PUBLIC COMMENTS

Zoning Map Amendment 20-20 (1809 Eastchester Drive)

Public Hearing before City Council set for January 19, 2021
Continued to February 15, 2021 (at request of applicant)
Continued to March 1, 2021 (to allow applicant time to submit additional conditions offered at the February 15th meeting in writing)

Lisa Vierling

From: Robb Jolly <robb@ngfs.org>
Sent: Thursday, December 3, 2020 2:35 PM
To: Thaddeus Juszczak
Subject: Opposed to Rezoning Case #2020, 1809 Eastchester Dr.

December 1, 2020

To the members of High Point City Council and the Planning & Zoning Commission:

I'm writing as a concerned citizen and neighbor to express my opposition to the proposed rezoning of two properties on the corner of Eastchester Dr. and Cypress Ct. As an owner of property adjacent to these lots, I have many personal concerns about the negative effects that such a change would bring to my family's quality of life; however, these concerns are not limited to my own, for they also resonate with many of our commercial and residential neighbors, and could potentially affect a large number of High Point's citizens due to the properties' proximity to the Oak Hollow Lake watershed.

Before detailing my fears about what this rezoning change and subsequent development would do to our neighborhood and this area of High Point, **I want to implore the members of the Planning and Zoning Commission and the City Council NOT to recommend or allow this rezoning change to happen, as it goes against the following recommendations which are detailed in the City's Land Use Assessment for the area** (Oct. 30, 2020):

- p.4, **Transportation:** *In order to maintain the safe and efficient transportation functionality of the corridor, direct access points need to be limited. Whenever possible, access should always be taken from side streets, therefore, lot consolidation is encouraged. When additional or direct access to Eastchester Drive is necessary, then a lot frontage of 350 feet will be needed to accommodate a driveway, the side yard offset and distance from intersection, or deceleration lane, whichever is applicable.*
- p.5, **Commercial Development:** *In order to continue to preserve areas in between these large commercial nodes [i.e. Eastchester/Wendover and Eastchester/Main St. intersections] for other uses, to manage traffic, and to protect the gateway qualities of the corridor,* ***it is important not to allow commercial uses to expand along the entire corridor. While the interchange at I-74 may seem like a good location for commercial development to occur, there are constraints and concerns that should be considered.*** *The area in and around the interchange is narrow, so it does not offer large areas for development; it is constrained by the lake to the west and by established neighborhoods to the east; and it is impacted by the development restrictions of the Oak Hollow Lake WCA.*
- p. 6, **General Recommendations:**
    - *The Land Use Plan designation for a majority of the study area is recommended to remain as Office with some minor changes [See Map 4: Land Use Recommendations]. There is an opportunity to add a small area of Local/Convenience Commercial at the southeast quadrant of the interchange (Area 6) to accommodate some limited commercial uses.... For development to happen in this area, it will require land assembly to manage impacts, coordinate access, and maximize development potential under the watershed development restrictions. If these requirements can be achieved, then a policy change can be considered to accommodate low to moderate intensity retail and personal service uses that are typically allowed in the Limited Business (LB) district, such as a convenience store with fuel sales.*

- ***High intensity commercial uses traditionally found in the Community/Regional Commercial land use category, such as drive-through restaurants and large commercial shopping centers, are not supported within the study area*** *due to continued policy concerns about the protection of the city's water supply; the safe and efficient transportation functionality of the Eastchester Drive corridor; the protection of adjacent neighborhoods; and the protection of the scenic corridor gateway into the city.*

- pp. 7-8, **Area 3 Specific Recommendations** (see Map 4)**:** *If the area remains in the critical area, then smaller office uses along the Eastchester Drive frontage would likely be the extent of its development potential....the surrounding area is more significantly constrained with stringent watershed restrictions, topographic constraints, controlled access and a classified stream that makes it infeasible for commercial development in the surrounding area.* ***Therefore, in order to maintain the consistency in character of this section of the gateway corridor, Area 3 should remain in the Office land use category.***

As far as personal and neighborhood concerns, I believe firmly that if the two lots in question are rezoned to allow the development of a gas station, convenience store and drive-through restaurant, it will have the following negative effects on the area:

- **Increased traffic, congestion, and accidents**
- **Increased noise, light pollution, and crime**
- **Increased environmental harm to drinking water (as runoff from gas spills, oil and other contaminants will inevitably flow into Oak Hollow or City Lake reservoirs)**
- **Increase in the likelihood that similar lots in the area will be rezoned to allow this type of high-intensity land use, which will further decrease the quality of life for our neighborhood, and continue the cycle of negative impacts mentioned above**

In summary, our neighborhood and our access to and from our house has already been negatively affected greatly by the long and drawn out construction project around the Eastchester Dr/I-74 interchange, and the above concerns--some personal, but many expressed by members of our city government who researched and authored the Land Use Recommendations--make it clear that changing the zoning of these two lots to allow for the development of a gas station, convenience store and drive-through restaurant is a BAD IDEA on all fronts.

I ask each of you to consider how you would feel if you and your family lived on land adjacent to these lots, as I believe that would lead you NOT to support or recommend this rezoning proposal. **At the very least, I believe that both the High Point City Council and the Planning & Zoning Commision should advocate for waiting until the Land Use Assessment Recommendations are passed before taking action on such an important piece of our city's land, infrastructure, and ecosystem.**

Sincerely,
Robb Jolly

--
Robb Jolly
Technology Specialist
New Garden Friends School
www.ngfs.org / (336) 299-0964

New Garden Friends School seeks to be an inclusive, innovative educational community guided by Quaker beliefs and committed to honoring and developing each person's gifts.

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Lisa Vierling

From:	Stacey Jolly <bigredjolly@gmail.com>
Sent:	Thursday, December 3, 2020 3:36 PM
To:	Lee Burnette; Build HighPoint
Cc:	Lisa Vierling
Subject:	Case #2020, 1809 Eastchester Drive
Attachments:	Comments about rezoning case 2020 and possible development.docx

Dear Mayor Wagner, Planning and Zoning and City Council members,

I hope you all had a wonderful holiday and found some time to relax. I have a new appreciation for the job that you do. Thank you for taking the time to read my emails. I appreciate the responses that I have gotten and the conversations that I have had with some of you. We are truly all in this together. Thank you in advance for reading through the comments from concerned citizens that I have attached to this email. As you know, we have started a petition concerning the possible rezoning and potential commercial, high-intensity use of the 1809 Eastchester Drive property. Attached you will find 150 or so comments from concerned citizens regarding this situation. They are exact, brief and the opinions of those most greatly affected by this development, as well as your constituents.

I would like to express my concern about the timing of the December 8th public hearing. After attending the Land Assessment Use Zoom meeting, and hearing and having carefully read the assessment, I am questioning why the 1809 rezoning issue should not be continued until after the next Land Assessment Meeting takes place in January? It seems imprudent to vote on this given the knowledge behind recommendations of the Land Assessment to keep Area 3 as is, zoned for office/institutional use. Heidi did a good job of explaining the calendar situation, but even with those circumstances, why would we push forward with this December 8th rezoning meeting before the Land Assessment is finalized, especially given the Land Assessment's recommendations that would continue to protect the scenic corridor, watershed, reduce traffic congestion / accidents and protect the safety of the communities in this area? It feels a little short-sighted to move forward with this rezoning meeting, especially given that the stakes are high for polluting our watershed, increasing traffic accidents in an area that is already riddled with accidents and increasing crime rates in our community. We have 5 gas stations and 5 car washes within a 3 mile radius of 1809 Eastchester, just on the same road. There are many more if we go in either of the other 2 directions. Do we need 6 gas stations and 6 car washes in this 3 mile radius, especially considering the 6th ones will be built directly on our watershed and by the most dangerous intersection on Eastchester? (If you would like to see how many accidents we have had in a mile radius of this location for a particular amount of time, please visit this website,High Point PD | Police to Citizen - Home enter the address, time frame and click on accidents.)

We have done some research on underground gas tanks, state and federal regulations and codes regarding those, as well as the gas stations in the triad that have already leaked and/or leached into our groundwater. We will be sharing our research and sources with you as soon as possible. Suffice it to say, it is in everybody's best interest to prevent water pollution from parking lot run-off and underground gas tanks by not building in a location where those things would flow into City Lake on on one side (with no retention pond to filter the run-off due to this area sitting in a flood zone, i.e. Foxwood Meadows) and probable leaks and leeching from underground tanks heading towards Oak Hollow.

I am sure many of you travel Eastchester frequently and you know how congested and dangerous the area by I-74 can be. This past Saturday, in the middle of the day, I was trying to make a left turn in my driveway (1821 Eastchester) coming from I-74, and a car behind me did not see that I had stopped and was waiting for that moment to make a left turn. In order to not hit me, she veered around me to the left and ended up meeting on-coming traffic head-on (since there is no turning lane in this stretch and the construction is not projected to be finished until September 2021). It was frightening and luckily no one was hurt, but there were screeching tires,lots of smoke and an instant of pure panic for all involved or watching. This is currently our daily reality on this stretch of Eastchester. It is risky, terrifying at times, and always nerve wracking trying to make a left turn in this area. Please consider how this affects the existing businesses and communities in our area. By allowing this area to be rezoned for high intensity/commercial use, this problem will only grow tenfold.

Again, thank you for your careful consideration of ALL aspects of this possible rezoning. We are not against development in any way. But there is a place for everything, and this is not the place for a gas station, car wash, convenience store and fast food restaurant, and the recommendation by the Land Assessment Use supports this as well.. As you can read in the atttached comments, many people share this view. Thank you for your time and thank you for the work you do to protect us and help keep High Point a great place to live.

Sincerely,

Stacey Stackhouse Jolly

Lisa Vierling

From: Stacey Jolly <bigredjolly@gmail.com>
Sent: Thursday, December 3, 2020 3:48 PM
To: Lee Burnette; Lisa Vierling; Build HighPoint; Terry Venable; Ray Wheatley; Thaddeus Juszczak; Tom Kirkman; Angela McGill; Alex Moore; Mark Morgan; Joan Swift; Mark Walsh
Subject: Case #2020, 1809 Eastchester Drive

Hi all,

I hope you are doing well. I want to share a video that was made that very succinctly summarizes many of the community's concerns about the possible rezoning of 1809 Eastchester Drive. Thank you for taking just a few minutes to watch.

Save High Point Water - YouTube

All the best,

Stacey S. Jolly

Lisa Vierling

From: Elisa Cameron <elisacameron24@gmail.com>
Sent: Thursday, December 3, 2020 9:57 PM
To: JoAnne Carlyle; Lee Burnette; Lisa Vierling; Herbert Shannon Jr; Build HighPoint; Thaddeus Juszczak; Tom Kirkman; Angela McGill; Alex Moore; Mark Morgan; Joan Swift; Terry Venable; Mark Walsh; Ray Wheatley
Cc: Tim Tucker; Stacey Jolly
Subject: High Point Resident Apposed to Zoning Change/Case #2020, 1809 Eastchester Dr.
Attachments: Eastchester and I-74 Land Use Assessment Document.pdf; City of High Point Land Use Study PowerPoint Presentation.pdf

Hi Everyone,

I wanted to reach out to you as stewards of our city of High Point, and voice my concerns prior to the December 8th Planning and Zoning Committee meeting in which a rezoning request will be considered for 1809 Eastchester, near the 74 Interchange.

Firstly, I feel as if my rights as a citizen of High Point are being denied given the fact that the signs advertising this rezoning meeting say "Public", but the public is not actually allowed to be heard at the Dec 8th meeting. But the committee *is allowing the developer/consultant* that is requesting this rezoning to speak and be heard! Our rebuttal and concerns to information presented by the developer can only be made in writing which seem completely unfair to the general public. This takes away the process by which citizens can use their voice, it invalidates the process and we are left with a 24 hour window to respond in writing which is not the same as being audibly heard. We should be able to speak passionately and be heard as well. As with other meetings during this unusual time (COVID limitations), there are ways to conduct meetings virtually so that all concerned parties have a chance to be heard. This is the only fair way to do a meeting with such an important change request on the line. Or postpone the meeting until it can be made a truly "public" meeting in which residents of High Point can attend in person and be heard.

I would like to move on to my concerns and the implications of allowing a rezoning in this area.

Overly Congested Area of Eastchester

I live in Waterfront which is "ground zero" to the area that would be put at risk if this rezoning is approved and this developer is allowed to move forward with his plan to build a gas station/fast food restaurant/car wash. I experience on a daily basis the traffic that exists at the Cypress Court stop light and the backup that is created by the I-74 Interchange. It is inconceivable that anyone would think that adding a large business near that interchange would be safe for drivers trying to maneuver in that overly congested area.

Underground Gas Tanks LEAK

I'm sure this developer and his consultant will say whatever they have to in order to get this project approved so they can start building and make a buck. But you have to ask yourself, "is this the right location for a business such as this"? The waste from a restaurant, car wash detergent and chemicals, and the potential of underground tanks leaking toxic chemicals into our ground soil and making their way to our lake seems like a very high risk! There are countless situations across the country in which these underground fuel tanks have leaked and destroyed water sources. If this rezoning is approved and they are able to proceed, this business will be sitting just yards from one of HIgh Point's main watersheds. Tanks will outlive their lives, they will deteriorate, what about the underground mishaps that we cannot know about until it is too late? Tanks will leak! It's not a matter of **if**, but a matter of **when**. Do we need to take this risk so close to our water? There are so many other sites in High Point that would be better suited for this business.

Recent Land Use Assessment of This Area

The City of High Point has just completed a Land Use Assessment of this area and are waiting for it to be adopted. In the report they make it very clear that the Watershed regulations have a direct impact on the developability of this area. (report attached) I urge all of you to read this assessment thoroughly to get a sense of the limitations needed for this area. If this rezoning request is approved, it will be in complete opposition of what the Assessment done by the City of High Point has deemed necessary for this area of Eastchester. This report should be taken into consideration when this rezoning is considered! Heidi Galanti can be reached with any questions about the Land Use Assessment.
Heidi Galanti
Phone: 336-883-3328
Email: heidi.galanti@highpointnc.gov

Desired Vision for our City and the Gateway Corridor of Eastchester?
What is the vision for High Point? Beautification along the corridor? Do we really want a big gas station right off the I-74 Interchange? There are 5 Gas Stations within a 3 mile radius of this site. Do we really **"need"** another Gas Station on Eastchester?

Thank you!
Elisa Cameron
2311 Cypress Ct.
High Point, NC 27265
336-682-8892
https://www.savehighpointwater.com/
https://www.ipetitions.com/petition/save-high-point-water

Lisa Vierling

From: Robb Jolly <robb@ngfs.org>
Sent: Wednesday, December 9, 2020 12:39 PM
To: Build HighPoint
Subject: Rezoning Case #2020, 1809 Eastchester Dr.

Dear members of the Planning and Zoning Commission,

Please see my initial thoughts following the meeting last night. And thank you in advance for giving them your serious consideration.

Mr. Terrell would like you to believe that everything is based on planning from 1985. This is simply not true. High Point has invested in a new Land Use Plan in 2020, in which they do not recommend rezoning this plot. This hearing was simply scheduled before it was possible for the City Council to vote on the new Land Use recommendations. That does not mean everything was based on 1985 planning. In fact if anything, we know that the traffic has increased and that we have a better understanding today of how the watersheds work.

He would also like you to believe that it is not up to Planning and Zoning to protect Oak Hollow Lake. True, if the project moves forward they will have to meet state and federal regulations, but the very existence and purpose of a Planning and Zoning Commission is to make the best possible decision about land use for the city of HIgh Point **for both now and the future.**

Questions about grading the lot so the runoff flows towards City Lake:

- 1) Does this mean that all the oil and gas spilled onto semi-impermeable surfaces will flow onto Eastchester Dr. every time it rains, creating slick and hazardous conditions on a stretch of road which is already extremely busy?

- 2) Will the runoff flow into the classified stream which originates directly across the street from this property? What are the environmental effects of this?

- 3) Will it flow into the flood zone on the east side of Eastchester?

Before any approval is granted, the city (and not the developer) should request an engineering plan to show how these things will be mitigated.

As for tank leaks, undoubtedly technology is getting better, but just as the engineer explained at the end of his statement, when fuel mixes change (i.e. a greater use of ethanol) this can lead to tank problems, hence the 2015 revisions. Looking ahead, we know that car companies are working on electric and hydrogen cars. Is this property a place where we want fuel tanks buried for 30-50 years?

