

## **TOWN OF UNIONVILLE MINUTES OF PUBLIC HEARING**

The July 15, 2019 6:30 p.m. public hearing considering comments regarding Rezoning #ZC-19-01 was held at Town Hall, 1102 Unionville Church Road, Monroe, NC. Mayor Baucom and Commissioners Edd Little, Andrew Benton, Gene Price, and Jaren Simpson were present. Town Attorney Ken Helms was also present. Commissioner Ken Brown was absent.

Mayor Baucom called the public hearing to order and welcomed everyone at 6:30 p.m. He advised that a quorum had been determined. Ken Brown had called out sick and would not be able to make the meeting. Mayor Baucom then asked anyone who desired to speak to come forward to be sworn in. All those who had signed up came forward and Mayor Baucom administered the oaths to all witnesses signed up to speak at the public hearing.

Next, Mayor Baucom asked Sonya Gaddy, Town of Unionville's Land Use Administrator, to introduce the case. Land Use Administrator Gaddy stated that this is case # ZC-19-01, a request to rezone from Tim Keziah. She stated that it has been continued to this month (from last month) at the request of the applicant. It is a request to change zoning on a portion of Mr. Keziah's property, parcel #08207010, located at 623 Sikes Mill Road, a 2 acre tract, from RA-40 to Conditional Use District (CUD) – Light Industrial for a Class 1 mini warehouse with no outside storage. She stated that the public hearing had been re-advertised, as required by the statute, and adjoining property owners and the applicant all received letters about this public hearing. The Staff and Planning Board recommend conditional approval; conditional on the eleven conditions stated in the staff report, which Council should have. She advised Council that at this meeting they will need to go through the findings of fact and then adopt a statement of reasonableness and consistency in the regular meeting to consider this.

Mayor Baucom then asked Attorney Helms about the two-step process for clarification. Mayor Baucom stated that it is a two-step process that requires at statutory rezoning, which will be up or down voted by the Council, then followed by the Conditional Use vote. He asked Attorney Helms if that was correct. Attorney Helms reiterated that this is a two-step process. First, Council will have to re-zone it, and then, if it is rezoned, proceed to the conditional use permit portion.

At this time, Mayor Baucom formally opened the public hearing. He reminded the public that everyone speaking needed to be signed up to speak. He advised the group that he would go down the list of those signed up. He stated that there was no need for sermons, and requested that each person make their statements quick and to the point. He noted that there were about 20 people signed up to speak, and they would proceed.

Mayor Baucom then called on Skip Jackson from Boyd Griffin Rd. Mr. Jackson then addressed Council and stated that he would like to say very simply that he has known

Tim for several years. Mr. Jackson stated that he [Tim] is a good man; he [Tim] is an honest man. Mr. Jackson stated that if he [Tim] says he [Tim] is going to do something, then Mr. Jackson believes that he [Tim] will do it. Mr. Jackson stated that he thought it would be done very professionally and he thought it would be done very correct, without any harm to neighbors or just the quality of life around Sikes Mill Road. Mr. Jackson then stated that he supports Tim's decision to do this and he thinks it would be good to have somewhere else [to rent a warehouse]. He stated that he knew that all the warehouses, mini warehouses, in Monroe or Wingate are full. Mr. Jackson stated that he had to rent one [a storage unit] from Lynn Keziah, and the reason he got one from Lynn was that it was the only one he could find. Mr. Jackson stated that the unit was the last one he [Lynn Keziah] had. Mr. Jackson stated that he thought there is a real need for this and he supports him [Tim] in this decision. Mr. Jackson then thanked the Council and sat down.

