and at Endicott and Sandy Ridge roads.
3. Overcrowding of an already overcrowded school system. What studies have been undertaken to secure the schools can support the influx of students?
4. The degradation of the beauty of the community with constant litter along side the road
5. Increased crime - we have now experienced with car break ins, home break-ins, trespassing, stolen signs
6. Safety- speeding is prevalent on Bame, Atkins and Boylston. The increase in the development in this area has created a significant increase in traffic. The infrastructure to accommodate this increase is not in place yet. What studies have been conducted on the ability to support all this added traffic? I worry for my teenager every time he leaves the house. Someone is going to get killed at Sandy Ride and Bame!

7. Noise- for 3 years or more we have endured constant construction noise from before 6am until late at night Monday through Sunday with no reprieve. They work EVERY day of the week. At a minimum these developers should be mandated to take one day off and stop construction after 6pm.

8. The destruction of green space and mature trees as well as driving animals out of the area onto Atkins and Sandy Ridge roads causing accidents

9 Potential decrease in the value of homes surrounding the area

I am not a resident of HP City nor do I want to be. Spot zoning as this development was, should be illegal as it has forever and lasting impacts on the existing residents and their families.

Respectfully,

Lori Sterling



Virus-free. www.avast.com

Lisa Vierling

From: Jim Hedgecock <jimhedgecock@icloud.com>
Sent: Monday, August 3, 2020 4:07 PM
To: Public Comment; Build HighPoint
Cc: Hedgecock Builders Supply LLC
Subject: Fwd: Scan from staples in Kernersville NC.
Attachments: DOC072.PDF

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Cc: Elizabeth Hedgecock <elizabethhedgecock@gmail.com>
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[1](#)[2](#)[Last](#)**Thread: Noise from grain drying bins**[Thread Tools](#)[Search Thread](#)[Display](#)

12-27-11, 1:15pm

#1

CathyA

Senior Member



Join Date: Jan 2011

Posts: 9,074

Noise from grain drying bins

I live in the country. We're not farmers. I appreciate that there has to be noise from grain drying bins. One neighbor farmer put up wood panels in front of his motors/fans so as to blunt the noise, which was very nice of him.

Another farmer just added some bins to his farm, and even though he is probably a mile across an open field from us, when his dryers are running, we get a loud hum inside the house.

I don't want to sound like I'm complaining to him, but I'd like to ask him if he could put those panels up in front of his motors/fans too.

Should I just leave an unsigned note in his mailbox? Should I risk him getting PO'd at me and sign my name?

Even though I prefer to be direct and honest with people, if I can get the job done with an anonymous note, I guess I would prefer that route. Not everyone is open to reasonable requests.

I wish Float On was here to comment.....maybe when she gets back from her little vacation, she'll be able to contribute. (since she grew up on a farm).

thanks for your input!

[Reply With Quote](#)

12-27-11, 1:25pm

#2

redfox

Senior Member

Join Date: Dec 2010

Posts: 3,750

An anonymous note is fine, IMHO. However, it all goes better if one has a relationship with the individual. May I suggest taking them a pie or cookies, and inquiring about the sound? This may lead to a conversation about it all.

Reply With Quote

12-27-11, 3:49pm

#3

goldensmom ◉

Senior Member

Join Date: Jan 2011

Posts: 1,508

There are 5 huge grain dryers 2 miles west of our farm that we hear but we do not hear the noise in the house. Even though we farm and are used to the various farm noise/smells from our farm operations that bothers others, the noise from giant grain dryers bothers me as well. In the fall the dryers are going 24 hrs a day but only occasionally this time of year. If any part of our farm operation bothers anyone I'd appreciate being contacted personally and I would not mind being given suggestions if you know of something that works like the wood panels you mentioned.

I like redfox's suggestion, it's a soft approach and I don't know a farmer that doesn't like to begin a conversation with pie or cookies.

Reply With Quote

12-28-11, 1:12am

#4

dado potato ◉

Senior Member

Join Date: Dec 2010

Location: Price County, WI

Posts: 1,289

I am no fan of anonymous notes.

Rather, is there some way to start off a conversation with the pronoun "we"... as in, "We seem to have a noise problem out here"?

Reply With Quote

12-28-11, 8:35am

#5

Mrs-M

Guest

Is the option of planting a sound-deadening barrier an option for you, CathyA? Thuja (Emerald Green Arborvitae), upright Junipers, Siberian Pea Shrub (hedging).

Reply With Quote

12-28-11, 11:31am

#6

CathyA ◉

Senior Member



Join Date: Jan 2011

Posts: 9,074

Thanks everyone.