No one has dealt with the question of leaching through concrete. Just because this is not regulated now does not mean that we will not find it to be problematic on the apex of our two watersheds in the future.

Concerning the traffic:

- 1) If the study was conducted in 2020, of course traffic was down, but we know that traffic will increase as soon as the pandemic ends , even if some people continue to work at home. This is a vital corridor and over the next 30-50 years it will continue to be used at higher and higher levels.

- 2) It simply does not make sense to say that traffic will not increase. Who would go to the cost of developing a gas station, fast food restaurant and convenience store if you thought it was not going to

attract any customers? A right turn lane off of Eastchester is problematic for many reasons. Entering and exiting from Hilton Court will also back up traffic at this critical light, creating a backup in the northbound left hand turn lane and an issue with traffic merging right to enter the highway when going southbound. I am sure that the traffic study commissioned by the developer did not find a problem with this, but then they are being paid by the developer, the study was done when traffic was probably at a 25 year low due to Covid, and they will not be personally involved in this snarl up in the future.

- 3) If your goal is to pull people off of I-74 in hope that they will go shopping and patronize other High Point businesses, wouldn't it be better to make them drive into town a mile or so for gas? Then they can see the signs for Chicos, Talbotts etc, and maybe even Target. If anything, placing a gas station here will make sure that they neither need to patronize High Point stores nor the retail establishments farther up Wendover. If your goal is to provide a convenience to people who are just passing through, they can get gas at Greensboro Rd. (1.5 miles down the road), as there are already at least 2 established gas stations and fast food there.

As for the question of neighborhoods. There are neighborhoods to the south and east of the proposed development and they will all be impacted by increased traffic especially at rush hour.

There is a lot of available office space in High Point. Sadly this is true, but converting these two properties to high-intensity commercial spaces will not solve that problem. However, the spaces could be used to put in a nice restaurant or other amenity (library, tech center, community center, design studios, art gallery) that would make people want to move their residences and offices to HIgh Point. City planning is complicated, as I am sure you all know. When people are considering where they want to live and work, they want clean water, manageable traffic, a critical mass of expertise, and amenities such as parks, YMCAs, gyms, restaurants, decent shopping, good schools, etc. This is the only piece of this section of the scenic gateway that can be used to announce who HIgh Point really is.

Drive throughs vs. upscale restaurants:
We live in exceptional times. Millions of restaurants around the US do not have drive through windows but they have pivoted to take out, delivery and outdoor dining. It would be shortsighted to rezone these lots on the basis of the current pandemic, especially since we have at least 2 vaccines that are likely to bring it under control before these structures could even be built.

Of course, it is not up to the City to pick winners and losers, but it is up to the city to plan how it will use its limited land resources. The best cities are the ones that use the power of zoning to create a plan for the city, rather than letting developers build with no regard to the overall plan.

Sincerely,

Robb Jolly
1821 Eastchester Dr.

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Robb Jolly
Technology Specialist
New Garden Friends School
www.ngfs.org / (336) 299-0964

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Lisa Vierling

From: Jane Dawson <jdawson1013@gmail.com>
Sent: Tuesday, December 8, 2020 9:14 PM
To: Public Comment
Subject: Proposed Zoning Request for intersection @ Eastchester & Cypress Ct

Hello,
I'm a 20+ year homeowner @ Waterfront the townhouse community on Cypress Ct & listened to the Zoning Committee meeting. Thank you for the opportunity to comment. I assure you there are no residents here who'd consider having a convenience store/gas station/carwash/restaurant as our neighbor a positive. It's already harrowing to turn left on Cypress Ct. when coming from Westchester. We currently have to cross 2 congested lanes of traffic; the thought of adding another lane for right turns coming from the other direction @ rush hour is a nightmare.

Jane Dawson
2300 Cypress Ct
High Point, NC 27265
336 899-6939

Lisa Vierling

From: voicemail@northstateip.net
Sent: Thursday, December 10, 2020 11:47 AM
To: Public Comment
Cc: Public Comment
Subject: Voice Message Attached 3366865893
Attachments: 3366865893_20201210_114652.wav

Time: Dec 10, 2020 11:46:52 AM
Click attachment to listen to Voice Message

Voicemail (Anonymous)
336-686-5893
Thursday, December 10, 2020 11:47 a.m.
[00.40 duration]
Zoning Map Amendment 20-20

Transcript

Yes, I just wanted to make a quick comment on the development up on Eastchester of a new gas station going in close t the watershed. Eastchester's already backed up with traffic. I don't think we need another gas station close to the watershed. Water is being tested in that lake already. So, we're just going to monitor it and make sure everything stays the same. We just wanted to let you know that we are against development of any further gas stations close to the watershed in High Point. Thank you.

[end of voicemail]

Lisa Vierling

From: Jane Dawson <jdawson1013@gmail.com>
Sent: Tuesday, December 8, 2020 9:14 PM
To: Public Comment
Subject: Proposed Zoning Request for intersection @ Eastchester & Cypress Ct

Hello,
I'm a 20+ year homeowner @ Waterfront the townhouse community on Cypress Ct & listened to the Zoning Committee meeting. Thank you for the opportunity to comment. I assure you there are no residents here who'd consider having a convenience store/gas station/carwash/restaurant as our neighbor a positive. It's already harrowing to turn left on Cypress Ct. when coming from Westchester. We currently have to cross 2 congested lanes of traffic; the thought of adding another lane for right turns coming from the other direction @ rush hour is a nightmare.

Jane Dawson
2300 Cypress Ct
High Point, NC 27265
336 899-6939

ZMA 20-20

December 17, 2020

Dear High Point City Council,

I am writing in regards to the proposal from the Blue Ridge development company to rezone 3.6 acres near Oak Hollow Lake in order to construct a convenience store with gas pumps. As you know, the Planning and Zoning Commission voted 9-0 against this proposal, primarily because the underground gasoline tanks could pose a serious threat to High Point's drinking water supply from Oak Hollow Lake.

Although the developer has made environmental regulation assurances, there are still far too many factors involved that come with no guarantees. Then why take the risk on something that is so important? What if something in the design were not quite right? What if some of the tanks were to develop an undetected leak? (we all know it has happened before with other tanks) What's going on 20 feet below the ground that we are unaware of? How would these tanks and lines hold up over time?

What about weight and pressure, moisture, corrosion and deterioration, temperature changes, or even the natural shifting of the earth underground?

Given all this, I firmly believe that potentially endangering thousands of High Point citizens is certainly NOT worth adding one more gas station to our city's landscape. I therefore strongly urge you to deny this request and assure the safety of High Point's drinking water supply. Thank you.

Sincerely,
Mark Drews
High Point citizen since 1998

From:	Stacey Jolly
To:	Public Comment
Subject:	ZA - Case 20-20, 1809 Eastchester Drive
Date:	Friday, January 8, 2021 4:51:38 PM

January 7, 2021

Dear Mayor Wagner and City Council,

I hope you all had a wonderful holiday! I am writing regarding the 1809 Eastchester rezoning request that will be discussed at the January 19th meeting. I am asking that you please consider the following points concerning the rezoning request and proposed development.

1.CITY and STATE STUDIES and REPORTS -The traffic is already treacherous in this area and adding a high intensity development at this location will only make it worse. The TIA report regarding this stretch is not recommending an Eastchester access with a stacking lane for this proposed development. NC DOT is not in favor of this type of development in this area. Even without the Eastchester access, if the proposed development is limited to just Cyprus Court access, how will this not affect traffic at an already troubling intersection that the NC DOT has spent countless tax dollars to correct? Many of the citizens in the surrounding neighborhoods and in High Point, do NOT want this sort of development at this particular location. (Please see our 560+ signatures and 170+ comments in our petition that oppose this development at www.savehighpointwater.com).

2. TRAFFIC - The Eastchester I-74/Land Use Assessment that was just recently updated and the council has been briefed on, states the need to retain the Office land use designation because of concern that **commercial uses would hinder the efficiency of the interchange and possibly lead to the spread of commercial uses in the area,** making this a two pronged problem. People in this area are already plagued with traffic problems. We don't want any more. Making a left turn on Eastchester in this area is taking your life into your own hands. The number of accidents in this stretch is staggering and can be seen in the police2citizen website. The residents and people who work in and travel through this area daily have been so hopeful about the new and improved traffic pattern at the I-74 interchange. Wouldn't it be counter intuitive to allow this proposal at this location? The people want the safest, smoothest travel as possible in this area. That is more important to us than another generic fast food restaurant and gas station.

From the updated Eastchester I-74 Land Use Assessment:,

"High intensity commercial uses traditionally found in the Community/Regional Commercial land use category, such as drive-through restaurants and large commercial shopping centers, are not supported within the study area due to continued policy concerns about **the protection of the city's water supply; the safe and efficient transportation functionality of the Eastchester Drive corridor; the protection of adjacent neighborhoods; and the protection of the scenic corridor gateway into the city."**

3. DOMINO EFFECT - Planning and Zoning voted 9-0 against this, some commissioners were concerned with the "domino effect" of rezoning which could possibly lead to the spread of high intensity / commercial uses in the area. If you allow one to rezone how do you say no to others? This would clearly go against the Eastchester I-74/Land Use Assessment and what

many of the citizens who live and work in this area want.

4. WATER SAFETY - No one believes that our city officials would ever allow underground tanks to be put in without following every code and regulation. Even following all required regulations for grading to flow into the GWA and for the secure installment of underground storage tanks, does not mean we should not worry about the future of those tanks contaminating our watershed and groundwater runoff contributing to additional flooding into Foxwood Meadows. Vesta Kennedy has shared research from 2015 by the EPA, about how the increased ethanol in gas is causing more rapid deterioration of underground storage tanks. This would be in Tier 2 and 3 (and dangerously close to Tier 1) of the watershed, and even though there is already a precedent for gas stations in tier 3, does that cancel out the research? As one commissioner from PnZ pointed out, "…history of underground storage tanks gets amended because things go wrong. Contents of fuel change. Society discovers these things through major accidents." The citizens who know about this potential development are worried about protecting our watershed and our environment (again, please refer to comments in the petition). The updated land assessment expresses this concern as well.

1809 Eastchester is Area 3 in the city maps, below is the recommendation from the land assessment.

"While the development potential of Area 3 increases if property is graded so that it is subject to the City Lake GWA standards, the surrounding area is more significantly **constrained with stringent watershed restrictions, topographic constraints, controlled access and a classified stream that makes it infeasible for commercial development in the surrounding area.** Therefore, in order to maintain the consistency in character of this section of the gateway corridor, Area 3 should remain in the Office land use category. As previously stated, the OI district now allows for a wider variety of uses that offer additional development opportunities along this corridor while still adhering to the long-standing land use policies of this gateway corridor. The current zoning is R-3 and Conditional Use Office Institutional (CU-OI)."

5. NEED - Do we need another gas station, car wash, fast food restaurant and convenience store in this area? As previously mentioned in earlier letters, we are in no short supply of gas stations in this area or along this stretch of I-74 (according to Apple Maps and GPS, from this address there are **20 gas stations in a 3 mile radius**). While interstate commerce is important, there are other locations that have been approved for this type of development, not far from the I-74 interchange (and not 100 meters from Oak Hollow Lake). Let's not forget the multiple gas stations on Main Street and a short distance in either direction from the interchange on Eastchester.

6. CITIZEN SAFETY - The folks that live in this area are concerned that a 24/7 gas station, etc. would increase crime in our communities in and around the neighborhoods off of Gordon Rd., the Timberlake community, the Foxwood Meadows community, the apartments in the area, Waterfront Town Homes and Lake Point Condos. These are very real concerns for us and we have seen how crime can grow out of developments like this. Of course this is out of the developer's hands, but it is not out of your hands. The need to feel safe in our communities is greater than the need for a 21st gas station/convenience store, or a 6th car wash in 3 miles and another generic fast food restaurant with a drive thru. Please consider the safety of the taxpayers, both the small businesses and the families, that live and work in these areas.

7. YOUR FOOTPRINT - Your job as our elected officials is your legacy in many ways. I ask you to consider what footprint you want to leave in High Point. Wouldn’t it be wonderful to encourage some sort of development with lasting character alongside our parks and open space/recreation areas that shows who High Point is? Wouldn’t it be prudent to be more innovative with what we allow to be built in this area and focus on the long term profit and representation of our city? It seems to me we have enough problematic and/or abandoned gas stations that were built with the best of intentions at one point, but look at them now. There is a price to be paid for the short-term gains they offered as they now are eye-sores and some require extensive and costly cleanups. No doubt gas station revenue could be lucrative in the short term, but can we look at the big picture and think about other developments that could be just as lucrative and have more desirable long-term gains and sustainability? I, and many others, believe this is possible if you help make it so. We can and should use our most vital gateways to announce who we are and who we intend to be. That requires not rezoning a piece of land, that multiple studies conducted by the state and city say shouldn’t be rezoned anyway, only for short term gain.

Many of us are opposed to this proposed development in this particular location for all of the above reasons. If we didn't love High Point and care about the well-being of our communities and water, we wouldn't be reaching out to you for your support. We are NOT antidevelopment or antigrowth; we just feel like 1809 Eastchester is not the place for this particular type of proposed development.

Thank you for the work you do for HIgh Point and the citizens of High Point!

All the best,

Stacey Stackhouse Jolly

From:	Stacey Jolly
To:	Public Comment
Subject:	ZA Case # 20-20
Date:	Tuesday, January 12, 2021 3:49:51 PM

Save High Point Water - YouTube

Dear Mayor Wagner and City Council members,

Thank you in advance for watching this video that expresses community concern about the possible rezoning of 1809 Eastchester Drive which if approved would allow for a proposed development of a gas station,convenience store, car wash, and fast food restaurant with a drive thru.

All the best,

Stacey Stackhouse Jolly

From:	Caroline
To:	Public Comment
Subject:	ZA - Case 20-20, 1809 Eastchester Drive
Date:	Tuesday, January 12, 2021 8:33:32 PM

Dear Mayor Wagner and City Council Members:

There are many good reasons to oppose the rezoning of 1809 Eastchester, but I will cite the two I believe are most critical:

1.The water contamination from run-off and the possibility of leakage from deterioration of underground tanks is a risk we don't dare take.

2. The rezoning for high-traffic business will not stop with just one business. All the money spent and work done to relieve traffic congestion at the intersection of Eastchester and I-74 will come to nought. You want people to visit our new development downtown. Don't make it difficult for them to get there.

Yours truly,

Caroline McGuinn

From: Lee Ann Patterson
To: Public Comment
Subject: Letter to City Council regarding proposed zoning changes for 1809 Eastchester Dr
Date: Wednesday, January 13, 2021 9:06:50 PM

Dear High Point City Council,

Thank you for your service to our community and your careful consideration of this issue. We are writing to express our deep concern about the proposed development of 1809 Eastchester Ave. It has come to our attention that a developer is petitioning the City of High Point for this property to be rezoned to allow a gas station, car wash, convenience store, and a fast food restaurant to be placed on this parcel. This request is in contradiction to the unanimous ruling of the Planning and Zoning Commission in early December that upheld the original zoning plan recommended by the new 2020 Land Use Plan for High Point. This plan calls for the existing zoning (ie residential and light commercial - small office buildings), to be maintained in light of the traffic and environmental issues that are unique to this parcel. As our elected officials, you have the power to help determine what High Point will look like in the future. This is an awesome and important responsibility and we urge you to consider the following points.

The Gateway to High Point
There are plenty of gas stations, fast food restaurants and even car washes within a two-mile radius of this location. So the bottom line is that these "conveniences" are not needed by the residents and commuters who use Highway 68. However, this location sits at the Gateway to High Point along the very important and highly travelled corridor between High Point and Greensboro. It presents a unique opportunity for High Point to identify and announce who they want to be in the next 20-50 years and that could be done in a way that is consistent with the current zoning.

There are sadly many "has been " mill towns in NC. Many of them have been reduced to a series of fast food restaurants and gas stations. However, this does not need to be the case. With careful city planning and the wise use of land, a mayor, city council, and planning and zoning commission can reframe the future of a medium sized town. This will take time and hard work but it will pay off in ways that no gas station will ever be able to do. Many cities have been forced to redefine themselves in light of economic changes. Some have succeeded (Buffalo, Detroit, Pittsburgh) but many have given in to the expediency of a small amount of increased tax revenue. This does not have to

be High Point's fate. This parcel of land sits at the very nexus of the Golden Triangle and is roughly equidistant to UNCG, Winston Salem State, Wake Forest, High Point University and Guilford. Why not put something that represents the future of High Point at its gateway such as the Hurt Hub for Innovation in Davidson http://hurthub.davidson.edu that connects entrepreneurs, community partners, and local universities or a Design Center which focuses on innovative furniture and textile design? The possibilities are endless and should not be limited to gas stations and convenience stores. Using our most vital city gateways to announce that we are a city that embraces innovation and entrepreneurship sends a message that High Point can and will redefine itself as an important center of commerce for the next 50 years. Or you could just allow another gas station and car wash to go in.