Next, Mayor Baucom called on Matthew Hinson to speak. Mr. Hinson greeted the Council and stated he was concerned about increase in criminal activity with the proposed mini storage. He stated that he had pulled data from nine mini storage warehouses in Union County. He stated that two were from Old Charlotte Highway, Skyway Drive, Walkup Avenue, Waxhaw Indian Trail Road, South Providence, Lancaster Highway, Lancaster Avenue, and on Highway 74. He stated that these [mini warehouses] were located in Monroe, Indian Trail, and Waxhaw. He stated that Monroe, Indian Trail, and Waxhaw have a much more defined police presence than Unionville does. He stated that Unionville operates, or is covered, by Union County Sheriff's Office. The Town is part of Zone 1 that goes from Old Charlotte Highway to Morgan Mill Road. He stated that the area was 25% of the county. He stated that it [Zone 1] is covered by two deputies when they have two. He stated that oftentimes it [Zone 1] is covered by one deputy with a floating deputy between Zones 1 and 2, which equates to three deputies covering half of the county. He stated that between the nine properties he pulled, there were 239 law enforcement incidents over this time period. He stated that the search query he used yielded only returned 40 results. Three of the properties returned the maximum of 40; one of the properties had 40 since November. A lot of these are preventative patrols. He then questioned what the crime rate would be without preventative patrol and who would do preventative patrol in Unionville. He thanked the Council and began to sit down.

John Burns, attorney for the applicant, then requested the opportunity to ask Mr. Hinson a couple of questions. Mayor Baucom permitted Attorney Burns the privilege. Mayor Baucom advised that he did not want to get into a back-and-forth situation. Attorney Burns stated that he did not take 218 to get to Waxhaw, so he would be brief. Attorney Burns asked Mr. Hinson if, in regards to the units he just testified to, he had personally looked at those units. Mr. Hinson stated that he had seen most of them and was aware of them. Attorney Burns asked he had been to the property and looked at them. Mr. Hinson stated he had been to most of them. Attorney Burns asked if he had examined or if he was familiar with their security. Mr. Hinson stated they had fences around them and security systems. Attorney Burns asked if Mr. Hinson knew what kind of security system they had. Mr. Hinson stated that he did not know. Attorney Burns thanked Mr. Hinson.

Mayor Baucom then called Gayle Philemon to speak. Ms. Philemon stated that she was opposed to the mini warehouses being built. She stated that she was quite aware of all the problems that occur at these types of facilities, such as drugs and crime. She stated that she knew that she would not like mini warehouses built beside her home, or near her home, and she trusts that neither would the Council. She went on to say that if any Unionville resident has a need of such a facility, they need only drive eight to ten minutes into Monroe to get one. She said that she believed in keeping our community as safe as possible and said she wanted to thank the previous town leaders for their efforts to preserve the wonderful community we have today. She said that she hoped and prayed that after much consideration that the Council will oppose this matter. Ms. Philemon then sat down.

Mayor Baucom then called Danny Philemon to speak. Mr. Philemon stated that he wanted to echo what others said. He stated that he was opposed to this project because of all the crime that is associated with mini warehouses. He stated that they have a fear for the safety of the children and traffic on the road. He stated that Sikes Mill Road is a heavily trafficked road, and it will only add more traffic to it and make it more dangerous. He then reiterated that he was opposed to the project.