I'm just not a take-a-plate-cookies-to-someone kind of person. I don't know these people. Actually, I checked it out on google earth and we're 1.33 miles from them, but there's open field between us and the fans/motors are pointed right at us and they are also in the dominant wind direction in the winter.

They don't have anything in front of the motors/fans, which some farmers do to ease the sound a bit.

It wouldn't bother me except that we hear this loud hum in our bedrooms.

Mrs.M, we have woods on that side of the house, but it doesn't seem to do anything. We're in a bit of a little valley, so whatever we put up would have to be awfully tall. Its pretty amazing how much sounds can carry out here in the

country, especially if they are carried by the wind.

I used to not be a fan of anonymous notes, until I approached people directly. They don't take it well, no matter how nice I try to be, unfortunately. So why do that to myself again?

I'm careful not to complain too much about "country" sounds, since they're ALOT better than a racetrack or a mall! but.....we all share the same air space. If I made a racket all the time, I wouldn't expect people to just accept it. I'm sure this is a problem for the farmers too. "Back in the day", there probably weren't enough houses around to bother anyone. And most people were farmers and accepted it, because they were doing the same thing. Oh.....and they didn't have these dryers too far back either!

I have adjusted to our neighbor's hog operation and hearing hogs screaming alot. (they moved in 10 years after we did). I've adjusted to all the loud tractors/grain-hauling semis all during the Fall. But to have this loud hum 24/7 is just plain irritating.

If I do write an anonymous note, it will be very reasonable and diplomatic.

[Reply With Quote](#)

12-28-11, 12:51pm

#7

Mrs-M

Guest

I find the older I'm getting, the more susceptible to sounds I'm getting, particularly irritating sounds (steady repetitive ones are the worst). I don't remember sounds bothering me as much when I was younger.

[Reply With Quote](#)

12-28-11, 1:59pm

#8

CathyA ◉

Senior Member



Join Date: Jan 2011

Posts: 9,074

That goes for me too, Mrs. M.

[Reply With Quote](#)

12-28-11, 2:12pm

#9

bae ◉

Senior Member



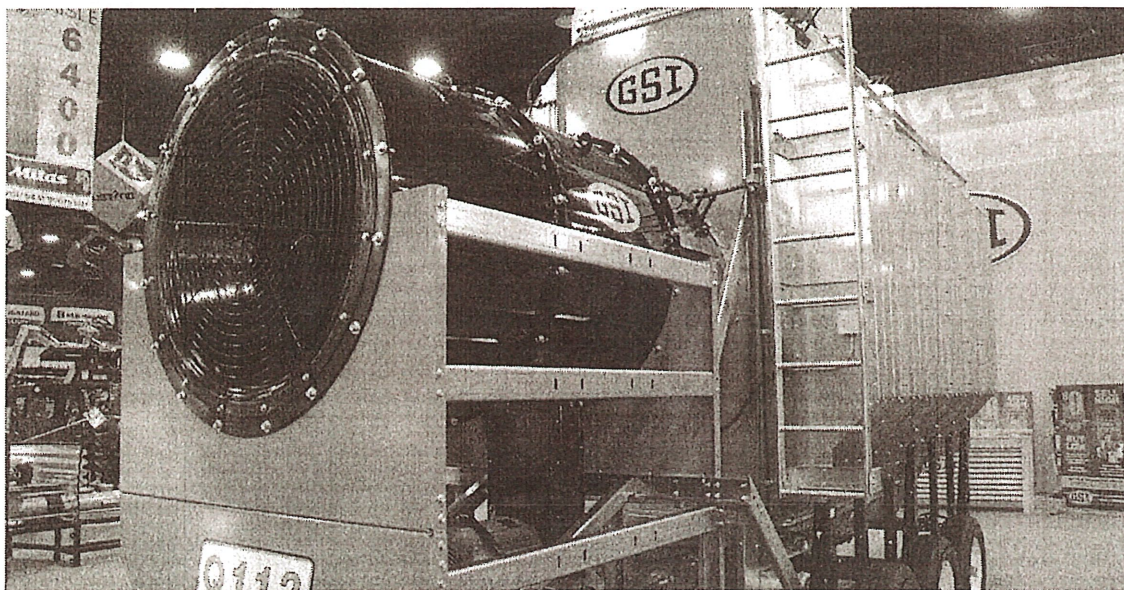
Join Date: Jan 2011

Location: Offshore

I suspect some farmers would respond far better to a personal conversation than an anonymous note.



HOME > FARM BUSINESS > EQUIPMENT > GRAIN HANDLING



Willie Vogt

Seeking quiet from a grain dryer

Horizontal dryers can get pretty loud, so GSI turned to different tech to solve the problem.