The Domino Effect

The developer is asking for a single zoning exemption. He is from Charlotte and is not concerned about how this may affect other property owners or residents along 68. But if you allow this development to go in, will you not be forced to allow other property owners along this stretch of 68 who are tax paying citizens and High Point voters to also be granted zoning exemptions which will be in direct contradiction to the 2020 Land Use Plan you have just commissioned? It is a slippery slope. And there are real hazards and costs to one exemption which will only be multiplied if others are also allowed zoning exemptions. (More about this below)

Traffic at the Intersection of US 68 and I 74/US 311

The proposed site of development is approximately ¼ mile north of the NC 68/ US 311 interchange. This is an extremely dangerous section of road. According to the NC68/ US 311 Interchange study prepared for the City of High Point by HNTB North Carolina, PC in March 2009, There were approximately 50,000 AADT (Annual average daily traffic) north of 311 and 40,000 AADT south. **The study predicted that by 2035 there would be 85,000 AADT north** of and 65,000 south. That represents approximately a 70% increase in the number of cars travelling over this stretch of road daily. Although the numbers are somewhat down because of the current pandemic, these numbers will surely jump up again as soon as everyone is vaccinated in the not too distant future. In short, the traffic along the stretch of road from the Oak Hollow dam to I-74/ US 311 is bad and likely to get worse over the next 15 years.

It is already nearly impossible to turn left (west) while travelling north on 68 at this point and having to cross over traffic from the west side of Eastchester to continue north is very dangerous because of the amount and speed of traffic coming up the hill by the reservoir. In fact, local businesses have posted signs advising their clientele to only turn right when leaving their locations and merging onto Eastchester. The developer has proposed that this site be accessed from the soon to be renamed Hilton Court. This small neighborhood road was never intended to carry this much traffic and it will cause immense congestion at the light for people turning left and it will make it extremely difficult to merge onto 74 from 68 south. The NC DOT has spent millions of dollars to rework these intersections to decrease congestion and improve safety. Rezoning this area for commercial enterprises will encourage additional cars to flow in from US 74 and will involve a constant crossing over of traffic in a very short distance that will negate much of the work done over the last few years to address this situation. Imagine the crazy congestion that will also occur if adjoining parcels are also rezoned. With all due respect, this is really just a recipe for frustration and congestion.

High Point's Water Supply

As you know this site sits at the apex of two watersheds, the one to the west flows into Oak Hollow Lake and the one to the east flows into the west fork of the Deep River and directly into City Lake. It is also in a 100 year flood plain. Placing a gas station and car wash here could have a serious and very deleterious effect on the city's water supply. We are all aware of the many problems other communities have had with leaking underground tanks and the great expense incurred to remedy these problems frequently to no avail. Although underground tank technology is improving as the developer will no doubt argue, there is no guarantee that overtime these tanks will not leak. Underground leaks are always serious but not as serious as they are when the leaks flow directly into the water supply. Benzene, toluene, ethylbenzene and xylenes, collectively known as the BTEX compounds, are the most hazardous chemicals found in petroleum. Benzene-contaminated water has been proven to cause cancer, as does water contaminated by methyl tertiary butyl ether, which is added to gasoline to make it burn cleaner. As Myron Mehlman from the Icahn School of Medicine at Mount Sinai notes "Human epidemiologic studies show important increases in cancers of the kidney, stomach, brain, pancreas, prostate, lung, and skin as well as hematopoietic and lymphatic leukemias as a result of exposure to gasoline, its components, and its vapors."[1] Underground tanks can leak because of deterioration over time, faulty hook ups and

monitoring systems, and underground shifts.

Underground storage tanks are not the only problem however. Markus Hilpert, a senior scientist and an associate professor in the Department of Health Science at Johns Hopkins Bloomberg School of Public Health noted that gasoline spills don't evaporate as quickly as originally assumed thereby either permeating the concrete or being washed by water or rain into storm sewers. Over time this can add up to a substantial amount of gasoline. He also stated that the move towards large gas stations with multiple pumps that sell 10 times the amount of gas sold in traditional stations will exacerbate this problem.[2] Gas stations like Sheetz advertise that they have an abundant number of pumps so you don't have to wait. To date, regulators have not been able to address the problem of surface saturation and run off.

Finally, car washes also present a problem to the groundwater. Many soaps contain harmful chemicals that degrade water quality. The pollution problem is only compounded when the soapy water is mixed with the grime, dirt and grease removed from a vehicle. The water runoff must inevitably go somewhere and it usually goes into a storm drain. As the EPA notes, water that goes into storm drains is not treated and flows directly into lakes, streams, and rivers. Whether the water flows east or west from this point it will end up in your water supply. The developer will tell you that they will grade the site so that the water flows towards City Lake. Does that mean that all of these carcinogenic compounds in the surface water will flow directly into the neighborhood on the East side of 68, a neighborhood that is already suffering from constant flooding? Also will this grading and the inevitable run off create a slick and hazardous situation on the most heavily trafficked part of 68 itself every time it rains?

The voice of the People

Over 560 voters and taxpayers in High Point have signed a petition saying that they do not want to risk their water supply so that a developer from Charlotte can build a gas station and car wash that we don't need. The developer will still own the land and he can use it in any way that accords with the zoning regulations. We are not anti- development. We just believe that the zoning recommendations established by our own Land Use Plan and Planning and Zoning Commission were fully researched and developed after careful consideration of many factors and should be upheld by the City Council.

Recreational and Open Space

The planning and Zoning Commission has recommended that the land behind 1809 Eastchester be bought by the city when it becomes available and that it be designated as recreational and open space to protect the Oak Hollow watershed. If you allow a gas station, convenience store and fast food restaurant to be placed on 1809 Eastchester now, it will be there for 50 years and it will border the city's open space and recreational land. Is this a good idea? Why not use the land for a library, museum, innovation center or something else that will benefit the city rather than just become an ugly problem? If you do decide to move forward with this project however, I would encourage you to require the developer to surround the entire property with an 8 foot concrete wall (rather than simply a 100 foot green space) for the sake of the current residents and to protect future city land from noise and light pollution and criminal activity.

I also urge you to review the DOT traffic report for this area and see how many of the accidents along this corridor already involve alcohol and drug abuse. While it is not your responsibility to prevent legal adults from drinking, it is your duty to protect innocent citizens using your roadways and open and recreational spaces by using your power to zone so that alcohol is not readily available in high traffic areas. In addition, gas stations and convenience stores are notorious for attracting criminal activity ranging from robberies to drug dealing and even homicides by nature of the fact that they are open late into the night. The Sheetz on South Main was closed in November 2019 to protect the safety of its customers and employees. Most of the crimes that occurred there were related to panhandling and drug overdoses. Admittedly, not all gas stations have a similarly high rate of crime but placing this development in an area which is currently zoned for offices and single family residences may unnecessarily expose these law abiding citizens to a transient population of criminals given its central location between High Point and Greensboro and Winston Salem and Kernersville. It would fall on the already overworked High Point police to address these issues. Please keep in mind that this land will most probably border city land in the future if you follow the city's Land Use Plan. So while it is a problem for residents now, it will be a problem for the city of High Point in the future.

Serving the community of High Point as an elected official is a huge responsibility. I am assuming that you ran for this office because you care about all the citizens of High Point and the future of the town itself even though

at times it may seem like a thankless job. **We are grateful for your service to the community**. And in that light, we ask that you carefully consider exactly who would benefit from rezoning this parcel of land keeping in mind that it sits at the Gateway to High Point, the present traffic issues, potential water issues, the impact on already established neighborhoods, and the future possibilities for open and recreational space. And most of all, please think about how your leadership in all the big and small ways can help revitalize this town for the next 50 years. Your decisions now will be your legacy. Will it be one that really benefits the city and its residents now and in the future or just another gas station, fast food restaurant, and convenience store?

With sincerest thanks for your kind attention,

Lee Ann Patterson and Dan Stackhouse
Concerned Citizens and Owners (through inheritance) of 2214 Hilton Court

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[1] Melman, Myron. "Dangerous and cancer-causing properties of products and chemicals in the oil refining and petrochemical industry: VIII. Health effects of motor fuels: Carcinogenicity of gasoline—Scientific update." Journal of Environmental Research 1992.

[2] Hilpert, Markus. "Infiltration and Evaporation of Small Hydrocarbon Gas Spills at Gas Stations." Journal of Contaminant Hydrology, 2014.

From:	Robb Jolly
To:	Public Comment
Subject:	Opposed to Zoning Map Amendment 20-20, 1809 Eastchester Dr.
Date:	Thursday, January 14, 2021 10:02:22 AM

January 14, 2020

To the members of High Point City Council:

I'm writing as a concerned citizen and neighbor to express my opposition to the proposed rezoning of two properties on the corner of Eastchester Dr. and Cypress Ct. As an owner of property adjacent to these lots, I have many personal concerns about the negative effects that such a change would bring to my family's quality of life; however these concerns are not limited to my own, for they also resonate with many of our commercial and residential neighbors, and could potentially affect a large number of High Point citizens due to the properties' proximity to the Oak Hollow Lake watershed.

As you are aware, on Dec. 10, 2020 the Planning and Zoning Commission voted 9-0 AGAINST recommending this rezoning application, which I believe sends a strong message to the City Council about the dangers and concerns which they feel accompany this rezoning request.

Before detailing my fears about what this rezoning change and subsequent development would do to our neighborhood and this area of High Point, **I want to implore the members of the City Council to vote AGAINST this rezoning change, as it goes against the following recommendations that are put forth in the City's Land Use Assessment for the area** (Oct. 30, 2020):

- p.4, **Transportation:** *In order to maintain the safe and efficient transportation functionality of the corridor, direct access points need to be limited. Whenever possible, access should always be taken from side streets, therefore, lot consolidation is encouraged. When additional or direct access to Eastchester Drive is necessary, then a lot frontage of 350 feet will be needed to accommodate a driveway, the side yard offset and distance from intersection, or deceleration lane, whichever is applicable.*

- p.5, **Commercial Development:** *In order to continue to preserve areas in between these large commercial nodes [i.e. Eastchester/Wendover and Eastchester/Main St.] for other uses, to manage traffic, and to protect the gateway qualities of the corridor,* ***it is important not to allow commercial uses to expand along the entire corridor. While the interchange at I-74 may seem like a good location for commercial development to occur, there are constraints and concerns that should be considered****. The area in*

and around the interchange is narrow, so it does not offer large areas for development; it is constrained by the lake to the west and by established neighborhoods to the east; and it is impacted by the development restrictions of the Oak Hollow Lake WCA.

- p. 6, **General Recommendations:**

  - *The Land Use Plan designation for a majority of the study area is recommended to remain as Office with some minor changes [See Map 4: Land Use Recommendations]. There is an opportunity to add a small area of Local/Convenience Commercial at the southeast quadrant of the interchange (Area 6) to accommodate some limited commercial uses…. For development to happen in this area, it will require land assembly to manage impacts, coordinate access, and maximize development potential under the watershed development restrictions. If these requirements can be achieved, then a policy change can be considered to accommodate low to moderate intensity retail and personal service uses that are typically allowed in the Limited Business (LB) district, such as a convenience store with fuel sales.*

  - ***High intensity commercial uses traditionally found in the Community/Regional Commercial land use category, such as drive-through restaurants and large commercial shopping centers, are not supported within the study area** due to continued policy concerns about the protection of the city's water supply; the safe and efficient transportation functionality of the Eastchester Drive corridor; the protection of adjacent neighborhoods; and the protection of the scenic corridor gateway into the city.*

- pp. 7-8, **Area 3 Specific Recommendations** (see map)**:** *If the area remains in the critical area, then smaller office uses along the Eastchester Drive frontage would likely be the extent of its development potential....the surrounding area is more significantly constrained with stringent watershed restrictions, topographic constraints, controlled access and a classified stream that makes it infeasible for commercial development in the surrounding area.* ***Therefore, in order to maintain the consistency in character of this section of the gateway corridor, Area 3 should remain in the Office land use category.***

As far as personal and neighborhood concerns, I feel that if the two lots in question are rezoned to allow the development of a gas station, convenience store and drive-through restaurant, it will have the following negative effects on the area:

- **Increased traffic, congestion, and accidents**
- **Increased noise, light pollution, and crime**
- **Increased environmental harm to drinking water, as runoff from gas spills, oil and other contaminants inevitably flows into Oak Hollow or City Lake reservoirs**
- **Increase in the likelihood that similar lots in the area will be rezoned to allow this type of high-intensity land use, which will further decrease the quality of life for our neighborhood, and continue the cycle of negative impacts mentioned above**

In summary, our neighborhood and our access to and from our house has already been negatively affected greatly by the long and drawn out construction project around the Eastchester Dr/I-74 interchange, and the above concerns--some personal, but many expressed by members of our city government who researched and authored the Land Use Recommendations--make it clear that changing the zoning of these two lots to allow for the development of a gas station, convenience store and drive-through restaurant is a BAD IDEA on all fronts.

I ask each of you to consider how you would feel if you and your family lived on land adjacent to these lots, as I believe that would lead you to vote AGAINST this rezoning proposal. **At the very least, I believe that the City Council should advocate for waiting until the Land Use Assessment Recommendations are passed before taking action on such an important piece of our city's land, infrastructure, and ecosystem.**

Sincerely,
Robb Jolly

--
Robb Jolly
Technology Specialist
New Garden Friends School
www.ngfs.org / (336) 299-0964

New Garden Friends School seeks to be an inclusive, innovative educational community guided by Quaker beliefs and committed to honoring and developing each person's gifts.

New Garden Friends School seeks to be an inclusive, innovative educational community guided by Quaker beliefs and committed to honoring and developing each person's gifts.

From:	Stacey Jolly
To:	Public Comment
Subject:	ZA case #20-20
Date:	Thursday, January 14, 2021 5:42:25 PM

Dear Mayor Wagner and City Council,

As you know this situation has been weighing on my heart for a multitude of reasons. I must share two more thoughts. As the mother of a new teenage driver, I am understandably worried about her being an inexperienced driver, but even more so with the traffic situation on Eastchester near the I-74 interchange. She travels this area multiple times, every day to go to her high school, her dance studio, etc.. We live very close to the interchange. I have witnessed so many accidents on this stretch, some fender benders, others requiring a trip in an ambulance to the hospital. I have seen the jaws of life carving people out of their cars and I have seen cars crumpled up like a ball of paper, all due to accidents along this stretch of Eastchester. Not long ago, I, myself, was the second car in a 4 car pile up, where the first 3 cars slammed on brakes and did not hit each other, only to be slammed into by a 4th car that never braked. That accident required 6 months of physical therapy to correct my back injury. Who is to say that many of these accidents don't happen due to the drivers own negligence, but regardless, this is an incredibly treacherous road to travel on, and has been for many years. Of course this is out of the developers hands, but you can do something about this by not allowing a multitude of high intensity businesses to occupy this lot. It is my understanding that NCDOT has spent roughly $18 million out of the $22.5 million allotted for this redesign project.and it looks like there is a ways to go before they are completed. NCDOT did not design this upgrade with an additional right turn lane going into the proposed development. They have clearly stated they are against it.. I am asking you to please consider the people that travel this road every day. Please think about the safety of our citizens. I simply do not see how allowing a development of this magnitude at 1809 Eastchester could NOT affect traffic in this area, a problem that the NCDOT has spent millions of dollars to try and alleviate.

Which brings me to the last thing I have for now; we know and understand how much Blue Ridge Companies has contributed to High Point. Who doesn't love the Palladium and the shops there? I am grateful for what they do and bring to us. So this is not about who the developer is; it's about WHAT the proposed development is and WHERE it is being proposed. What I have seen of BRC developments, they offer great entertainment and living opportunities, but another gas station, convenience store, car wash and generic fast food restaurant are neither great entertainment or great living opportunities.They are in fact, developments that could potentially create a myriad of greater problems in the long run, which many of the landowners and citizens in this area have already expressed in their letters. This is not what we need and not what the surrounding communities in this area want in this location. Wouldn't a charming restaurant or cool microbrewery or something along those lines be a greater asset than a 21st gas station in a 3 mile radius?