Next, Mayor Baucom called on John Burns, attorney for the applicant. He stated that he would examine his witnesses. He asked Mayor Baucom to tell him how he should proceed. He stated that he was the attorney for the applicant. Mayor Baucom advised Attorney Burns to come on up and proceed with his witnesses. Attorney Burns stated that he would start with Tim Keziah. Mr. Keziah requested a drink of water prior to starting. After getting water, the questioning proceeded. Attorney Burns asked Mr. Keziah if he was ready. After confirming that he was ready, Attorney Burns asked Mr. Keziah to tell the folks what he planned to do on his property. Mr. Keziah stated that he planned to build four buildings that will be mini warehouses. Two of the buildings would be 20 feet wide by 110 feet long and the other two will be 20 feet wide by 120 feet long. He stated that it would be fenced in with a privacy fence all the way around. Attorney Burns asked him what kind of privacy fence he anticipated. Mr. Keziah stated that it would be chain link fence with either privacy slats or a type of canvas that they attach to a fence. Attorney Burns asked Mr. Keziah how tall the fence would be. Mr. Keziah stated that the fence would be six feet. Attorney Burns then asked Mr. Keziah what kind of security he had planned. Mr. Keziah stated that he planned to have night vision security cameras that will monitor the property 24/7; he plans to use the twelve megapixel security cameras, which will bring in the clearest picture possible. Attorney Burns asked what kind of screening Mr. Keziah planned for the front of the property. Mr. Keziah stated that at the front and rear of the property, he is leaving a natural buffer and on the side of the property will be the fence with the privacy slats. Attorney Burns then asked Mr. Keziah if he had a sketch of the floorplan of the four buildings, along with the elevations. Mr. Keziah confirmed that it was. Attorney Burns then distributed copies of the floor plan with elevations to the Council. Attorney Burns stated that in regards to the conditions that were recommended by the Planning Board, he verified that Mr. Keziah was familiar with all of the conditions and Mr. Keziah affirmed that he was familiar with them. Attorney

Burns asked Mr. Keziah if he was willing to comply with each of the conditions that the Planning Board placed on the project. Mr. Keziah stated yes, that he would comply with the conditions. Attorney Burns then asked Mr. Keziah if it was correct that he [Mr. Keziah] lived next to the project. Mr. Keziah stated that it was correct. Attorney Burns asked Mr. Keziah that when Mr. Keziah first came to see Attorney Burns and before he applied for this, if Attorney Burns told Mr. Keziah to go talk to all of his neighbors. Mr. Keziah stated that Attorney Burns did advise him to do so. Attorney Burns asked him if he did so. Mr. Keziah stated that he did go speak to his neighbors. Attorney Burns asked Mr. Keziah what response Mr. Keziah got from his neighbors. Mr. Keziah stated that his neighbors do not mind him doing this. Attorney Burns asked Mr. Keziah if he talked with Kevin Philemon. Mr. Keziah stated that he did. Attorney Burns asked Mr. Keziah if it was correct that Kevin is Mr. Keziah's next door neighbor. Mr. Keziah stated that it was correct. Attorney Burns asked Mr. Keziah to state what Kevin told him. Mr. Keziah stated that Kevin told him that he did not mind him [Mr. Keziah] doing this, that he saw that it would not be any worse than Vann's Welding. Attorney Burns then asked Mr. Keziah if his house was between Kevin Philemon's and the proposed project. Mr. Keziah confirmed that statement. Attorney Burns then asked Mr. Keziah what screening, if any, was there between Mr. Keziah's house and Mr. Philemon's house. Mr. Keziah stated that Mr. Philemon has a natural screen that he has let grow up over the years that is maybe 20 feet wide. Attorney Burns then asked if anyone on the Board had any questions of Mr. Keziah. Councilman Gene Price asked for Mr. Keziah to confirm if he understood correctly that he thought Mr. Keziah said that two [units] would be 100 feet long and two [units] would be 120 feet long. Mr. Keziah corrected that two [units] would be 110 feet long, he believed was correct, and the other two [units] would be 120 feet long. Councilman Price stated that the drawings showed 100 feet each. Mr. Keziah stated that the drawings were a generic drawing. Councilman Edd Little asked Mr. Keziah what the actual size of the lot would be. Councilman Little stated that there were three or four different sizes in what they were given, from 2.203 to 2.7. Mr. Keziah asked if he was asking about the size of the lot. Councilman Little confirmed that he was asking about the lot size. Mr. Keziah stated that the lot size was 2.07 [acres]. Attorney Burns asked if anyone else had any questions. Councilman Andrew Benton then asked that even though the proposal did not call for parking spaces, he asked Mr. Keziah if he did not have any area set aside for RV or boat storage, or anything like that. Mr. Keziah stated that there would not be any outside storage; it was all inside. Attorney Burns asked Mr. Keziah what kind of access there would be to the property. Mr. Keziah stated that it would be gated, coded, where they have to punch a code to get in through a gate; and, of course, one of the conditions was that the hours were restricted from he thought (if he remembered correctly) about 6 am in the morning until, he thought, 9 in the afternoon, which was what was approved by the Planning Board. Mayor Baucom asked what kind of alarm system Mr. Keziah said it would have. Mr. Keziah stated that he did not think that the Planning Board has dictated that an alarm system be used. He stated that they were having a highly sophisticated security system as far as cameras were concerned. Mayor Baucom then asked Mr. Keziah if the screening would just be a slatted fence. Mr. Keziah stated that it would either be privacy slats or canvas. Mr. Keziah stated that he had noticed that when passing other businesses that a type of (he thought) canvas screening is available that would go up quicker and may be a little more affordable,