Willie Vogt | Mar 10, 2017



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Neighbor's grain dryer driving me nuts

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LittleFarmer

11-13-2017 16:14:40

[Report to Moderator](#)

Need some advice.

My neighbor's grain bin is about 300 yards away from me. He has a "weekend farm" of about 40 acres, and he's got a small (4500 bushel) grain bin, that he puts his corn in.

The bin has one of the older "axial" fans, and it's pointed in my direction. And the noise is driving me crazy.

It's a combination of a grinding sound and a high pitched howl. Like being on the back end of a jet plane engine. The noise penetrates even into my house at night, and I can't get any sleep. And it's pointed right at me. It's really bad, believe me.

Plus, he runs it 24 hours, day after day. I'm wondering exactly how wet his corn is?

I'm thinking of writing a letter, where I suggest that he put one of his big round hay bales in front of it, to at least dampen the sound. Or that he runs it only in the daytime.

Do any others have any suggestions on how to best handle this situation, in a civil manner?
Thanks for any advice.

[\[Log in to Reply.\]](#) [\[No Email\]](#)
Eldon (WA)

11-14-2017 15:06:48

Re: Neighbor's grain dryer driving me nuts in
reply to LittleFarmer, 11-13-2017 16:14:40

Quoting Removed, click Modern View to see

with your neighbor face to face, or do something on your side of the property line. Either way it will need to be something to deflect/absorb the noise, and it only needs to be temporary.

[Report to Moderator](#)

Starting any sort of legal proceeding, which is why you would be sending the letter, is just going to come back and bite you because you also farm and make noise. Your neighbor will surely turn the noise complaint around on you and take you to court any time you fart on your property if you push the issue with him.

He has as much of a right to farm as you do. Never forget that.

Thankfully it is only temporary, once a year.

[\[Log in to Reply\]](#) [\[No Email\]](#)

David G

11-14-2017 05:10:16

Re: Neighbor's grain dryer driving me nuts in reply to LittleFarmer, 11-13-2017 16:14:40

Those are really loud, I would talk with him and see if you can set big bale behind the fan.

[Report to Moderator](#)

[\[Log in to Reply\]](#) [\[No Email\]](#)

huskergreen

11-13-2017 19:08:28

Re: Neighbor's grain dryer driving me nuts in reply to LittleFarmer, 11-13-2017 16:14:40

For sleeping try ear plugs, even the little foam ones make a big difference.

[Report to Moderator](#)

[\[Log in to Reply\]](#) [\[No Email\]](#)

Jon f mn

11-13-2017 18:48:26

Re: Neighbor's grain dryer driving me nuts in reply to LittleFarmer, 11-13-2017 16:14:40

Nothing makes me sleep like listening to a corn dryer running. Ours was run by a tractor and maybe 300' from my bedroom. Used to love listening to it run and slept just fine. Of course when it was my turn to run it the sleep only came in 3 1/2 hour intervals. My guess is you could get used to it if you wanted to.

[Report to Moderator](#)

11-13-2017 19:00:05

No, it's definitely his drier. I also have a grain bin, but mine is the "squirrel cage" type fan, and makes very little noise when running.

[Report to Moderator](#)

As I mentioned in another reply, these axial-type fans are shaped like a megaphone. It puts all the sound forward in a narrow band---and it's pointed right at me! He was careful not to point it towards his house, when putting up the bin. I'm sure he hears very little sound from it.

[\[Log in to Reply.\]](#) [\[No Email\]](#)**ss55**

11-13-2017 18:57:26

Re: Neighbor's grain dryer driving me nuts in reply to Mark - IN., 11-13-2017 17:47:10

I'd be surprised if the neighbor notices the noise while he has coffee. The noise is probably much louder at his house, closer to the bin.

[Report to Moderator](#)

A permanent solid wood fence with an acoustic lining facing the fan (open cell foam or unlined fiberglass insulation?) might absorb some of the fan inlet noise without reflecting it back towards the bin owners house. That might cost less than a new wall of bales every year. Be careful not to direct the noise towards the metal bin wall, it will reflect most of the noise right back.

If all else fails, think of the fan noise as a bag pipe: "Thank God there is no smell", LOL.

[\[Log in to Reply.\]](#) [\[No Email\]](#)**Brown Swiss**

11-13-2017 17:40:56

Re: Neighbor's grain dryer driving me nuts in reply to LittleFarmer, 11-13-2017 16:14:40

[Report to Moderator](#)

Them suckers sure scream don't they! LOL Talk to him nicely, if it is an older unit maybe help him pay for a squirrel cage fan, they are very quiet compared to the others. Its your sleep, might be worth it.