As always, thank you for your time and attention.

All the best,

Stacey Stackhouse Jolly

Voicemail (Anonymous)
336-689-0123
Sunday, January 17th @ 4:05 p.m.
[00.38 in duration]
Zoning map Amendment 20-20

Hello City Council Members.

Please when you vote on the Eastchester new development, please, please, please consider our watershed. That traffic out there is horrendous now. We do not need more gas stations, nor do we need fast food places, but we do need control of traffic.

Thank you so very much for your kind, kind consideration.

[end of voicemail transcript]

From:	Jolly, Stacey S
To:	Public Comment
Subject:	ZA Case #20-20, 1809 Eastchester Drive
Date:	Tuesday, January 19, 2021 2:24:18 PM
Attachments:	Outlook-ypsh0k5v.png Outlook-qqdytn1d.png Outlook-3vgiunci.png

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Dear Mayor Wagner and Council Members,

As of January 18th, these screen shots show you the number of car accidents, arrests and incidents that have happened in a 1-mile radius of 1809 Eastchester Drive. This information comes from the https://p2c.highpointnc.gov/Home webpage. The amount of car accidents is astounding (one accident every 3 days - just in this area), and I worry how a development of this magnitude in this location would not cause more accidents and diminish the millions of dollars the NCDOT has invested into making this area safer and easier to travel. This coupled with the crime that already exists in this area is scary. Gas stations, especially 24/7 gas stations incubate crime, especially when the sun goes down. Then the domino effect of allowing this request to be rezoned to general business / high intensity causes real concern for other landowners in the area to follow suit. How will you say no to others if you say yes to this? What will our Eastchester corridor look like then? This goes against everything the updated I-74 and Eastchester Land Assessment, the NC DOT and the most recent TIA report has recommended. And of course, the concern for putting gas tanks that close to our drinking water has many citizens upset as seen in the petition comments. Tanks leak, they leach, that is why they put a tank within a tank now. Mistakes we had to learn the hard way from the past. What will have to be done next when that stops working? We are talking about 100 meters from our watershed.

Many of us believe that water pollution and citizen safety should never be the price of prosperity.

216 incidents, 125 car accidents and 116 arrests in the past 365 days, all within a 1-mile radius of 1809 Eastchester.

Thank you again for all you do!

Stacey Stackhouse Jolly
ESL Teacher
Chair of the School Improvement Team
R.J. Reynolds High School
301 N. Hawthorne Road
Winston-Salem, NC 27104
(336)703.4145

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HIGH POINT POLICE

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Crash Reports

Event Search

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Results

216 Results Found

Incident
Case # 202101965
Occurred 01/16/2021 22:36
ALL OTHER SHOOTING (CHANCE OF INJURY) INTO OCCUPIED PROPERTY
100 BLK I-74 W/JOHNSON ST

Incident
Case # 202101891
Occurred 01/16/2021 00:10
ALL OTHER - DWI
1800 BLK EASTCHESTER DR

Incident
Case # 202101688
Occurred 01/14/2021 17:47
MISCELLANEOUS FOUND BODY
2600 BLK WELLFLEET DR

Incident
Case # 202101550
Occurred 01/13/2021 18:46
MISCELLANEOUS FOUND BODY
2500 BLK AMBASSADOR CT

Case # 202101396
Occurred 01/12/2021 17:24
MISCELLANEOUS DRUG OVERDOSE

Case # 202101249
Occurred 01/11/2021 19:30
LARCENY - FROM MOTOR VEHICLE

HIGH POINT POLICE

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125 Results Found

Accident
Case # 202101498
Occurred 01/13/2021 13:12
1999 EASTCHESTER DR/DEEP RIVER RD

Accident
Case # 202100162
Occurred 01/03/2021 13:53
2499 AMBASSADOR CT/GUYER ST

Accident
Case # 202038654
Occurred 12/29/2020 18:42
100 LASSITER DR/EASTCHESTER DR

Accident
Case # 202038485
Occurred 12/28/2020 09:32
1629 EASTCHESTER DR/ENTRANCE 67 I-74 E

Accident
Case # 202038117
Occurred 12/23/2020 09:28
1639 EASTCHESTER DR/I-74 W

Accident
Case # 202037893
Occurred 12/21/2020 12:20
2499 AMBASSADOR CT/GUYER ST

2020-11-30-10-35....pdf
City Council Agenda.pdf
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HIGH POINT POLICE

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116 Results Found

Arrest
STEPHEN SNYDER
Occurred 01/14/2021 23:06
ASSAULT ON FEMALE
1921 GREENSTONE PL

Arrest
JAHAAN COUNCIL
Occurred 01/08/2021 11:56
FAILURE TO RETURN HIRED PROPERTY
1911 HALIFAX CT

Arrest
ROBERT MUNGO
Occurred 01/06/2021 18:00
COMMUNICATING THREATS
2511 AMBASSADOR CT

Arrest
CHEYENNE MEADOWS
Occurred 12/31/2020 17:20
RESIST DELAY OBSTRUCT PUBLIC OFFICER
3099 N CENTENNIAL ST/LAKECREST AV

BRYAN MATTHEWS
Occurred 12/30/2020 21:50

BRYAN MATTHEWS
Occurred 12/30/2020 21:50

2020-11-30-10-35....pdf
City Council Agenda.pdf
Show all

Voicemail (Susie McCaskill)
919-264-4835
Tuesday, January 19th @ 6:36 p.m.
[01:06 in duration]
Zoning Map Amendment 20-20

Hi.

I'm calling in regards to the rezoning on Eastchester Drive in High Point, North Carolina. This is Susie McCaskill calling and I am very, very much opposed to rezoning that area for commercial. You do not need to have a potential gas station with underlying water tanks leaking into the water supply of High Point. I see absolutely no reason whatsoever to have that rezoned commercial at that location. That hill and that road is a nightmare as it is and now you're talking about more traffic. It's so dangerous out there. It seems to me like there could be a better location with not three roads coming in together at the same point and people driving very fast. It is a huge accident waiting to happen which is going to cause lawsuits. Please, please consider not allowing that area to be rezoned as commercial.

Thank you.

[end of voicemail transcript]

Voicemail (Scott Blevins)
336-689-6749
Wednesday, January 20th @ 4:44 a.m.
[00.40 in duration]
Zoning Map Amendment 20-20

My name is Scott Blevins and I live close by the 2809 Eastchester where you're getting ready to vote on a Sheetz gas station. The last thing we need in High Point is another Sheetz gas station or a gas station period. And the very last thing we need to do is to put it on our drinking water in the watershed. I will make sure that everybody that votes for this to go through that I make sure I vote against come the next election. I will get the paperwork to see who all voted for it and I don't care if you're a Republican, Democrat, or Independent, if you vote for it, I will vote against you. Do not mess up High Point's watershed.

[end of voicemail transcript]

Voicemail (Suzie Wilson)
336-862-5115
Wednesday, January 20th @ 11:11 a.m.
[00.21 in duration]
Zoning Map Amendment 20-20

Hi.

I'm leaving a voicemail because I am against the rezoning of 1809 Eastchester Drive. I'm a High Point citizen. My name is Suzie Wilson and I would like to just make that comment.

Thank you.

[end of voicemail transcript]

Voicemail (Anonymous)
336-491-2888
Wednesday, January 20th @ 2:14 p.m.
[00.20 in duration]
Zoning Map Amendment 20-20

Yes, I'd like to voice my word about the new gas station going in at Oak Hollow Mall. I want to vote against that. Again, vote against putting something that will affect our drinking water.

Thank you.

[end of voicemail transcript]

Voicemail (Anonymous)
336-8804459
Wednesday, January 20, 2021 @ 4:22 p.m.
[00:11 in duration]
Zoning Map Amendment 20-20

Yes, I'm saying I'm against the rezoning at the 1809 Eastchester Drive location. I'm against rezoning. Thank you.

[end of voicemail transcript]

Lisa Vierling

From: Jolly, Stacey S <ssjolly@wsfcs.k12.nc.us>
Sent: Friday, January 29, 2021 12:36 PM
To: Public Comment
Subject: ZA Case # 20-20, 1809 Eastchester Drive
Attachments: NYT Headline.jpg

Hello Mayor Wagner and City Council members,

I hope you all are doing well and staying healthy. I want to share one of the New York Time's headlines from yesterday (see attachment). I found it very interesting that in the near future, one of the biggest car companies in the USA is phasing out gasoline-powered cars and trucks by 2035. This will surely result in other huge car companies doing the same in order to compete with them. Again, this information reaffirms the belief that many of the citizens of High Point hold to be true, we do not need or want more gas stations and especially ones built in a location where they could negatively impact both of our watersheds, and safe travels on Eastchester. Eventually, all of these gas stations are going to require very costly cleanup. Underground storage tanks for gas stations can gravely contaminate ground water and they contribute to contamination of surface water, as seen in the studies that Vesta Kennedy has shared with you and what you already know to be real scenarios in High Point. Why would we add a 21st gas station in this 3 mile-radius when the future is going in the opposite direction?

Please do not allow this land to be rezoned which would allow for yet another gas station, especially given that the future need for fossil fuels is growing more questionable by the day.

As always, thank you for your time, consideration given to this matter, and the job you do.

All the best,

Stacey Stackhouse Jolly
ESL Teacher
Chair of the School Improvement Team
R.J. Reynolds High School
301 N. Hawthorne Road
Winston-Salem, NC 27104
(336)703.4145

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The New York Times

BREAKING NEWS

General Motors said it planned to phase out gasoline-powered cars and trucks and sell only vehicles that had zero emissions by 2035.

Thursday, January 28, 2021 2:13 PM EST

The move is a seismic shift by one of the world's largest automakers that makes billions of dollars today from gas-guzzling pickup trucks and sport-utility vehicles, and it could put pressure on competitors around the world to make similar commitments.

It could also embolden President Biden and other elected officials to push for even more aggressive policies to fight climate change, as leaders could point to the decision as evidence that big businesses are ready to transition away from fossil fuels.

From:	Jolly, Stacey S
To:	Public Comment
Subject:	ZA #20-20, Eastchester Drive
Date:	Thursday, February 11, 2021 5:31:33 PM

February 11th, 2021

Dear Mayer Wagner and City Council,

I am asking that you please consider the below points when it comes time to vote on the rezoning of case 20-20, on Eastchester Drive.

- No environmental studies have been done to see how this would affect the water, air, and surrounding nature. Given that right behind this lot we have eagles that are nesting on our watershed, it seems more prudent than ever to have some environmental studies regarding the multiple potential impacts this project may have.
- This project is inconsistent with the move away from fossil fuel vehicles toward alternative fuel vehicles. Please refer to the article I shared with from the NY Times stating that GM is phasing out gasoline powered cars in the next decade. Please, no more gas stations that will require costly clean-up.
- If you say yes to this rezoning, what will you tell other offices in the area that ask to rezone? This could be setting a very dangerous precedence in an environmentally fragile area. The domino effect of this could destroy what the gateway corridor is meant to be. I-74 / Eastchester Land Use Assessment is opposed to this sort of rezoning as well as the Planning and Zoning commission.
- Light pollution / noise pollution with a 24/7 operation will disrupt surrounding environment and neighborhoods. I know they will install special lights, but please drive by the 7-11 in Jamestown after dark to get an idea about the light pollution.
- The traffic will increase in this area, which will result in more accidents. Reports from the TIA and NCDOT state their opposition to the additional right turn lane, and Cypress Court simply cannot handle the extra flow of traffic. The stoplight will back up so much that the $18-22 millions worth of work by the NCDOT to improve this area will be for naught.
- The contamination of ground water from underground storage tanks, which all prove to be fallible at some point in time, creates a precarious situation being that close to our watershed. 108,000 citizens in High Point depend on clean drinking water. This project affects both of our watersheds.

- Adding more impervious surfaces in this area will contribute to the flooding problems that already exists at Foxwood Meadows, as well as more runoff pollution.
- Increased runoff and contamination of surface water will flow into tributaries of the East Fork river which will flow unchecked into City Lake.
- Will the monitoring of storm water measures and underground storage tanks be adequate? Who is in charge of this?
- We are not antidevelopment on any level; we do not support this development in this location. We are asking you to not support this development in this location.
- Please refer to the 190 comments on the petition at www.savehighpointwater.com to see what

citizens think about this. 580+ citizens have also spoken with their signature.

- Thank you for making the hard decisions to grow High Point in the best ways possible while keeping the citizens of High Point safe. I very much appreciate you and the job you do.

All the best,

Stacey Stackhouse Jolly
ESL Teacher
Chair of the School Improvement Team
R.J. Reynolds High School
301 N. Hawthorne Road
Winston-Salem, NC 27104
(336)703.4145

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Voicemail (unidentified caller)
336-847-5301
Friday, February 12th @ 4:00 p.m.
[00.45 in duration]
Zoning map Amendment 20-20

Hi.

I am calling to voice my opposition to the rezoning of 1809 Eastchester Drive, Zoning Case 20-20. It has come to my attention that a developer wants to build a gas station, fast food restaurant, car wash, convenience store on this lot. I'm very, very much opposed to this, period. The traffic on Eastchester is a disaster. How in the world can we handle more traffic. Above ground tanks, underground tanks with a gas station that close to our water shed is dangerous, period.

Please vote NO against the rezoning for 1809 Eastchester Drive.

Thank you.

[end of voicemail transcript]

Voicemail (unidentified citizen)
336-858-2121
Friday, February 12th @ 4:32 p.m.
[01.06 in duration]
Zoning Map Amendment 20-20

Hello City Council.

This is a concerned citizen. I have caught wind that you're having another meeting in regards to the gas station, car wash, fast food restaurant going up on Eastchester, which is already a death trap. I think it's very, very important that y'all realize that our city does not need that. We do not need to go down this road and I heard that they were trying to go around it by way of putting the underground gas tanks above ground. Okay, that's just as asinine as [inaudible]. It's not needed. We don't need it. Put it somewhere else. Put it in an area that you're trying to revitalize or build up. It can't take another thing on that road. Eastchester needs to be left alone. Listen to your citizens. The greed has to stop.

Thank you.

[end of voicemail transcript]

Voicemail (unidentified citizen)
336-862-2898
Friday, February 12th @ 4:47 p.m.
[00.36 in duration]
Zoning Map Amendment 20-20

Yes. The citizens of High Point want clean drinking water. Do not allow a gas station to be built at 1809 Eastchester Drive. The traffic in this area is terrible already and this road cannot handle it. We deserve clean drinking water in High Point. Above ground tanks are just as dangerous as below ground tanks.

Please say No to the rezoning of 1809 Eastchester Drive.

Thank you.

[end of voicemail transcript]

Voicemail (Daisy)
336-882-2002
Friday, February 12th @ 5:37 p.m.
[00.22 in duration]
Zoning Map Amendment 20-20

Hello. My name is Daisy. I'm calling in regards to the Case 20-20 to rezone the 1809 Eastchester property. Please consider the water safety and the people's safety in High Point. The traffic is awful.

Please do not vote for this rezoning.

Thank you.

[end of voicemail transcript]

From:	Rhonda Hunt
To:	Public Comment
Subject:	Please Vote No on #2020 Development on Eastchester
Date:	Friday, February 12, 2021 5:56:56 PM

Dear City Council Members,

Please vote **no** on the proposed rezoning of 1809 Eastchester Drive, Cypress Court location of a service station/fast food/car wash.

I was shocked to hear that it was even being considered. The Department of Transportation has spent years trying to alleviate the traffic in this area. This will only tie up traffic even more. I have lived in Waterfront Townhome Community for over 15 years, and turning into my neighborhood is dangerous. Traffic is moving at high speeds all throughout the day and evening. This extra business would create a nightmare.

I worry about another issue this could produce, as well. Specifically our clean water supply. It is just too close to the watershed. The development of this site could cause water pollution and contaminate our drinking supplies. This would be very irresponsible.

I urge you to vote no to this rezoning change.
Thank you for your time and attention to this matter.
Rhonda Hunt
2315 Cypress Ct.
High Point

From: Schelle Nicholson
To: Public Comment
Subject: ZA Case #2020, Eastchester
Date: Friday, February 12, 2021 7:09:25 PM

February 10, 2021

Dear Mayor Wagner and City Council,

I have been following the rezoning case #2020 regarding 1809 Eastchester Drive. I travel this stretch of Eastchester Drive daily. As a concerned citizen of High Point, I would like to share my opinions about this, as well as some questions.