though he was not sure. Mr. Keziah said that actually, in his opinion, he thought that it [canvas] provides more of a better screen than the slats, from what he had seen. Attorney Burns stated that Mr. Keziah would be willing to do whatever the Board would require him to do as far as the canvas screening or the slat screening.

There being no additional questions for Mr. Keziah, Mayor Baucom asked Attorney Burns to call his next witness. Attorney Burns then called Margaret Dezio. Attorney Burns confirmed that her name was Margaret Dezio and then asked Ms. Dezio what she did. Ms. Dezio stated that she is a North Carolina stated certified General Real Estate Appraiser. Attorney Burns asked her if she was licensed by the state of North Carolina. Ms. Dezio stated that she was. Attorney Burns asked Ms. Dezio how long she had been so licensed. Ms. Dezio stated 41 years. Attorney Burns asked Ms. Dezio if she had done an analysis and appraisal of the project that Mr. Keziah proposes. Ms. Dezio stated that she had done an impact analysis, which is what the statute has called for. Attorney Burns asked Ms. Dezio that in her training/experience under her license if she was qualified to do an impact analysis by the state of North Carolina. Ms. Dezio stated that she was. Attorney Burns asked Ms. Dezio if she reached a conclusion as to, or if she had an opinion, as to whether the project will endanger the public health and safety. Ms. Dezio stated that she could not find any reason that it would endanger public safety or health. Attorney Burns asked Ms. Dezio on what she based that opinion. Ms. Dezio stated that she understood that one of the big issues concerning folks is crime, so she has been to three areas in Union County where mini warehouses have been built – one on Parkwood School Rd. right at Parkwood High School, one on Fowler Secret Rd. right across the street from the highway patrol station, and one on Haywood Rd., which is right off Rocky River Rd. near Ivan Secret Corner. She stated that she picked those three to look at because each one of them have residential properties abutting those particular areas. She stated since the first report was done in January 2018, she had updated that report with another particular property she had found in Sun Valley. She told Council that she would like to give them a copy of a handout. The first page shows the mini warehouse project that was built, and the second page shows what is directly behind that, which is a subdivision called Brandon Oaks. She stated that they have found absolutely no problem with growth in any of these areas. She stated that Brandon Oaks is a very successful subdivision. She stated that she had also looked at the crime report over the three previous projects that she had looked at, and have included those with the impact analysis that she presented to Council. She stated that it can show nowhere that the presence of a mini warehouse causes crime to increase. She stated that it was just normal crime that we have in Union County and nothing has been attributed to the presence of mini warehouses. In all of these areas, the one on Haywood Rd. has two subdivisions that have been built directly behind it; Brandon Oaks at Sun Valley; behind the one on Fowler Secret Rd. just across from the highway patrol station, there is one [a subdivision] called Meadow Creek, and also Woodridge is right there; and then down at Parkwood, the fellow that owns that particular project has built a very nice house across the street and his mother lives right beside it. Ms. Dezio stated that she could not find where crime is anywhere associated with mini warehouses. Attorney Burns then asked Ms. Dezio that as a result of her impact analysis if she had an opinion as to whether this project would injure the value of adjoining or abutting property. Ms. Dezio stated that it will not.