[\[Log in to Reply.\]](#) [\[No Email\]](#)**RBoots**

11-13-2017 17:38:50

Re: Neighbor's grain dryer driving me nuts in reply to LittleFarmer, 11-13-2017 16:14:40

smells that can be aggravating at times. Rememeber you may do things at times that he doesn't like either. I make noise and odor here on the farm. I don't like the noise of gunfire from hunters at times, or those just target shooting. But I put up with it... they value open space, and so do I. So I try to take the good with the bad.

[\[Log in to Reply\]](#) [\[No Email\]](#)

flying belgian

11-13-2017 17:27:39

Re: Neighbor's grain dryer driving me nuts in reply to LittleFarmer, 11-13-2017 16:14:40

[Report to Moderator](#)

Can you build the hay bale wall on your prop. at the line fence? Why involve him at all? He's just farming. Farming makes noise. I assume the area is zoned for farming.

[\[Log in to Reply\]](#) [\[No Email\]](#)

Eric in IL

11-13-2017 17:19:14

Re: Neighbor's grain dryer driving me nuts in reply to LittleFarmer, 11-13-2017 16:14:40

[Report to Moderator](#)

Don't they make plastic flexible drainage tile up to 18 inches diameter? Might make a big 90 degree elbow out of it. Maybe the fan is bigger though???

[\[Log in to Reply\]](#) [\[No Email\]](#)

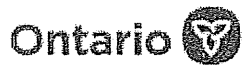
fixerupper

11-13-2017 17:13:24

Re: Neighbor's grain dryer driving me nuts in reply to LittleFarmer, 11-13-2017 16:14:40

[Report to Moderator](#)

I sympathize with you. Two neighboring bins sit about 100 yards from my house and the fans are howling as I type this. Only one of them is facing our house and it's the one we hear the most, the other three are aimed different directions and aren't so bad. These are 10 HP 24" fans on 18,000 bushel bins. Sometimes the smaller fans like what probably is on your neighbor's bin scream louder than the bigger fans though. The pitch is different. When my neighbors do turn on the fans I console myself by telling myself they are screaming for only two or three weeks out of 52



Ministry of Agriculture, Food and Rural Affairs

Understanding and Reducing Noise Nuisance From Stationary Farm Equipment

PDF Version - 3.70 MB

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Introduction

Noise is unwanted sound. Although rural areas are generally quiet, farmers live in a competitive world, and modern farms sometimes have to use noisy stationary equipment (Figure 1). Some neighbours might not like the noise they produce.

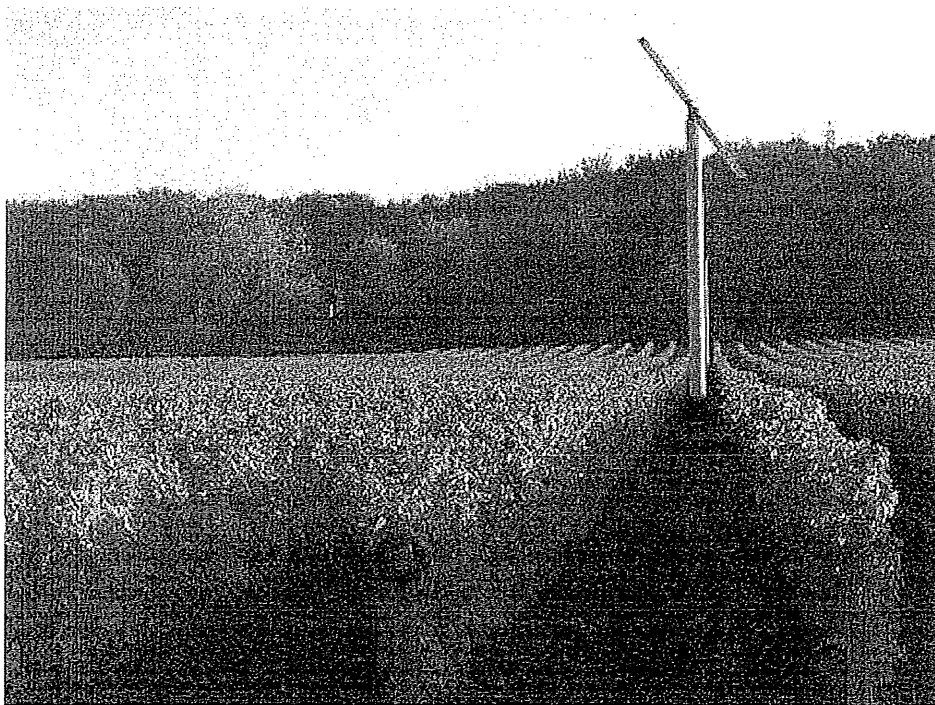
Unresolved rural noise problems can result in poor neighbour relationships. Avoid problems before they start by using best management practices and

common sense. This Factsheet provides background information on noise from stationary farm equipment and some best management practices (BMPs) to reduce possible nuisance for neighbours.