1. Why would we allow a developer to build a gas station this close to our watershed? Gasoline spills and leaks will happen, and proposed measures continually prove they do not contain such spills effectively. Groundwater and surface water cleanup will be complicated and costly.

2. Who will monitor for groundwater pollution? Who will be monitoring the underground tanks? It is my understanding we already have a quite few leaking underground storage tanks in High Point from various defunct gas stations. Do we really need more? We know it only takes a small leak to have dramatic negative impacts on groundwater and streams, and in this case, those negative impacts will directly affect our watersheds. We must safeguard our drinking water. Doesn't most of this land sit the in the critical tiers of our watershed?

3. This will negatively impact the already terrible traffic in this area. We do not need this. Have you traveled this road when people are commuting to and from work? It is dangerous and risky. Adding a development in this location will only add to the problem. How can they even get a carwash, gas station and store, and fast-food restaurant on a lot this size? This would only make traffic that much troubling in this area. It is dangerous enough traveling in this area.

4. The increased runoff from the site (volume /flooding, and contamination) will flow almost directly into Foxwood Meadows. The residents of that neighborhood deserve to be protected the best way possible. Allowing this land to be rezoned for this development is not protecting your citizens and especially the ones who reside in Foxwood Meadows.

5. The extensive amount of paved or impervious surface and the associated runoff, in conjunction with the high volume of traffic, will deposit high levels of sediment, toxic chemicals, heavy metals and other pollutants into our waterways and drinking water. Storm water controls and measures are more than likely not adequate in this location and will produce negative impacts, regardless of the amount of engineering.

6. Potential environmental impacts from parking lot run-off and large underground tanks holding thousands and thousands of gallons of gasoline, all of which would sit in a critical area of our watershed is like playing Russian roulette with our drinking water. Protect us please.

Thank you for taking the time to read my letter. I am very concerned but do believe that the citizens of High Point and their safety will take precedence over another gas station and fast food restaurant.

Sincerely,

Schelle Nicholson

Stacey Jolly
ESL Teacher
R.J. Reynolds High School
301 N. Hawthorne Road
Winston-Salem, NC 27104
(336)703.4145

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...

[Message clipped] View entire message

From:	Jacob Stephenson
To:	Public Comment
Subject:	PLEASE VOTE NO ON #2020 DEVELOPMENT ON EASTCHESTER DRIVE
Date:	Friday, February 12, 2021 7:15:03 PM

Please do not place a gas station here. The congestion is already bad enough. There are gas stations that are within approximately half a mile. The costs / congestion outweighs any benefit.
- Jake Stephenson

--
Jake Stephenson

https://fuelforyourdrive.wordpress.com/
(336) 937 1192

4411 Spring Meadow Place
Jamestown NC 27282

From:	Patricia Sanford
To:	Public Comment
Subject:	Please vote no on #2020 intersection Eastchester and Cypress Court
Date:	Saturday, February 13, 2021 11:48:27 AM

Please vote no in this proposal. It is way too close to our lake and the intersection is already a hazard with traffic entering and exiting the highway and from Waterfront.

Sent from my iPhone

From: jbrewer48
To: Public Comment
Subject: PLEASE VOTE NO ON #2020 DEVELOPMENT ON EASTCHESTER DRIVE
Date: Saturday, February 13, 2021 8:17:46 PM

To Whom It May Concern:

As a Realtor I am usually very excited by and happy to support development within High Point, but I CANNOT support this. We need responsible growth and development and this proposal is neither. Not only is this proposal a threat to our city's water supply, the location is already overly congested and just cannot support a project that will make congestion worse. Please VOTE NO!

Thank you for your consideration!
Jenny
Jenny Brewer - REALTOR
Keller Williams Realty
mobile - 336-847-2197
jennybrewer@kw.com
jennybrewerhomes.com

From: Helen Wheeler
To: Public Comment
Subject: OPPOSITION TO DEVELOPMENT (#2020) on Eastchester Drive
Date: Saturday, February 13, 2021 11:03:15 PM

I vote NO TO #2020 Developent on Eastchester Drive High Point NC
H Wheeler
High Point Resident and Voter

From:	Glenn McVicker
To:	Public Comment
Subject:	PLEASE VOTE NO ON #2020 DEVELOPMENT ON EASTCHESTER DRIVE
Date:	Sunday, February 14, 2021 10:22:46 AM

Changing the zoning to allow a gas station-convenience store-carwash at the Cypress/Hilton Court intersection of Eastchester Drive will constitute **spot zoning in its most negative fashion:**

A small area/lot inconsistent with the surrounding residential area

Primarily only for the benefit and personal gain of the lot owner

Dangerous and intrusive to the lot's residential neighbors

Increased danger to motorists at an already busy intersection in a residential neighborhood

Potentially an environmental hazard to the city's watershed

Detrimental to surrounding residential property values

Clearly, no greater good will come from this type of aggressive and intrusive self-serving spot zoning request.

Please vote NO.

Respectfully,

Glenn P. McVicker and Sherry R. White, Homeowners
2410 Cypress Court
High Point, NC 27265

gpmcvicker@gmail.com
336-804-0131

From: Hamp McCall
To: Public Comment
Subject: PLEASE VOTE NO ON #2020 DEVELOPMENT ON EASTCHESTER DRIVE
Date: Sunday, February 14, 2021 12:49:23 PM

To Whom it May Concern,

I respectfully ask the Council to vote no to Development #2020 on Eastchester Drive for three reasons:

1. The probability of contamination to the reservoir from waste water from a car wash is too high.

2. Above ground gas tanks at the busy intersection of Cypress Court-Hilton are potentially a disaster waiting to happen especially if spills occur while filling those tanks. And spills will occur.

3. The property values of the Waterfront/Cypress Court/Hilton Drive communities are sure to fall given the increased traffic, noise and driving confusion of entering and exiting the Cypress Ct/Waterfont community.
Not to mention the stray cars that will be accidentally entering those communities trying to exit the car wash or convenience store and make a wrong turn.

Respectfully,

Hamp McCall

From:	Mike Hill
To:	Public Comment
Subject:	Please VOTE NO on #2020 Development on Eastchester Drive
Date:	Sunday, February 14, 2021 8:00:23 PM

The planning details of the commercial development project proposal for the Eastchester Drive at Gordon Road location show how passing that decision would be tempting fate at best by GAMBLING on more than just the safety of High Point's water supply, but that of every region down stream from Oak Hollow Lake as well. I feel you are already aware of those details and how these aquifer's are already in enough trouble without this threatening that even further. I'm urging you to please VOTE NO on #2020 Development on Eastchester Drive Project.

From:	Sandee Sledge
To:	Public Comment
Subject:	Please vote no on 2020 expansion on Eastchester
Date:	Sunday, February 14, 2021 9:37:05 PM

Living in the Waterfront community I am very concerned about the potential rezoning of Eastchester and Cypress Ct
In addition to the crazy traffic already in that area, there is the potential problem with our water supply. PLEASE DO LET THIS HAPPEN TO HIGH POINT
--

From: King, Melinda
To: Public Comment
Subject: OPPOSITION TO DEVELOPMENT (#2020) on Eastchester Drive
Date: Monday, February 15, 2021 9:34:44 AM

Good Morning,

As the Construction Engineer for the City of Greensboro, I can tell you that rezoning this lot to allow anything other than an office building would create major impacts not only to our neighborhood but the Eastchester corridor. This intersection that has yet to be completed, was not designed for the type of traffic that would be seen by a gas station or convenience store. You will finish a road widening project only to create a large traffic congestion area. I oppose this rezoning for a plethora of reasons, but I think the mayor and Council need to consider the impacts to the residents that have lived through almost two years of construction that will not be finished for at least six more months to turn around and create congestion greater than has ever been seen at that intersection. I can only imagine the number of accidents that will occur there as well. It is already an accident ridden corridor.

Thank you,
Melinda

Melinda King, PE
Melinda.King@greensboro-nc.gov
Construction Engineer
Engineering & Inspections
City of Greensboro
O: 336-373-2372 C: 336-804-9301 F: 336-373-4537
611 Homeland Ave.
PO Box 3146, Greensboro, NC 27402-3146
www.greensboro-nc.gov

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Voicemail (Lee Ann Stackhouse Patterson)
650-224-2285
Monday, February 15th @ 11:09 a.m.
[01.07 in duration]
Zoning map Amendment 20-20

Hi.

My name is Lee Ann Stackhouse Patterson and I own property Hilton Court and I'm calling to ask you to vote NO on the Rezoning Request 20-20 to rezone 1809 Eastchester Drive. There are several reasons why, but we don't need another gas station and whether or not they put the tanks underground or above ground is not going to actually affect whether or not the tanks leak into the water supply. But, more than anything, it's not going to do anything to improve the traffic in the area to add a convenience store, gas station, and a fast food restaurant. So, we know that you can get all of these things that you need within a two-mile radius and we're asking you to maintain the gateway of High Point, protect the neighborhoods, the people, and keep the traffic to the already crazy amount that it is without adding any more.

Thank you so much for your service to High Point and please vote NO.

Thank you. Bye Bye.

[end of voicemail transcript]

Lisa Vierling

From: Robb Jolly <robb@ngfs.org>
Sent: Monday, February 15, 2021 10:33 AM
To: Public Comment
Subject: additional public comments opposed to Zoning Map Amendment 20-20, 1809 Eastchester Dr.

Dear Member of High Point City Council,
Attached please find additional comments that have been added to the petition against this rezoning amendment since the January Council meeting. Signatures now number 583 with 190 comments.

On a personal note, I would briefly like to respond to a claim made by BRC's lawyer at the original Planning & Zoning meeting. He stated that the development property could not be seen from our property at 1821 Eastchester Dr. and vice-versa. I would like to assure everyone on the City Council that not only can we see through the trees to this property and beyond it, so that cars traveling on Eastchester are visible from our front porch, but we can also clearly hear the Crossfit training sounds (talking, yelling, grunting, weights clanging) that emanate from the gym currently located on the property. So why would we not be able to hear & see cars and large quantities of people as they pull into/out of a gas station/drive-thru restaurant/convenient store/carwash at the same location, occasionally slamming doors, honking horns, blasting music and yelling to each other?

BRC's lawyer ridiculed the idea of a "neighborhood" surrounding the proposed development property, but I assure you, if this high-intensity nightmare is allowed to be built at this location, it will not be him or the developers who have to deal with the negative impacts that accompany it. Those will be thrust upon my family and our neighbors' families, as well as the other small businesses that surround this already-congested and dangerous intersection.

Thank you for the work that you do to represent the citizens of High Point. I urge each one of you to vote AGAINST allowing such an egregious rezoning application as this to pass.

Thank you,
Robb Jolly
1821 Eastchester Dr.

COMMENTS

LaDonna Watts Jan 23, 2021

This area is already too congested, so why add to the problem? And why have any risk to our water supply when there are many other suitable locations?

Daniel Jennings Jan 20, 2021

Please do not allow this to harm our drinking water or wildlife. There are plenty of other locations not near our water sources.
Everyone needs to watch the movie " Dark Water" and that will show you about who's NOT looking out for our drinking water. Only the public can protect us from Corporations greed.

Angie Bowman-Stephenson Jan 19, 2021

Save our water.

Jacob Stephenson Jan 19, 2021

Clean water should be number ONE on EVERYONE'S list!

Jan Meadows Jan 19, 2021

Please listen to the people. After all, you do work for us!!!!!

David Bannister Jan 19, 2021

Deny this rezoning, it is far too close to Oak Hollow lake to be safe. In addition traffic at this point is already a problem a high volume of traffic added by a station and restaurant will greatly increase the problem.
Vote no!

Robert Jones Jan 19, 2021

Please protect our water supply.

Chris Gorrell Jan 19, 2021

There are already plenty of gas stations, car washes, and convenience stores in High Point. It is more important to protect out environment.

Sandy Underwood Jan 19, 2021

We do not need another gas station in High Point. What we need is clean affordable water for the (high) taxes we pay to live in this city.

Kristina Perkins Jan 18, 2021

I am against developing the land surrounding the High Point water supply. Water is life!

--

Robb Jolly
Technology Specialist
New Garden Friends School
www.ngfs.org / (336) 299-0964

New Garden Friends School seeks to be an inclusive, innovative educational community guided by Quaker beliefs and committed to honoring and developing each person's gifts.

New Garden Friends School seeks to be an inclusive, innovative educational community guided by Quaker beliefs and committed to honoring and developing each person's gifts.

From:	Elisa Cameron
To:	Public Comment
Subject:	PLEASE VOTE NO ON #2020 DEVELOPMENT ON EASTCHESTER DRIVE
Date:	Monday, February 15, 2021 11:30:06 AM

Good Morning,

My email is in reference to the proposed zoning change that would free the way for the development of a combination gas station/car wash/fast food facility at the Cypress/Gordon/hwy 68 intersection.

For years this area has been zoned appropriately for good reason. Limited structures that present potential hazards to our watershed is only one important reason to limit large business development in this area.

The most immediate danger is the congestion and overflow of traffic on HWY 68 as it approaches the 311/74 interchange. This intersection, even with the roadwork already being done to help relieve the congestion, is just not enough. If a huge business is added at the stop light right before that intersection, it would create an even more dangerous thoroughfare for travelers on 68, and make getting out of the neighboring housing developments and small businesses virtually impossible.

And now I understand that the developer is pitching above ground fuel tanks instead of underground for this business. I can’t help but think that would be every bit as dangerous as underground tanks, just in a different way. This is not an industrial area of the city and above ground tanks certainly give that impression.

I am so proud of our city and want others to see that pride when they exit 311/74 after crossing over our beautiful Oak Hollow Lake. The site of well kept neighborhoods/houses and small businesses, versus one more unneeded gas station (with Above Ground fuel tanks no less) seems like an easy decision to me.

Please keep this area safe and beautiful by voting no to this proposal.

Thank you!
Elisa Cameron
2311 Cypress Ct.
High Point, NC 27265

From: Janis Stephenson
To: Public Comment
Subject: PLEASE VOTE “NO” ON #2020 DEVELOPMENT ON EASTCHESTER
Date: Monday, February 15, 2021 12:20:47 PM

All of you have a very significant and important issue coming up for a vote today which will negatively impact not only a HUGE number of area home owners, but is a serious threat to High Point’s WATER SUPPLY and would INCREASE the congestion on Eastchester at the I-74/311 access.
Please also consider that the Eastchester Corridor brings ALL of our visitors from the airport via Hwy. 68 as well as from Wendover Ave. / Greensboro. Do you really want to be part of ruining the first impression they get of our City? For the most part, there are now pleasing housing and professional buildings, small shopping areas and restaurants along that route. There is also the Jesse Washburn Memorial Water Dam and lovely, much used City park beside which yet another unwanted, undesirable, unnecessary gas station/car wash/food & snack center wishes to squeeze into a small plot between there and the affected homes.
PLEASE consider the residents and upscale businesses who have long-standing investments in this area and who contribute to making High Point a city we can be proud of and which attracts others of like mind.
All of you voting today can be a part of that by supporting your citizens, not some out-of-state chain who is interested in only THEIR profit and would put a gas station on every corner (and they are well on their way to doing that)!
PLEASE DO WHAT IS BEST FOR YOUR CITY AND RESIDENTS BY VOTING “NO”! THANK YOU!!!

Voicemail (unidentified citizen)
919-931-9472
Monday, February 15th @ 2:11 p.m.
[00.47 in duration]
Zoning map Amendment 20-20

Hi.

I am a concerned citizen of High Point and I would just like to state my opinion that I am hoping that the board will vote NO on 20-20, the 20-20 bill. I do not think we need another gas station on our watershed and I am hoping that a lot of consideration and thought will be put into this before deciding to move forward with it. We have way too many gas stations in this town that are closed up and there's a chance that the same thing will happen at the same location. And, so, in my opinion, it is not a good idea and I'm hoping that you guys will see it the same way.

Thank you.

[end of voicemail transcript]

Voicemail (Robert Schmetting
919 201 0775
Monday, February 15th @ 3:05 p.m.
[00.52 in duration]
Zoning Map Amendment 20-20

Hi.

My name is Robert Schmetting and I am calling about Zoning Amendment 20-20. It's come to my attention that a developer is looking to build a gas station and car wash within the critical watershed area of Oak Hollow Lake and I am deeply concerned about this type of development being so close to Oak Hollow Lake and being the critical watershed area, Critical Area 2 and Critical Area 3 according to the map. I'm a bit surprised that this development could move forward and if there is a need for a travel service center of this type in that area, that it seems to be on the east side of Eastchester away from the watershed would be a more appropriate location.