Attorney Burns asked Ms. Dezio on what she based that opinion. Ms. Dezio stated that she based her opinion on all of the rhetoric that she just gave the Board. Attorney Burns then asked if she put all of the information in her impact analysis. Ms. Dezio confirmed that she had, with the exception of the one [mini warehouse] at Sun Valley. Attorney Burns asked Ms. Dezio if she had an opinion as to whether this [mini warehouse] will be in harmony with the area in which it is located. Ms. Dezio stated that it would be in harmony because this area already has light industrial – Vann’s Welding right beside it and ¼ mile down the road is a well, Mullis Well Drilling, company. She stated that they already have industrial in the area and those two industrial properties are far more obtrusive than mini warehouses, which has limited traffic, no noise, and does not require any water or sewer to them. She said that the other ones [businesses] that are already there are much more obtrusive than mini warehouses. Lastly, Attorney Burns asked Ms. Dezio if she had examined the Town of Unionville Land Use Plan. Ms. Dezio stated that she had. Attorney Burns asked Ms. Dezio if she had an opinion as to whether this project would be in conformity with that plan. Ms. Dezio stated that she had, she had the Land Use Plan for Unionville that is dated February of 2006. She asked the Board if the Plan was current or if it had been updated. Land Use Administrator Gaddy stated that it was the most recent. Ms. Dezio stated that on page 5 where it says, “Commercial and Industrial Development,” it has some verbiage at the top [of the page]. It says, “Existing commercial development is small scale and spread out in different locations. The Town anticipates demand for some larger scaled and commercial development in the near future and would like to plan for its arrival.” Ms. Dezio stated that she applauds them for that. As an appraiser, she stated that they like growth, but it has to be controlled growth, not harum-scarum growth. She went on to read, “Existing industrial development consists mostly of small, light industrial uses located along major thorough-ways.” She stated that it had already been determined that Sikes Mill Road is a very busy road. She read on, “The Town recognizes the value of these businesses in serving agricultural and other activities and in providing employment for the Town. The goal is to prevent strip development from occurring by focusing new commercial development in designated strategic locations, to consider new light industrial uses along major thoroughfares within the Town at sites where they will be compatible with surrounding uses.” She then moved to page six, number four, stating that it addresses directly the Conditional Use District rezoning. She read, “They will be considered more favorably than General District rezonings as a means to ensure compatibility of new industrial and light-industrial uses with the surrounding areas. New light-industrial uses should have a suitable site and building designs to minimize any undesirable impact on the adjacent properties.” She then stated that it was her opinion that the Town had wisely allowed for this [mini warehouses]. Unionville and the Piedmont area is growing by leaps and bounds and will continue to grow, particularly with the new water line that is being put in. She stated that these people need services. They do not need to drive to Monroe for extra storage. Services need to be provided here in Unionville, but it needs to be controlled services. Attorney Burns asked if anyone had any questions of Ms. Dezio. Michelle Morgan asked from the audience if Ms. Dezio had a lot of people who were looking for mini storage. Ms. Dezio stated that every mini storage unit in Monroe was full and there was a great need for mini storage. Land Use Administrator Gaddy requested a copy of the report Ms. Dezio shared from the Sun Valley mini warehouses. Ms. Dezio provided