Agricultural Noise Regulations

Most farms are covered under *The Farming and Food Production Protection Act, 1998* (FFPPA), which deals with nuisances such as noise, odours, dust, light, vibration, flies and smoke. The FFPPA protects farmers against nuisance complaints (such as noise) from neighbours, but only if the farmers are following normal farm practices. The FFPPA defines a normal farm practice as one that:

- is conducted in a manner consistent with proper and acceptable customs and standards, as established and followed by similar agricultural operations under similar circumstances, or
- makes use of innovative technology in a manner consistent with proper advanced farm management



It is unrealistic to expect to be able to eliminate all noise produced on farms, but when noise issues escalate between a producer and a neighbour and cannot be solved locally, the Normal Farm Practices Protection Board – a quasi-judicial board appointed by the provincial government – may get involved. For more information on the Board, see www.ontario.ca/omafra.

On rare occasions, stationary noise sources or processes on a farm might require an Environmental Compliance Approval, under the *Ontario Environmental Protection Act, 1990*. (Until 2011, this was called a Certificate of Approval.) If Ministry of the Environment staff request this kind of approval for a stationary noise source or a process, it is usually because they believe the source or process is more commercial or industrial, than agricultural.

Describing Noise Nuisance

Noise is difficult to describe because what sounds annoy people is so subjective. Sounds are described by their amplitude, loudness, persistence and character, similar to describing odours (Table 1).

Table 1. Comparing sound and odour descriptors

Sound	Odour
Amplitude: Strength of sound measured in decibels (dB)	Concentration: Strength of odour measured in odour units (OU)
Loudness: Perceived changes in sound to human ears	Intensity: Perceived strength compared to odour of the chemical n-butanol
Persistence: How much distance is needed to dilute a sound below detection level	Persistence: How much clean air is needed to dilute an odour below detection level
Character: Tonal, beating, impulsive, intermittent	Character: Minty, citrusy, fishy, earthy, etc.

Amplitude

Sound amplitude, or level, is measured in decibels (dB). Sound meters use an A-weighting setting that more accurately reflects how humans hear sound (dBA). A-weighting is commonly used for measuring environmental noise such as from stationary farm equipment. Other weightings are used to reflect very specific types of sound.

The human ear's threshold of audibility is 0 dBA; 130 dBA is considered deafening and the human threshold of pain. The Ontario Occupational Health and Safety Act, 1990, limits noise exposure to 8 hr/day for 85 dBA and 15 minutes for 100 dBA (Table 2). It takes training to measure sound (Figure 2), and acoustical consultants are hired to do sound studies.

Loudness

Sound loudness is the perceived change between two sound levels. Human ears are good at perceiving increased or decreased changes in sound, but what does that mean objectively?

- ± 1 dBA change. Most people would say this is an undetectable variation in two sound levels.
- ± 3 dBA change. Most people would say this is a noticeable variation in two sound levels.
- ± 6 dBA change. Most people would say this is an obvious variation in two sound levels.
- ± 10 dBA change. Most people would say this is twice as loud (or half as loud) as the original sound level. This is considered a significant change.

Table 2. Approximate sound levels of common activities when a sound meter is 1 m from the source

dBA	Activity
0	Threshold of hearing for humans
15	Normal threshold of hearing for humans
20	Calm human breathing; very soft whisper
30	Calm room, library, empty church, secluded woods
40	Rural ambient background sound: 7 pm to 7 am
45	Rural ambient background sound: 7 am to 7 pm
50	Inside an average home: refrigerator hum
55	Low volume of TV or radio
60	Normal conversation
65	Sleep disturbance
70	Busy business office
80	Curb side of a busy road
90	Barn full of finisher pigs at feeding, gas lawnmower
100	Chainsaw, circular saw, ATV, irrigation pump
110	Grain dryer fan and burner under full load
120	Threshold of discomfort, rock and roll concert
130	Threshold of pain, jet engine at 25 m away

Persistence

Sound persistence is how easily a noise decreases with distance away from a noise source until it is not detectable. This takes long distances for some

under temperature inversions, air temperatures increase with increasing height above ground. These conditions generally occur at night when the wind is calm, the sky is dark and starlit, and daytime heat energy stored in the earth is re-directed back to the atmosphere, leaving behind cold air at the ground. This causes sound waves to bend downward off this upper layer of warm air, so sound waves can be heard at long distances. Low-frequency sound waves from a train already travel long distances, but with temperature inversions, travel even further.