Thank you.

[end of voicemail transcript]

From:	Tim Tucker
To:	Public Comment
Subject:	PLEASE VOTE NO ON # 2020 EASTCHESTER DRIVE DEVELOPMENT
Date:	Monday, February 15, 2021 3:17:14 PM

We don't need another gas station, convenience store or car wash in High Point, and we certainly don't need one at one of the busiest and congested intersections in the city.

I am concerned about..

- Increased traffic and congestion on Eastchester Drive
- Noise and light pollution.
- Possible danger to our water source
- Increased crime.
- Lack of necessity

I understand that the applicant (BRC) has modified their proposal by suggesting that there gas storage tanks be installed ABOVE GROUND and I am incredulous. I haven't seen a gas station with above ground tanks in thirty years. Such an installation would be unsightly to say the least, and would still have dangerous potential.

Please heed....

1. The findings of the city's LAND USE STUDY.
2. The 9-0 vote AGAINST this proposal by the PNZ.
3. The nearly 600 residents who have signed a petition against this proposal.
   (Please read their comments)

https://www.ipetitions.com/petition/save-high-point-water

We will be listening to the meeting tonight. Thank you.
--

Best Regards,

Tim Tucker

336-883-2801 (Office)

336-847-7211 (Cell)

Take a look at our portfolio! Click here....

From:	Bryan Williams
To:	Public Comment
Subject:	#2020 Eastchester Development
Date:	Monday, February 15, 2021 3:23:31 PM

I would like to vote NO on the #2020 Eastchester development proposal at the corner of Eastchester and Hilton. A large gas station/convenience store would create a traffic nightmare in what is already an extremely busy intersection area.

Thank you,
Bryan Williams

#17

Lisa Vierling

From: Robb Jolly <robb@ngfs.org>
Sent: Monday, February 15, 2021 3:48 PM
To: Public Comment
Subject: Re: additional public comments opposed to Zoning Map Amendment 20-20, 1809 Eastchester Dr.

Hi,
If possible, could you confirm that you received this email sent this morning & that it will be added to the comments for tonight's agenda?
Thanks, - Robb Jolly

On Mon, Feb 15, 2021 at 10:32 AM Robb Jolly <robb@ngfs.org> wrote:

Dear Member of High Point City Council,
Attached please find additional comments that have been added to the petition against this rezoning amendment since the January Council meeting. Signatures now number 583 with 190 comments.

On a personal note, I would briefly like to respond to a claim made by BRC's lawyer at the original Planning & Zoning meeting. He stated that the development property could not be seen from our property at 1821 Eastchester Dr. and vice-versa. I would like to assure everyone on the City Council that not only can we see through the trees to this property and beyond it, so that cars traveling on Eastchester are visible from our front porch, but we can also clearly hear the Crossfit training sounds (talking, yelling, grunting, weights clanging) that emanate from the gym currently located on the property. So why would we not be able to hear & see cars and large quantities of people as they pull into/out of a gas station/drive-thru restaurant/convenient store/carwash at the same location, occasionally slamming doors, honking horns, blasting music and yelling to each other?

BRC's lawyer ridiculed the idea of a "neighborhood" surrounding the proposed development property, but I assure you, if this high-intensity nightmare is allowed to be built at this location, it will not be him or the developers who have to deal with the negative impacts that accompany it. Those will be thrust upon my family and our neighbors' families, as well as the other small businesses that surround this already-congested and dangerous intersection.

Thank you for the work that you do to represent the citizens of High Point. I urge each one of you to vote AGAINST allowing such an egregious rezoning application as this to pass.

Thank you,
Robb Jolly
1821 Eastchester Dr.

COMMENTS

LaDonna Watts Jan 23, 2021

This area is already too congested, so why add to the problem? And why have any risk to our water supply when there are many other suitable locations?

Daniel Jennings Jan 20, 2021

Please do not allow this to harm our drinking water or wildlife. There are plenty of other locations not near our water sources.
Everyone needs to watch the movie " Dark Water" and that will show you about who's NOT looking out for our drinking water. Only the public can protect us from Corporations greed.

Angie Bowman-Stephenson Jan 19, 2021

Save our water.

Jacob Stephenson Jan 19, 2021

Clean water should be number ONE on EVERYONE'S list!

Jan Meadows Jan 19, 2021

Please listen to the people. After all, you do work for us!!!!!

David Bannister Jan 19, 2021

Deny this rezoning, it is far too close to Oak Hollow lake to be safe. In addition traffic at this point is already a problem a high volume of traffic added by a station and restaurant will greatly increase the problem.
Vote no!

Robert Jones Jan 19, 2021

Please protect our water supply.

Chris Gorrell Jan 19, 2021

There are already plenty of gas stations, car washes, and convenience stores in High Point. It is more important to protect out environment.

Sandy Underwood Jan 19, 2021

We do not need another gas station in High Point. What we need is clean affordable water for the (high) taxes we pay to live in this city.

Kristina Perkins Jan 18, 2021

I am against developing the land surrounding the High Point water supply. Water is life!

--
Robb Jolly
Technology Specialist
New Garden Friends School
www.ngfs.org / (336) 299-0964

New Garden Friends School seeks to be an inclusive, innovative educational community guided by Quaker beliefs and committed to honoring and developing each person's gifts.

--
Robb Jolly
Technology Specialist
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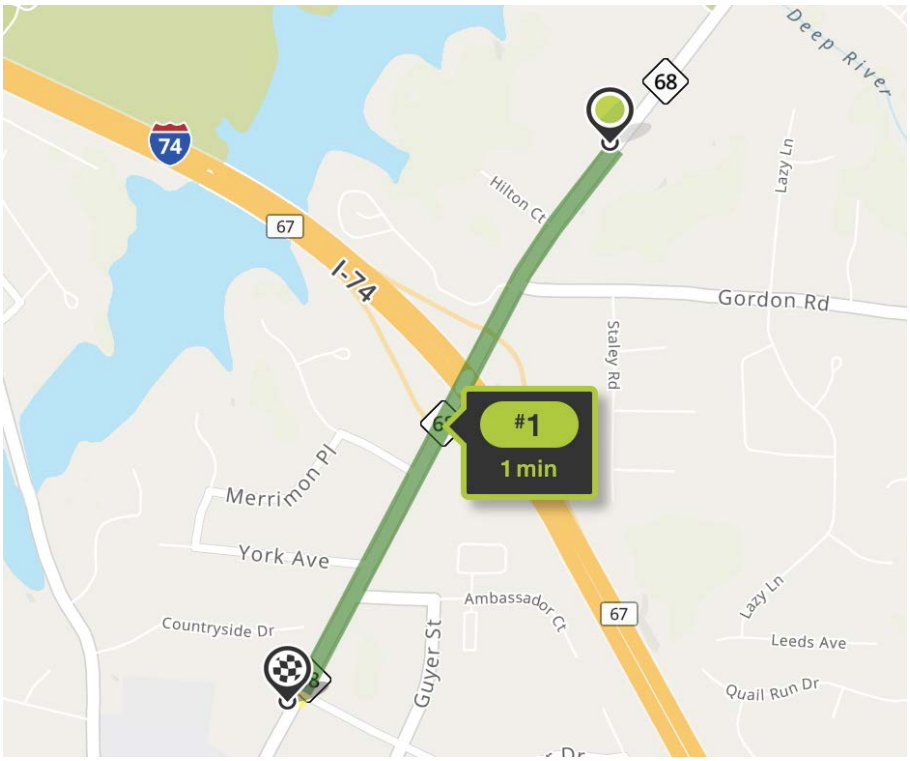
From:	Heather Shaw
To:	Public Comment
Subject:	NOOOOOOO on #2020 Development on Eastchester Dr.
Date:	Monday, February 15, 2021 4:24:19 PM
Attachments:	image.png

I have opposed this ridiculous plan since I was made aware of its existence. There are many things I take issue with regarding this plan:

1. It is already dangerous and challenging turning into my parents' neighborhood, The Waterfront, at the Gordon Rd light. Even with the new left turn added to the light rotation, there is so much construction and lane redirecting that I have been in near-miss and near-fatal accidents trying to get in and out of the neighborhood. ****Adding a gas station will only add to the challenges or navigating that small area by increasing traffic, increasing the number of vehicles waiting to turn into and out of the station, and causing yet another traffic situation near the 311 exchange that already backs up during parts of the day to the point I can't turn into the neighborhood. BAD IDEA!!!! Try driving from Kelly's Marathon GAS STATION at 1232 Eastchester to Berky Orthodontics at 1813 Eastchester someday at rush hour without the gas station and experience the challenges and dangers without navigating additional vehicles trying to turn in and out of a gas station. Please explain to me, as a tax paying citizen who has to navigate this mess, WHY we NEED another GAS STATION in this small 0.6 mile area???? I have provided you with a visual between the GAS STATION that already exists and the area you want to place another GAS STATION! I need an explanation



2. I have issues with building a gas station right at our WATER SOURCE! I don't care if the tanks are above ground or underground. Research has shown that gas stations, whether through leaks, runs off or damage, fuel and other chemical associated with gas stations seep

into the ground water. BAD IDEA!!! Once that happen to our water source...WE ARE SCREWED! You CAN NOT reverse the damage!

Those two reasons alone should make you STOP and think LONG and HARD about this decision before it creates yet another set of issues that you could have AVOIDED!

The pandemic has been enough to deal with this past year..... please don't create a long-term environmental issue and another dangerous traffic situation!

Heather Ward

From: TONY FICKEN
To: Public Comment
Subject: ZA Case # 20-20, 1809 Eastchester Drive
Date: Friday, February 19, 2021 9:57:43 AM

To Mayor Wagner and City Council members,

My name is Tony Ficken. I live at 2309 Cypress Ct. in High Point. The purpose of this message is to provide feedback to the rezoning request for the property noted above.

Living at this address for the past 6 years, I was hopeful to see NCDOT working on the expansion of the overpass, as well as the redirecting of the traffic pattern exiting and entering the 74/311 bypass. My wife and I are hopeful because of the traffic concerns when turning into Hilton Ct from Eastchester Blvd. Sitting at a stop light waiting for a break in the traffic to cross onto Hilton Ct. but also witnessing several car accidents at this location.

We are sending this note to make our voice heard by you Mr. Mayor and the City Council to not allow any rezoning for this property. The current owner of the property was aware of the zoning when they purchased the property. I am sure property developers purchase land all the time thinking they will just ask to have the property rezoned. Then they can build whatever brings the highest dollar. Developers do not care about the neighbors, land, or the impact their development will have on the environment (nature/animals). It is the job of the local government to listen to the community to make the best discussion for everyone, including the developer.

The developer can build whatever they want if it fits into the guidelines for the current zoning requirements. Thank you for your service to our community and reading this message.

Tony Ficken / 336-382-8030

From: betty.bowan@gmail.com
To: Public Comment
Subject: VOTE "NO" ON # 2020 EASTCHESTER DEVELOPMENT
Date: Monday, February 22, 2021 5:02:51 PM

Dear Sir or Madam,

I am a citizen of North High Point. This area where the developer is asking for the property to be rezoned to build a fast food restaurant there is already very congested with traffic coming from both sides of High Point as well as traffic coming from 311/I-74. I have concerns regarding any left turns in this area. There cannot be any type of left turns when DOT has changed the way 311/I-74 entrances are from 68 (Eastchester). My opinion would be that any restaurant going in that area would need a third right lane for people to turn into the restaurant coming from South High Point. In addition, there would be need for a U-turn lane to allow people coming from North High Point to get to this restaurant safely. I am not sure if the our City Counsel is looking into these particular issues that would come up if the restaurant was put in here at this location. Before a restaurant could be built, the road would have to be taken care of first.

If there are any questions, I can be reached at betty.bowan@gmail.com or at 336.307.9582.

Have a fantastic day!

Best Regards,

Betty J. Bowan

From:	Ann Sankewitsch
To:	Public Comment
Cc:	Ann Sankewitsch; Michael Sankewitsch
Subject:	Fast Food Restaurant/Eastchester Dr. & Gordon Rd.
Date:	Monday, February 22, 2021 5:31:25 PM

As a homeowner and taxpayer in High Point, I do not want to have a fast food restaurant at or near the intersection of Eastchester Dr. and Gordon Rd. This intersection is dangerous enough as it is, adding a fast food restaurant will only increase the accidents that occur on a regular basis.

Sincerely,

Ann Sankewitsch

From:	Debbie Darby
To:	Public Comment
Subject:	Vote NO on #2020 Eastchester development
Date:	Monday, February 22, 2021 5:35:49 PM

Vote NO, this is dangerous traffic situation already with confusion on enter and exit ramps. Accidents every week. Don't need yet another fast food establishment here!

Sent from my iPhone

From: Sandee Sledge
To: Public Comment
Subject: Zoning Eastchester & Cypress Court
Date: Monday, February 22, 2021 6:20:20 PM

Please consider you vote on allowing any commercial retail business at this intersection. At any given time, it is very dangerous to make a left turn on to Cypress Court. This is evidenced by all of the car parts found in that intersection. This is one of the most congested areas in High Point with the new construction on Hwy 74 and with the lanes being very narrow and cars plowing through red lights, it is really a dangerous area. I would encourage each of you to travel that area especially between 4 & 6:00 and consider if you would like to be the one dealing with this on a daily basis. Any more traffic from a drive through restaurant or hotel is unthinkable. Also added to the mix are those who missed getting on 74 and want to make a U Turn at the stoplight.
Having to get through the intersection quickly due to traffic while finding cars putting on brakes to make the U Turn is AWFUL. Please also consider a
"NO U TURN SIGN" at that intersection.

I hope you will listen to those of us who take the time and are concerned enough to write.

Thank you.

Sandee Sledge
Homeowner, Waterfront
Property Manager – Benjamin James Properties, LLC

Sent from Mail for Windows 10

From: Ray Meadows
To: Public Comment
Subject: VOTE NO ON # 2020 EASTCHESTER DEVELOPMENT
Date: Monday, February 22, 2021 7:07:24 PM

No on this please. Too much traffic in an area that is already a nightmare.

Sent from my iPhone

From:	Greta Bambalis
To:	Public Comment
Subject:	Highway 68 Construction
Date:	Monday, February 22, 2021 7:59:34 PM

Please vote against any construction in the 68 I-74 Area. This area is already a nightmare to try to get through and certainly does not need any added congestion. I'm still trying to figure out how I am ever going to get into and out of my dentists office.

Thanks,
Greta Bambalis

Sent from my iPhone

From:	Jacob Stephenson
To:	Public Comment
Subject:	RE: Development at Cypress Ct / Hilton Drive / Gordon Rd
Date:	Monday, February 22, 2021 8:45:19 PM

Regarding your vote Next Monday, March 1st, the HP City Council on a rezoning request from a developer who wishes to build a fast food restaurant on the property presently occupied by the old Crossfit Gym, right above the intersection at Cypress Ct. Hilton Drive and Gordon:

Please vote NO.

Congestion there is already as a peak and redistribution of lanes has done nothing to assuage the increasing traffic. Adding more (when there was is a McDonalds less than half a mile away in just about either direction is not needed. The area residents already have a difficult time with congestion. Please do not make an intersection that is already struggling with traffic from Eastchester, 311 and 74 even worse.

Thank you,
Jake Stephenson
4411 Spring Meadow Pl, Jamestown, NC 27282

presently occupied by the old Crossfit Gym, right above the intersection at Cypress Ct. Hilton Drive and Gordon Road. Do you want to see a McDonalds there? This is already one of the most dangerous and congested stretches of road in High Point and this will only make it worse. This will bring traffic in from both directions of Eastchester plus the I-74 corridor. Those traveling south from Winston-Salem side will have to make TWO LEFT TURNS to get across the bridge and into the restaurant! Does this sound good to you? If not, please contact the city council by emailing them at..
--
Jake Stephenson

https://fuelforyourdrive.wordpress.com/
(336) 937 1192

4411 Spring Meadow Place
Jamestown NC 27282

From: Carolyn Elliott
To: Public Comment
Subject: VOTE NO ON # 2020 EASTCHESTER DEVELOPMENT
Date: Monday, February 22, 2021 8:57:14 PM

I AM OPPOSED TO THE REZONING OF THE SECTION OF EASTCHESTER NEAR 311 & GORDON ROAD.