Land Use Administrator Gaddy with the report. Commissioner Edd Little stated that in her report she had four comparisons on crime. He stated that she did not mention those at this meeting, but one of them [the locations] had 59 incidents and the other had 61. She stated that those numbers reflected a whole year. Commissioner Little asked that for a year, did she not think it was pretty excessive. Ms. Dezio stated that no, she did not. She said not in Union County. She then said to take 60, divide by 12, that was four a month, five a month. She said that she did not think that was excessive at all. Commissioner Little stated that it was one a week. Ms. Dezio then stated that these crime reports are in a one-mile radius of these mini warehouses; they are not directly at the mini warehouses; they are just in a one-mile radius of them. She also said that it could be something as somebody getting a speeding ticket or somebody does not like the way the grass is mowed. All of the crime reports in Union County are extremely low. Attorney Burns asked Ms. Dezio if the incidents she put in the report did not all come from a mini warehouse report. Ms. Dezio said no because the Union County Sheriff's Report only allows to do it [run the report] in a one-mile, two-mile, three-mile area, so she used them all in a one-mile area because it would not let her do it for just that address. Someone from the audience asked Ms. Dezio if she lived in this area. Ms. Dezio said that she did, she lived in Monroe. The person asked her which side of Monroe she lived on, this side or another part. She stated that she lived in Downtown Monroe. Michelle Morgan asked if Ms. Dezio used mini storage. Ms. Dezio said she did use mini storage, that she had two [units]. Michelle Morgan asked what the company was that was wanting to do this [build mini warehouses]. Ms. Dezio said that it was Tim Keziah. Michelle Morgan then asked what the piece of property was now, forest or agriculture. Ms. Dezio said that it is a six-acre tract that he [Tim Keziah] lives on and there are two acres that have trees on it. He will clear out where he wants the mini warehouses to go and leave the trees as buffers along Vann's Welding that is right beside him and the street, Sikes Mill Road. Another member of the audience asked if he could ask Ms. Dezio a question. He asked Ms. Dezio if it was right that she did not live in this area. She stated that she lived in Downtown Monroe. He then said that she did not live in the Town of Unionville. She said that she did not. This person asked how she could support a mini storage in this area if she did not live here. Attorney Burns then stated that he did not believe that it was a proper question and called on Attorney Helms. Attorney Helms stated that the petitioner is entitled to present whatever evidence they want to present. Ms. Dezio is qualified as an appraiser to give her testimony. She does not necessarily have to be from Unionville or Monroe. She is qualified to give her testimony for Council to make a determination as to what weight to give that. Ms. Dezio stated that all of her testimony is based on data that she went down to the market and found; it was not her personal data. Attorney Burns thanked Margaret for her testimony.

Attorney Burns then called Michelle Huggins. Attorney Burns asked if her name was Michelle Juggins. Michelle clarified that her last name is Huggins. Attorney Burns apologized. He then asked Ms. Huggins where she lived. Ms. Huggins stated that she actually lived in the Town of Fairview, but just barely. She stated that she lives off Unionville Brief, on Tesh Road. Attorney Burns asked Ms. Huggins how she was employed. She stated that she is a Senior Mortgage Analyst for Georgia Banking Company. She said that she produces, underwrites loans for builders to build new