Surface Effects

Soft thick grass and rough vegetation can reduce sound levels by as much as 10 dBA but hard, smooth surfaces such as concrete, or even water, do not offer much reduction. Low-frequency sounds are reduced little by surfaces. Sounds produced high above ground level are less reduced by surface effects. As well, if stationary farm equipment is pointing so the sound is directed at a neighbour, it has more potential for nuisance than equipment pointing away from them.

A row of trees would only reduce sound waves if the tree screen is at least 30 m (100 ft) thick. However, trees may hide the source of the sound, which has aesthetic and psychological benefits, and might introduce other masking sounds of rustling leaves, singing birds and small animal activity.

Common Noise Nuisance Concerns

If a noise nuisance issue proceeds to the Normal Farm Practices Protection Board, the onus of proof is on the applicant (person complaining about the noise) to establish they are affected by a noise disturbance caused by a respondent (person accused of creating the noise). Noise is sometimes seen as intrusive to one's privacy, or as interfering with the normal conduct of their lives. Certain rural sounds annoy some residents more than others.

Comparison to Background Sound Levels

If stationary farm equipment creates sound amplitude levels higher than background levels, they can be perceived as noisy and intrusive, as the noise is immediately recognizable in the presence of low ambient sound amplitude levels.

Summer vs. Winter

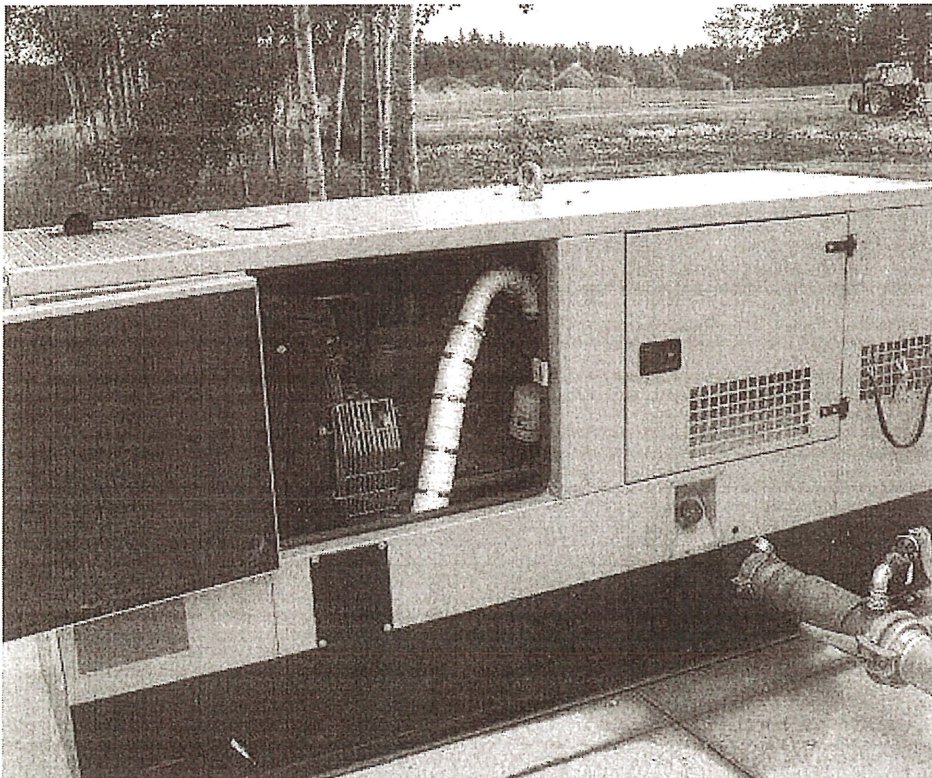
Stationary farm equipment may be perceived as noisier in the summer than in winter as people are more likely to have their windows open in summer or stay outside for longer periods.

- Monitor bird bangers so they operate properly, especially those not on, or near, the home farm.

Irrigation Pumps

Engines used for pumping water are often used 24/7 during dry periods when crops need a lot of water. Here are three best management practices relating directly to noise nuisance:

- Use shock-absorbing mounts and cover pumps with insulated, vented housings designed for reducing sound levels (Figure 4). This also helps avoid vandalism and theft.
- Install extra sound-reducing mufflers on internal combustion engines, or switch to electric pumps, where practical and possible.
- Install pumps out of sight of neighbours or behind obstructions that shield the source from neighbours.