This area has two stop lights on either side of the 311 / 68 overpass as well as a stop light where GORDON ROAD enters EASTCHESTER DRIVE.

Traffic is backed up along this area going in both directions. The addition of fast food as well as gas stations will only add to more congestion.

I UNDERSTAND THE CLOVERLEAF PATTERN WHERE 311 FEED INTO EASTCHESTER, as a means of better traffic flow.

I DO NOT UNDERSTAND WHY A TRAFFIC CIRCLE HAS BEEN PLACED GORDON ROAD when a simple curve would be easier to use.

I HAVE SEEN SEVERAL OCCASIONS WHEN NEAR ACCIDENTS HAVE HAPPENED THERE.
POOR DESIGN FOR THIS AREA.

C. ELLIOTT

Sent from my iPhone

From:	Jaclyn Tennant
To:	Public Comment
Subject:	Rezoning
Date:	Monday, February 22, 2021 9:48:32 PM

Hello city councilmen,

I am against the proposed rezoning of the land at the intersection of Eastchester and Gordon. Please keep in mind the wishes of the citizens of High Point when you vote.

Thank you,
Jaclyn Tennant, PhD

Sent from my iPhone

From: Sherry Lawson
To: Public Comment
Subject: VOTE NO ON # 2020 EASTCHESTER DEVELOPMENT
Date: Monday, February 22, 2021 9:51:39 PM

I beg of you, please vote no to the request to build a restaurant in the Eastchester /I-74 corridor. I live in Timberlake and we have suffered enough with the ever on-going construction at this intersection. There are already accidents out there every day. I hear the fire trucks go out of Ambassador Ct. many times a day. I can't imagine adding anything else through this area that requires anyone turning anywhere.

I was under the impression after your vote on the first zoning request that Planning and Zoning had stated that the existing zoning did not include this type of commercial development as part of a long established plan for this gateway entrance into High Point. When the construction is complete, this area can return to the attractive corridor it was before. Please limit this type of development to the areas around Main St., Centennial St. and Skeet Club as originally zoned.

Thank you for your consideration.

Respectfully,
Sherry Lawson

Sent from my iPad

From:	Chris Gorrell
To:	Public Comment
Subject:	New McDonald"s on Eastchester
Date:	Monday, February 22, 2021 9:53:08 PM

I am writing to voice my opposition to a new McDonald's at Eastchester and Gordon Roads. That area is already a nightmare to try to get through any time of day. Plus, we already have plenty of fast food restaurants in High Point. I think it is unnecessary and would add to an already present traffic problem.

Please consider voting against this proposition.

Thank you.

Christine Gorrell
532 Gatewood Ave
High Point, NC 27262

From:	Mike Coles
To:	Public Comment
Subject:	Vote "No" on March 1
Date:	Tuesday, February 23, 2021 7:01:56 AM

I oppose the requested rezoning at the intersection of Cypress Court and Gordon Road. I recently purchased a home in the area and that decision was based on several factors. One was the relatively easy access Eastchester provides without being overly congested. Adding a fast food restaurant to that area increases congestion without increasing overall benefits. Worse, fast food represents low wage jobs, food that causes public health challenges, and a business model that causes environmental impacts (trash, litter, food waste, and pests) that far outlast any hope for increased tax revenue.

Please vote "No" to any development there that does not support a long-term, "one health" vision for our city.

Thank you.

Mike Coles

From: Teresa Kirby
To: Public Comment
Date: Tuesday, February 23, 2021 7:17:19 AM

There are already plenty of local restaurants that have failed or are barely hanging on. We do not need another restaurant on Eastchester. That intersection and area is already congested and with the high traffic and new traffic patterns, there are too many wrecks there daily as it is. Please do not let the developer come in and build another unnecessary restaurant in an area that does not need it, nor can sustain it.

Teresa Kirby
1912 Greenstone Pl, High Point, NC 27265
336-687-1907

From: Melinda King
To: Public Comment
Subject: Rezoning a Hilton Dr
Date: Tuesday, February 23, 2021 11:12:40 AM

Good Morning,
I received an email from Stalder regarding the change in the rezoning request for the property at the intersection of Hilton Dr and Eastchester. My largest concern regarding this potential rezoning is the traffic that a drive thru type restaurant would create; however, I also have concerns as to how this would fit into the overall Eastchester Corridor development plan. It is my understanding that the desire for this corridor is to have limited visual impacts in this area. Between Wendover and Johnson St. most buildings are set back from the property lines quite a distance and are limited to businesses not restaurants and drive thrus. If they have those, they are set back quite far from the sight distance of the general observer thus creating a more attractive corridor. I can only imagine what a fast food restaurant would visually look like at that location. Add in the limited access to this property and you have a traffic nightmare as well. I don't see how the current zoning needs to be amended at this point given the location, type of property and surrounding areas.

From:	Karen OHair
To:	Public Comment
Subject:	NO Fast Food
Date:	Tuesday, February 23, 2021 12:14:25 PM

Please do NOT allow a fast food restaurant to be situated at corner of Gordon Rd & Eastchester. Area is already way too congested!

Karen OHair

Sent from my iPhone

From: James Manuel
To: Public Comment
Subject: MacDonald"s Restaurant
Date: Tuesday, February 23, 2021 1:41:23 PM

Dear Zoning Commission,
Why would you approve a fast food business at the current location of the old Crossfit Gym. That area is so congested already and has been the scene of many near accidents. There is a MacDonalds very close by at the Oak Hollow Mall. Please reconsider! This makes no sense.

James Manuel
2940 Logbridge Rd
High Point

From: Lorrie Kapsar
To: Public Comment
Subject: Traffic
Date: Tuesday, February 23, 2021 4:30:55 PM

There would be more congestion at the intersection at Gordon road if you allow the developers to build a fast food restaurant there. The road construction isn't even finished and there is major traffic tie ups there now . I see no need for a fast food restaurant at this intersection when down the road is many restaurants already in either direction . Finish the road construction project first before deciding what to put on the property . Don't add to the traffic problem.

From:	Rhonda Hunt
To:	Public Comment
Subject:	Opposed to zoning change
Date:	Wednesday, February 24, 2021 5:04:22 AM

Please vote NO to the rezoning of the land at Cypress Court/Gordon Road intersection. The traffic is horrendous there. It is practically impossible to make a left turn onto Cypress Court much of the day. A fast food restaurant would increase traffic and create more problems. The PNZ voted against this proposal in December, and I implore Council to do the same.

Respectfully,
Rhonda Hunt

From: L Locke
To: Public Comment
Subject: Vote No on 2020 Eastchester Development
Date: Wednesday, February 24, 2021 10:06:29 AM

I vote no – we do not need a McDonalds or any other fast food in this area. It is already too congested in this area and will only create more traffic problems.

Lori Locke

From: Barbara Hemphill
To: Public Comment
Subject: VOTE NO ON # 2020 EASTCHESTER DEVELOPMENT
Date: Wednesday, February 24, 2021 10:13:11 AM

Vote “no” on 2020 Eastchester Development! Absolutely “no” to a fast food restaurant or any other type of commercial business in that area! Too much traffic congestion! Stop overbuilding!

Sent from my iPhone

From: van locke
To: Public Comment
Subject: VOTE NO ON # 2020 EASTCHESTER DEVELOPMENT
Date: Wednesday, February 24, 2021 10:29:32 AM

Dear High Point,
Please, Please do not allow a fast food joint to open at this intersection, for this or any future request. Please close all requests for such types of businesses: fast food, restaurant, mini mart, gas station, grocery store.

The intersection of HWY 311/ HWY 68 is being renovated to allows for increased traffic and to make it move smoothly, faster and without automobile or pedestrian accidents. The addition of ANY business so close to the intersection means significant increases of frequent stops, slow turning, additional stoplights, wrecks & increased times for travel of those trying to get to jobs in High Point or to Greensboro—it will affect traffic in both directions.

A fast food joint will also attract people who will toss their trash in the parking lot and on the street. Go to busy intersections with bridges and stoplights on both sides—you will see what the the final entrance to our city will look like as visitors and employees enter our city.

Oak Hollow Lake & the City Golf course will see pollution. How?—there are two entrances to the lake on Hwy 68. It will be easy to grab a meal, go to the lake and then toss the bag, cup, napkins and straws out before they leave. Wind and rain will blow much of this down to the lake. Much will float over to the Golf course and will also surely float towards the expensive lake homes for all to see.

The entire HWY 68 corridor to High Point is slowly but surely turning into the same as High Point Rd., where it became impossible to travel. It also reduced home values along the entire route, meaning it became an undesirable place to live for potential home buyers—especially affluent buyers. High Point needs investment, but a fast food place does not serve High Point, only it's owners. These types of businesses rolls through employees by design. We need businesses that offer employment to a larger group of employees, offering better wages and benefits.

Please deny the request.

Sincerely,
Van Locke

From: Jolly, Stacey S
To: Public Comment
Subject: ZA Case #20-20
Date: Wednesday, February 24, 2021 5:15:20 PM

February 24th, 2021

Dear Mayor Wagner and City Council,

First, thank you for your patience with the many angles of this rezoning request. I know we have sent you a lot of information, facts and shared our many concerns via letters, calls and the petition signatures and comments. THANK YOU for taking the time to investigate all angles of this complex situation. You have built an important trust between decision-makers and those that the decisions affect and that is much appreciated. Second, we are all grateful that fuel tanks have been removed from this proposal. I appreciate that both the developer, and likely you too, agree that this is no place for fuel tanks. Third, we are grateful for the 100-foot buffer the developer is going to include in the plans, and upon further research we found that this is required according to the last rezoning document from the 1809 property. This is found in the Conditional Use Permit, Rezoning Case 89-22. It states, *"A minimum 100-foot-wide buffer yard shall be installed along the rear property line. Existing natural vegetation shall be retained wherever possible."* Even with no fuel tanks, and them being consistent with the rezoning case 89-22 requirements with the 100-foot buffer, there are still significant concerns that must be addressed.

- This type of zoning is inconsistent with the area, please protect adjacent neighborhoods and offices from incompatible development. There ARE neighbors *(no matter the condition of their homes*) and neighborhoods very close by that will be affected by this, Waterfront Condos, Gordon road neighborhood, Foxwood Meadows, Lake Front Condos, etc.
- The domino effect is real; it has already begun with other properties on the other side of Foxwood Meadows. Are we going to allow our corridor to be the next Wendover? How do you say yes to some requests and no to others?
- How will the property owner prepare a storm water / runoff-water quality control plan due to the increased impervious surface? How will this affect Foxwood Meadows?
- Can the post development quantity of storm water run-off possibly equal the predevelopment quantity that is one of the state and local regulations/requirements?
- Traffic resulting from a fast-food restaurant with a drive thru, which would certainly be more than a hotel or microbrewery, is still a substantial amount of ***added*** traffic to this congested area. How can it not be? $22-million worth of tax dollars are being spent to alleviate this problem. Since this rezoning issue has been going on since October, the Davenport study was more than likely done when there was less traffic anyway due to COVID restrictions and people working from home. What will it look like in a post COVID era?
- 1801 Eastchester is currently zoned R-3; this is a huge change for this lot. R-3 to general business zoning are worlds apart.
- Have you considered the amount of crime that happens around hotels/motels? Unfortunately, we have many vacant to almost vacant hotels up the road on Highway 68

and sadly, there are others that serve as drug dens. Isn't it fair to say we have concerns about this when it would sit in our neighborhoods and community?

- Why more fast food? Can't we do better than that? What will your footprint be?
- This is both a subjective and an objective case. Either way, this IS yours to decide. You are the elected Mayor and City Council, and as our local branch of government, we are depending on you to safeguard the citizens, uphold the local and state policies regarding land use, and protect our communities.
- We all want the developer to get their return on their investment, there is no ill wish here for me, but my question is this, is it your job to see that they get their return on investment? BRC has done some great things in and for High Point and I'm sure nobody wants to burn any bridges as we are grateful for the wonderful entertainment and retail businesses they have provided us. But please consider, one more time**, is this the right project for this location given the many potential negative impacts it will likely have**? Why must the communities surrounding this possible rezoning pay the price for helping them get their return on their investment?

Thank you! I know you are dedicated to people who work tremendously hard for us and the well-being of High Point. We appreciate you!

All the best,

Stacey Stackhouse Jolly
ESL Teacher
Chair of the School Improvemnt Team
R.J. Reynolds High School
301 N. Hawthorne Road
Winston-Salem, NC 27104
(336)703.4145

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Voicemail (Debbie)
336-972-4402
Thursday, February 25th @ 9:36 a.m.
[00.49 in duration]
Zoning Map Amendment 20-20

Yes, I want to register my comments as voting NO for the development 20-20 at Eastchester. This is the proposed fast-food restaurant at the Cypress intersection. There are way too many accidents. There's way too much congestion. We don't need another fast-food place here in High Point. Can we not have some decent businesses locate? I am very much against this and hope to be able to come to the meeting to voice my opinion.

My name is Debbie. My number is 336-972-4402.

Thank you.

[end of voicemail transcript]

From:	David Smith
To:	Public Comment
Subject:	Gordon Rd @ Eastchester
Date:	Thursday, February 25, 2021 8:54:10 PM

I would like to request that the Zoning request to build a fast food restaurant on this property be denied. At least until the road construction is completed and it can be determined that this would not further complicate an existing traffic issue/problem area. As a resident in the adjoining neighborhood, it is currently VERY difficult to proceed through this intersection. Please don't make it worse/more dangerous.
Thank you,
Dave Smith
1915 Hickswood Rd, High Point, NC 27265

From:	betsypegram30
To:	Public Comment
Subject:	Opposition for Plans for fast food restaurant
Date:	Thursday, February 25, 2021 8:55:47 PM

I would like for the zoning to build a fast food restaurant on Eastchester at Gordon Rd be denied. Traffic at this intersection is already congested and dangerous. Development will add to the volume of traffic and gridlock at this intersection. As a resident of Cypress Court it is already very difficult getting in and out of the neighborhood.
Sincerely,
Betsy Pegram

Sent from my T-Mobile 4G LTE Device

From:	Robb Jolly
To:	Public Comment
Subject:	Please VOTE NO on Zoning Map Amendment 20-20, 1801/1809 Eastchester Dr.
Date:	Friday, February 26, 2021 3:43:27 PM

26 February, 2021

Dear City Council members,

I'm writing again to voice my opposition to Rezoning proposal 20-20, which pertains to the two properties at 1801 and 1809 Eastchester Dr. Please consider the following points, which I feel compelled to make after the rushed and incomplete presentation by the developer's consultant and lawyer at your last meeting:

- **The smaller piece of land** (1801 Eastchester Dr.) **is currently zoned residential, so approving zoning for CZ-GB would leapfrog it 2 steps further than where it is now.** No one has talked about this or acknowledged that it would be a huge change for this piece of property.

- The developer's consultant acts like this rezoning is needed to make the bigger property at 1809 Eastchester Dr. look better than the "ugly metal building that's there now," but the developers can already tear that down and build something new under existing CU- OI zoning.

- The consultant stated in her most recent letter that "because a convenience store with fuel sales generates more traffic than other proposed uses, there will be less traffic associated with the revised re quest"...**BUT this obscures the fact that there would STILL be substantially MORE traffic than what is currently found with the Crossfit property and the house on the residential lot.**

- Grading the properties so that they drain south into City Lake watershed **(i.e. going against the natural flow of the land) is analogous to the developer's attempt to go against the existing zoning of these properties (as well as that of the surrounding area) in order to force approval of rezoning** on 2 parcels which would make them **out of character** with all the adjacent properties (which are either zoned for Residential or CU-OI).

- **Some thoughts about the specific uses in the developer's latest proposal:**

    - Drive-thru restaurant: their whole ethos is built on the "turn & burn" concept of serving as many people as possible, as fast as possible, **therefore an integral part of their business plan is to maximize car traffic** to their location.