Grain Dryers

There are many types of grain dryers used to dry corn, beans, wheat and other grains to ideal moisture levels for long-term storage. The fan and burner create sound levels from 85–112 dBA, 1 m (3 ft) in front of the dryer fan

(Clarke, 1998). Many dryers operate 24 hr/day during harvest. These seven best management practices relate directly to noise nuisance:

- Use centrifugal fans instead of axial flow fans, and use fans with the lowest possible sound levels.
- Orient in-bin dryer fans or overhead batch bin dryer fans away from neighbours. *I DID when I installed*
- Account for sound waves travelling further from dryers with the fan/burner mounted high above ground. *I DID*
- Place dryers in areas that use existing structures to shield or mask the sound for neighbours.
- Minimize night-time operation, where possible.
- Install silencers where practical. A common example is a car muffler. Silencers are custom-designed and tuned to the distinct frequency character of a noise. Reactive silencers are sometimes available from the original manufacturers of grain-drying equipment.
- Minimize sounds often associated with grain drying: chatter from grains moving in augers, pneumatic transfer pipes, drying and cooling aeration fans. *MY IS STATIONARY ELECTRIC MOTOR*

Sound Absorbent and Barrier Materials

All materials absorb, form barriers and transmit sound waves. The best way to reduce transmission of sound waves is to combine absorbent materials with barrier materials and install them in tight-fitting enclosures around stationary sound sources. The sound blanket panels hanging in front of the grain dryer in Figure 5 are a sandwich of absorbent materials on the outer surfaces, with a heavy flexible plastic-type barrier inside. However, because the stationary sound source is not enclosed and sound waves can escape, this is considered a partial enclosure. Think of how a door or window only slightly cracked open still allows lots of sound from outside to enter the home. Partial enclosures should at least interrupt the line of sight path between the noise source and a receptor, and they should absorb as much of the sound reflected from the

To: City of High Point Planning Committee

From: Jim Hedgecock
88957 Boylston Road
Colfax, N. C. 27235
336-345-8183

Re: Zoning Map Amendment Case 20-07

I was born in High Point. My family received a land grant from the King of England for a square mile of property off Eastchester. Some of that original grant remains with my family – most of it is near Homestead Avenue. I consider myself a High Pointer.

My father moved us to the Sandy Ridge Community in 1960 where we built our house without the aid of chain saws or electric saws. We used hand saws and axes.

I moved my family (five children and now 9 grandchildren) to our farm at 8857 Boylston Road in 1977 after spending 3 years building our home. I was farming over 350 acres for many years during the 1970's, 80's and 90's with most of that acreage being lost to new home construction in recent years. Today, I farm the area marked PDM on your site plan. I have a grain drier with a 14,500 bushel bin with LP gas heat aimed directly south. It sounds like a Jet Engine when it is running.

Please read the highlighted texts in the attachment provided.

I move my equipment up and down these community roads. I always try to be courteous over the neighborhood roads. Neighbors say the new residents try to be patient as I plug along with equipment that is 20 feet wide and 30 to 40 feet long. As more and more people try to squeeze out –entering and exiting their neighborhood, their patience grows thin. That could cause accidents.

There are many, many items about the original and this developer's greed for the present amendment.

1. The purchase price for the Idol's land was beat down based on the fact that the developers could only get 300 sites on the land. If this amendment passes, will the developers increase their payment to the Idols for the property? What do you think?
2. The City of High Point paid good money for futuristic land planners to designate land areas that would be best for all the people of High Point. The existing site was originally designated for 5 acre rural home sites.
3. It doesn't take a genius to see why this 114.7 acre site has over 40 acres of flood plain as part of the pre-Amazon flood area plan. Since the widening of the Boylston Road bridge, the increased runoff from Amazon, and the addition of the new site which isn't

402 units does not make any long run sense for the citizens of High Point. It may be an initial surge in tax base, but long run the value will decrease significantly with so many people packed like sardines on this tract.

Please deny this amendment 20-07. If you should be inclined to approve this amendment, please table it until the community is allowed to have a real open-person to person-forum with the committee for our input.

even completed yet, flooding of these bottoms have increased significantly. I have had washing and runoff that I haven't experienced since 1977. I am sure the flood plain area will increase with the next update.

Exiting 114.79 Acres

Minus 40.00 Acres under water

74.79 Acres for site development

If you Say 20% of the available land is for roads and turn lanes,

$$74.79 - 20\% = 59.9$$

You approved:

300 units = 5 units per acre

59.9

The greedy ones are now asking for:

402 units = 6.71 units per acre

59.9

That is a 34% increase onto already bloated land coverage!

Keystone develops above average home sites and houses. What they have started so far looks good from the outside. Please do not let them whore this site.

People live where they don't feel constrained and choked. The more homes and people that you put here, the lower the quality of postage size sites and thus the lower the tax values that you have.

The average family has 2 children. Have you given thought to the overcrowding of our schools with 800 new students?

I have scraped the snow off Boylston Road for decades (I try to beat the packing of ice on the hills). It is hard to imagine what an extra 300 households will do to Boylston Road let alone 400 households in a large snow. It is not too much of a traffic nightmare now but when the 300 units are completed, it is going to be a bear.

Jim Helgeson
8-3-2020

Lisa Vierling

From: Jim Hedgecock <jimhedgecock@icloud.com>
Sent: Wednesday, August 5, 2020 1:23 PM
To: Public Comment; Build HighPoint; jim@hedgecockbuilders.com
Subject: Fwd: zoning map amendment case 20-07

Sent from my iPhone

Begin forwarded message:

From: Jim <jim@hedgecockbuilders.com>
Date: August 5, 2020 at 9:20:47 AM EDT
To: build@highpointnc.gov, publiccomment@highpointnc.gov
Cc: jimhedgecock@icloud.com
Subject: zoning map amendment case 20-07

Jim Hedgecock
8857 Boylston Road

Colfax NC 27235

336-345-8153

Dear City Council:

I have lived in in the Sandy Ridge community since 1960. I bought a small farm in 1977 to build a home where I raised five children. My wife is a good cook so we frequently had more than seven around our dinner table.

Our home was a place where we could always get away to enjoy our family and neighbors with peace and solitude. We as a community of land based people were defenders of our land and water resource. I have many times

Drank directly from our many creeks that feed the present High Point watershed and swan in the cold waters of Whites Mill pond; even splashing water at snakes to make them go away while we were swimming. We as a community

Depended on our land and water resources for our livelihood. Common sense prevailed : we wouldn't plow up and down our fields, but with the contours, we used grassed waterways, when we cleared land, we always would fill the

Lower areas with trees with the limbs catching the runoff. If it washed ,we would fix it. Always trying to better our land and water; just simple common sense.

I am asking you City Council to use the same common sense approach to this CASE 20-07.

Our outskirts High Point neighborhood was ordered by you to absorb more than three times the homes on the first rezoning than we had. Part of the original rezoning was based on an acreage of 114.79 acres as the gross area.

This was flawed since the useable area needs to be reduced by the floodplain area of 40-50 acres. This area HAS increased since the whole Amazon development and the widening of the Boylston Road bridge. The gross area should be maybe at most 60-65 acres with another reduction of 20% for roads and turn-arounds. Even at 65 acres with a 20% road reduction that's 300 houses divided by 48 acres which equals 6.25 houses/ acre which makes NO COMMON SENSE.

PLEASE DENY THIS REZONING REQUEST.

PS. Just a few minutes ago , a neighbor told me what happened to him. To show you what great land Stewards you have there now. His property abuts the Keystone development. His land has been able to mow and keep clean. Just recently, he has had 18" of red mud wash unto his property from them. Instead of walking up to his house or calling him(as honorable neighbors do) , they simply sowed it in rye leaving a dammed up mess impounding water for him to correct. Makes you wonder. If 18" of red mud washed upland, how much washed down the creek into High Point's watershed.

Lisa Vierling

From: Steve Brackett <steve@south-eastlumber.com>
Sent: Wednesday, August 5, 2020 3:51 PM
To: Public Comment
Subject: Zoning Map Amendment Case 20-07

Steve Brackett
8831 Boylston Road, Colfax NC 27235
Cell: 336-345-2615

Dear City Council,

I have lived in the Sandy Ridge Community since 1973. I have made this my home ever since and have accumulated right at 17.5 acres building two homes on this property.

I wish I could have come to some of these meetings but have been out of town for most of these. Please be advised that I need someone to see what has transpired over the last 12 months on the area that is being developed for Case 20-07. My property borders this case on the south side of my property for over 1,000 feet. Three to four acres of my property have been underwater for over a year because of the grading and mismanagement of the water shed on this project, Northborough Town Homes (Keystone). Only recently have I discovered that over 16 inches of soil has washed onto my bottom and into the river, covering well over an acre.

What disturbed me most is that rather than someone coming to me to explain what had happened, they have come on to my land and sowed rye grass trying to hide the damage. I can't even drive my 4-wheel drive tractor into the south end of the field without bogging down and getting stuck. It has been over a year since I have been able to mow my 5 acre field due to the 6-8 inches of water which stands there constantly. Before the project was started, the field was never wet. In my opinion, this has been a very mismanaged project.

The point of this is that allowing more homes to be built in this area, which was already a flood plain, is a disaster in the making.

I need to have someone on the planning board meet me on my property in order to show them what has transpired. I plead that you please stop adding more homes to an already overbuilt subdivision.

It is crucial to stop and assess the damage before further action is taken.

Steve Brackett
President of South-East Lumber Co.
336-345-2615