    - Hotel/motel: **more traffic, meet-ups, & ALL the possible activities that go along with this type of establishment.**

Microbrewery: **we had one 1mi. away** (Liberty Steakhouse at Oak Hollow Mall) **and it closed. So why would we want or need another one right here, where there are no other similar businesses around it?**

- **Any one of these projects** would result in **more traffic, more congestion, more pavement, more ugly parking lots, and of course, more impervious surfaces; to build 2 or 3 of them on the same properties just seems careless and ill-advised.**

- **Even though the developer now says fuel sales will not be included in their proposal, how can it be guaranteed that future owners of the land will not be able to put fuel tanks on this property?** Couldn't future owners also petition the City Council to allow fuel sales down the road? **If so, then saying NO to this rezoning request NOW would seem to be a step in the right direction towards preventing that undesirable possibility in the future.**
- **During COVID these meetings greatly advantage the developers and disadvantage the citizens of High Point**: the developer can present (even if they are not prepared or have late/incomplete information), they may bring in guest "experts" to speak, and they and their guests can answer questions; while the citizens of High Point can only listen (but not participate) via YouTube and may only make their concerns known via public comment emails or voicemail messages, **all of which are shared with the developers prior to the meeting.**

In closing, I understand that the developer wants to maximize their profit; however, I don't believe that the City Council's focus should be on making sure that the developer's ROI is recouped. The residents in this area of High Point and beyond have made it clear that they don't want a drive-thru restaurant or other huge, intensive businesses here. I also trust the City wants to do what's best for the residents and the City itself--**so why not vote AGAINST this rezoning, as that would still allow the developers to build whatever they want within the current CU-OI zoning regulations?** They can already build a restaurant (without drive-thru). They can build any number of different types of offices there. They can tear down the house on the residential lot & either build a new one or sell the lot alone, or they could sell the house and lot as they are.

Please vote NO on this rezoning request, so that we can keep this intersection of High Point and yes, **my neighborhood**, from becoming even more hazardous and congested than it already is.

Thank you for your service to the city, and thank you for considering these concerns.

Sincerely,

Robb Jolly
1821 Eastchester Dr.

--
Robb Jolly
Technology Specialist
New Garden Friends School
www.ngfs.org / (336) 299-0964

New Garden Friends School seeks to be an inclusive, innovative educational community guided by Quaker beliefs and committed to honoring and developing each person's gifts.

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From:	Ron Money
To:	Public Comment
Subject:	The intersection of Cypress Ct and Eastchester Drive,
Date:	Saturday, February 27, 2021 9:39:19 AM

Next Monday, March 1st, the HP City Council will vote on a rezoning request from a developer who wishes to build a fast food restaurant on the property presently occupied by the old Crossfit Gym, right above the intersection at Cypress Ct. Hilton Drive and Gordon Road. This is already one of the most dangerous and congested stretches of road in High Point and this will only make it worse. This will bring traffic in from both directions of Eastchester plus the I-74 corridor. Those traveling south from the Winston-Salem side will have to make TWO LEFT TURNS to get across the bridge and into the restaurant! This is not a good idea?

Also, traffic is backing up on the off ramp almost to 311 during rush hours. The two lights there are too close together to any more traffic. If you add more stops on and turn off East Chester, it will become a headache for the city of High Point, not to mention frustration for motorists. Please reconsider and vote no for this project.

Thank you for your thoughtful consideration in this matter.

Ronny Money

From:	Margaret Money
To:	Public Comment
Subject:	The intersection of Cypress Ct and Eastchester Drive,
Date:	Saturday, February 27, 2021 9:46:30 AM

Next Monday, March 1st, the HP City Council will vote on a rezoning request from a developer who wishes to build a fast food restaurant on the property presently occupied by the old Crossfit Gym, right above the intersection at Cypress Ct. Hilton Drive and Gordon Road. This is already one of the most dangerous and congested stretches of road in High Point and this will only make it worse. This will bring traffic in from both directions of Eastchester plus the I-74 corridor. Those traveling south from the Winston-Salem side will have to make TWO LEFT TURNS to get across the bridge and into the restaurant! This is not a good idea?

Also, traffic is backing up on the off ramp almost to 311 during rush hours. The two lights there are too close together to any more traffic. If you add more stops on and turn off East Chester, it will become a headache for the city of High Point, not to mention frustration for motorists. Please reconsider and vote no for this project.

Thank you for your thoughtful consideration in this matter.

--
Margaret Money

From:	Jane Dawson
To:	Public Comment
Subject:	Objection to Re-Zoning Request
Date:	Sunday, February 28, 2021 8:17:46 AM

Dear HP City Council Members -

I'm writing again to request denial of the rezoning request for the area at the intersection of Cypress Court & Eastchester. I'm a homeowner & have lived at Waterfront for 22+ years. Due to growth in the area and the addition then currently ongoing project of reworking entrances/exits to I-74, this area is so busy at "rush hour" that it involves waiting thru at least 2 stoplights to get off I-74 and onto Eastchester regardless of whether turning right or lef. Even with a stoplight at the Cypress/Eastchester, I have to rely on eye contact and a wave from a driver stopped at the light to ensure that it's really safe to turn right. It's often completely blocked so I'd have nowhere to go even if someone were to let me pull out. Driving NE on Eastchester is the same story: at predictable times of day it's almost impossible to turn left on Cypress Court. There's not a separate left turn light so it always involves only one car at a time getting thru after the light has already turned red and you're sure no one else is going to "make a run for it".

Council Members, our community has been more than patient with changes & growth to our City and we applaud it, but our entrance has been reworked 3 times with multi-year construction projects. Because of its proximity to I-74, this will NEVER be an area where travelers can get on & off the Interstate either quickly or easily. Please don't make it worse by allowing this rezoning proposal to be approved; the area is already bursting at the seams.

Thank you -

Jane Dawson
2300 Cypress Court
336/899-6939

From:	Tim Riddell
To:	Public Comment
Subject:	Case 20-20
Date:	Sunday, February 28, 2021 3:47:28 PM

To Whom it May Concern:

I currently own 2304 Cypress Ct in High Point. I am opposed to the proposed development at the corner of Eastchester Drive and Cypress Ct. This proposed development is not needed. We already have several fast food restaurants within 2 miles of that area. In my opinion, the extra traffic would cause more accidents in this area.

Thank you

From:	Glenn McVicker
To:	Public Comment
Subject:	VOTE NO ON # 2020 EASTCHESTER DEVELOPMENT
Date:	Sunday, February 28, 2021 6:19:47 PM

In North Carolina, spot zoning is illegal. This request is a perfect example of why spot zoning is illegal:

Spot zoning that is for the benefit of one person's property solely for personal gain and not to benefit the immediate neighborhood is illegal.

For spot zoning to be valid, it must be established that there is public benefit for doing so. This request, that only allows personal gain at the expense of the neighborhood, is thus invalid.

The intrusive nature of the planned spot-zoning use creates an additional traffic hazard at one of the city's busiest intersections.

Along with the real threat of reduced property values for nearby lots and neighbors, the request has no benefit to the public – this spot zoning only benefits the one lot owner.

Clearly, no greater good will come from this type of aggressive and intrusive self-serving spot-zoning request.

Please vote NO.

Respectfully,

Glenn P. McVicker and Sherry R. White, Homeowners
2410 Cypress Court
High Point, NC 27265

gpmcvicker@gmail.com
336-804-0131

From: Theda Hale
To: Public Comment
Subject: VOTE NO ON # 2020 EASTCHESTER DEVELOPMENT
Date: Sunday, February 28, 2021 7:23:40 PM

From: Lee Ann Patterson
To: Public Comment
Subject: Re: Zoning Map Amendment 20-20
Date: Sunday, February 28, 2021 9:29:56 PM

Feb. 28, 2021

Dear Mayor Wagner and City Council Members,

Thank you very much for your attention to the many public concerns regarding the amendment to the zoning map of 20-20. After the last meeting, I would like to make just a few brief comments. First, I would like to thank the developer for agreeing not to place a gas station on the site. I do believe this is the best and safest decision for the community water supply. Secondly, I am not against planned development. I think the idea of a micro brewery, a fine dining establishment, or a small boutique hotel strategically located between High Point and Greensboro could be beneficial to the community at large.

However, I do take issue with the idea of a fast food restaurant for the following reasons:

1) It will undoubtedly increase the traffic at this particular hub. While it may, or may not, increase the overall traffic on 68, it will increase congestion on this part of the road despite what the overall traffic analysis might indicate. (And honestly, it seems likely to increase overall traffic especially if they put a sign on the highway). Let's assume that there are 40-60 people a day arriving at or leaving the current Crossfit establishment. In order to turn a profit on any new food establishment with a window, this will have to increase to someplace between 500-1000 a day. With or without a right turn lane (which they seem determined to hold on to), think about how this will increase congestion at the stoplight on Hilton Court, in the left turn lanes, and on the freeway entrance and exit ramps.

2) This is still the Gateway to High Point. Is this establishment necessary to the community? Is this the best use of this property from the perspective of the city? I would argue that it is not given the close proximity of several fast food restaurants in High Point and 1.5-2 miles up the road at the intersection of 68 and Wendover.

3) I think the domino effect is not only possible but extremely likely. There are

at least two other properties that are adjacent to this lot that would have every right to seek rezoning if you approve this. The developer would have you believe that this would not be allowed under the current Land Use Plan. But, neither is his proposed establishment. And yet, here we all are considering it. And how will you answer that when the time comes? Please recall that the Planning and Zoning Commission voted 9-0 not to rezone these properties.

4) From a tax revenue point of view, it should be noted that allowing zoning exemptions often has a negative impact on the property value of both offices and residential communities. In fact, this may cause your overall net tax revenues to decrease while simultaneously irritating voters, residents, and current office owners. If you refuse to rezone the two office buildings adjacent to this lot, their property values will most likely decrease. Also, if the traffic worsens, the property values of residential neighborhoods in the area may also decrease. This is particularly true of the neighborhood off Gordon Road but could extend to neighborhoods to the north and south of 74 depending on how bad the traffic back up is.

As Richard Gsottschneider, (president of RKG Associates, Inc., real estate, planning and economic consulting firm with a national practice working with both public and private sector clients. The firm has offices in Durham, New Hampshire and Alexandria, Virginia.) notes:

"It is generally accepted by economic development professionals and municipal officials that new real estate development will not only enhance the economic base of the community, but that it will also expand the tax base. The purpose of this article is to show that this is not always the case, and that new developments, if not properly planned, can in aggregate have a negative impact on the tax base…

Many municipalities seem to forget about their existing tax base and infrastructure. Older neighborhoods, shopping centers, and industrial areas are allowed to "exist," but public policy and funding is directed to new development or possibly downtown revitalization. Yet even if these new developments are extremely successful, they seldom contribute more than one or two percent to the tax base. Meanwhile, the existing tax base in the rest of the municipality declines."

From Understanding the tax base consequences of local economic development programs, Gsottschneider, Richard K

5) Finally, The developer will be either attracting new clients which will

increase the traffic or they will be creating a substitution effect whereby consumers simply shift their purchases from one fast food restaurant in High Point to another thereby creating a new burden on existing businesses, or most likely both will occur.

For all of these reasons, I ask that you deny this request for a zoning exemption and stick to the 2020 Land Use Plan and the decision of the Planning and Zoning Commission.

Many thanks for your careful consideration.

Sincerely,

Lee Ann Patterson

From:	jbrewer48
To:	Public Comment
Subject:	Eastchester/Cypress/Hilton/GordonRd
Date:	Sunday, February 28, 2021 10:49:13 PM

To Whom It May Concern:

It is my understanding that the developer has amended their original proposal eliminating their request for rezoning to allow a gas station/ fast food to just a fast food restaurant. While I am relieved that the issues with underground tanks are no longer at play, I still have reservations due to the level of existing congestion on Eastchester particularly in this stretch. I really do see adding a fast food restaurant with a drive though as a train wreck in the making. I understand where some may think building one just off the 74 is a great idea and convenient, but access is not easy, so I disagree. This stretch of Eastchester has 2 stoplights that are needed, but yet too close together and creates horrible and dangerous driving conditions anytime, but particularly at peak times. High Point has plenty of Fast Food, just look at Main Street and further down Eastchester in the Palladium area, another one is not needed. The existing zoning allows for a restaurant, if I understand correctly, so the developer could put a restaurant in should they choose. This area is occupied primarily by offices and that still seems best use.

From what I read in the paper there are going to be additional housing and apartments going in further down Eastchester that will only add to the already horrible congestion. High Point has done such a wonderful job reinventing the uptown and downtown areas. Responsible growth needs to continue and I just don’t believe a fast food restaurant in the busiest section of Eastchester is it.

Thank you for your consideration.

Best regards,
Jenny
Jenny Brewer - REALTOR
Keller Williams Realty
mobile - 336-847-2197
jennybrewer@kw.com
jennybrewerhomes.com

From: John Stranieri
To: Public Comment
Subject: ZA Case #20-20
Date: Monday, March 1, 2021 9:13:27 AM

I have thought about this case that the city council will be considering today to allow a fast food restaurant to be built at Cypress Ct. and Eastchester Drive. I believe this would be a very bad mistake. This is a very congested traffic area and is prone to accidents. A business that has a high volume of in and out traffic like McDonalds would be disastrous.

Please vote No, do not allow this to happen!!
Thank you.

John Stranieri
1722 Chickadee Point, High Point, NC 27262
336-889-1970

From:	Jessica Kennedy Mayer
To:	Public Comment
Subject:	Gordon Rd and Eastchester
Date:	Monday, March 1, 2021 9:53:56 AM

You've got to be kidding me if you're trying to build fast food or anything in that area. It's ridiculously congested as it is with the I-74 corridor there and all the stoplights. Please for once consider the people and not a developer's greed (yes, greed because it's not in the best interest of the city or people). There are tons of restaurants, fast food and otherwise, in either direction within a 5-10 mile radius. Adding another there would only serve to increase traffic, frustrated drivers, and accidents. Leave that area alone and let people try to commute without adding issues. The roadwork is not even completed yet and it causes enough issue.

Best,
Jessica Mayer

From: Janis Stephenson
To: Public Comment
Subject: VOTE NO to BRC's Rezoning Request/Eastchester
Date: Monday, March 1, 2021 12:17:49 PM

To: Mayor Wagner & City Council

Once again the same developer with no interest in what is best now or in the future for High Point is pushing to change our rezoning laws to accommodate their agenda and now wish to put a fast-food (McDonald's ?) on Eastchester Dr. within yards of the I-74 access currently under construction and the Gordon Rd. & Cypress Court intersection. The Eastchester corridor is already the most heavily used and traffic congested in our city and it appears it will be strained even more to accommodate the two projects that the City Commissioners endorsed last Thursday for Eastchester and another on Gordon Rd.

It seems a moot point for you to EVEN CONSIDER rezoning for an unnecessary, unwanted fast-food restaurant/drive-thru and all the problems that would bring. Please remember this area backs up to our City Lake water supply and our lovely and much used City Park. Please don't let
this area become a blight on our City. ALL OF YOU ARE CHARGED WITH THE FUTURE OF OUR CITY AND WE ARE PLACING OUR TRUST IN YOU TO TAKE CARE OF IT!

Thanking you in advance for serving our city and its residents.

From:	Mike Hill
To:	Public Comment
Subject:	STILL opposed to #2020 Eastchester development
Date:	Monday, March 1, 2021 1:02:39 PM

Based on the latest changes to the #2020 Eastchester development proposal, nothing mentioned (yet) seems geared to prevent high traffic commercial-type businesses from occupying that location causing even more traffic congestion, vehicle accidents, and all the litter and toxic chemical run off that's certain to threaten Oak Hollow Lake & Deep River even further "IF" those enterprises are allowed to be built there. Once again I would urge you to VOTE NO on this #2020 Eastchester project.

From:	Bryan Williams
To:	Public Comment
Subject:	Eastchester & Hilton Road Development
Date:	Monday, March 1, 2021 2:45:40 PM

Dear High Point City,

I would like to express my opposition to the proposed rezoning of the property at the corner of Eastchester and Hilton Road. This is an extremely congested corridor and the addition of another high traffic business such as a fast food restaurant or gas station will create a major traffic problem in that area. Please say NO to to this development.

Thank you,
Bryan Williams

From: Donald C Barrett
To: Public Comment
Subject: ZA Case # 20 - 20
Date: Monday, March 1, 2021 5:58:28 PM

I would firmly oppose and discourage the introduction of any retail development on the sight proposed for this rezoning if it creates further traffic congestion. This brief strip on Eastchester, which is already heavily committed to a role as vestibule to I - 74 and as a joining point to Easetchester for countless residential communities bordering the area, already has it's work cut out for it.. A fast food operation will distract and slow traffic by adding additional entry and exit traffic to the normal flow ,as well as add to lane crossings, which will be difficult to safely service. This is one critical spot in HP that I believe we need keep as stress free as possible to take care of the high volume of community and visitor travel it already serves. because of its role. in accessing the airport and it's proximity to HPU.

End of Comments