subdivisions, new homes, new construction. She has been doing so with Georgia Banking for the last year, and been doing it [underwriting] for the last 20 years. She also has a DE certification in underwriting. Attorney Burns asked Ms. Huggins what a DE certification in underwriting was. Ms. Huggins said that a DE certification in underwriting means she is a designated underwriter and can work for any bank in the country; underwrite any loan that is FHA [Federal Housing Administration], USDA [United States Department of Agriculture], and conforming with Freddie and Fannie. She went on to say that with Georgia Banking Company she has a credit limit of \$2.5 million that she can lend with no one signing behind her. Attorney Burns asked Ms. Huggins what agency issues the certification she just testified that she had. Ms. Huggins stated that the federal government, HUD [Housing and Urban Development]. Attorney Burns then asked Ms. Huggins what her presence at the public hearing had to do with this project. Ms. Huggins said that she was here to state that, per underwriting guidelines, through HUD, FHA, USDA, Fannie, Freddie, the property that Tim is proposing has no externalities as far as they are concerned. The externalities are things that they would have to look at a lot closer to approve a mortgage. Attorney Burns asked Ms. Huggins where we would find the externalities that she is talking about. Ms. Huggins said that these are guidelines; these are the underwriting guidelines that underwriters across the nation have to follow. She said that some of them are highlighted, the externalities, and as they could see, mini warehouses are no longer listed. She said that they were [listed] ten years ago. She said that there are some externalities that were listed that do affect Unionville – Vann’s Welding Shop – quite a few of the items on there would be externalities and they would have to look at in regards to his shop. But as far as the mini warehouses are concerned, she stated, they are not an issue. She said they would have no problem underwriting a loan for any property adjoining it or surrounding it. She said that she would have no problem for underwriting a subdivision in that area for A and D [acquisition and development] and new houses. Attorney Burns asked Ms. Huggins if she had an opinion as to whether this project would devalue anyone’s property that it adjoins. Ms. Huggins said that it will not devalue, should not devalue it. She said that she did not think it would [devalue adjoining property]. As far as the guidelines state, it does not. Attorney Burns then asked Ms. Huggins if at one point in time the guidelines did include mini warehouses. Ms. Huggins stated that they did; they [mini warehouses] were listed under externalities with flea markets, car dealerships, and gas stations. At that point, you would have to have a comp [comparable] within the same distance of another like-unit to be able to underwrite, which meant that if someone that was half a mile from warehouses like Tim’s, then they would have to find a comp that was within half a mile of another set of mini warehouses. She stated that it was no longer the case. Attorney Burns then asked Ms. Huggins what she meant when she used the term “underwrite.” Ms. Huggins stated that underwriters are the ones who sign off on the loan. They are the final say as far as if someone gets the loan or not. Attorney Burns reiterated that they say if someone gets to buy the house or not. Ms. Huggins confirmed that they say if someone gets to buy the house or not, or in her case, gets the spec loan. Attorney Burns then asked if anyone had any questions of Ms. Huggins.

A lady from the public began asking Ms. Huggins a question about presenting her evidence. At this time the court reporter for the applicant asked if the public could



identify themselves so she could state it on the record. The lady said her name is Michelle Morgan and she lives on Sikes Mill Road, Unionville Road, and off of Haywood Road; a little bit of everywhere. She then asked Ms. Huggins if she was the one who was underwriting for him [Tim Keziah] to build this thing [mini warehouses]. Ms. Huggins said no, she underwrites for residential loans only. Ms. Morgan then asked that if someone were to come in and want to build a house adjacent [to the mini warehouses], that Ms. Huggins was just saying. Ms. Huggins said that it would not affect her; it would not affect that customer. Ms. Huggins said that she would not look at warehouses and say, "Oh, he can't build there," or, "I can't do a loan there because of those mini warehouses." Ms. Huggins said that ten years ago she would not have been able to underwrite a loan that had mini warehouses unless they had comps – comparable sale, same distance to those mini warehouses. That is no longer the case. Attorney Helms then stated that what she [Ms. Huggins] is doing is giving her opinion towards the element as to whether or not this proposed use will have an effect, an adverse effect, on property values. She [Ms. Huggins] is giving her opinion; the Council is listening to it as part of the petitioner's presentation. They will decide on whether they will make a decision here. Attorney Helms said that what he was trying to clarify is that this is not a vote from a standpoint of seeing where the votes are for and against; that's going to be the decision. They will take in the evidence from this vote, let everybody have their say, and then Council is going to decide. Attorney Burns then asked if anyone else had any questions of Ms. Huggins. There being none, Attorney Burns thanked Ms. Huggins.

Attorney Burns then called Kevin Leebrick, his next witness. Attorney Burns asked if he pronounced Mr. Leebrick's name correctly. Mr. Leebrick stated that it was close enough. Deputy Clerk Braswell asked him to spell his name. Mr. Leebrick then spelled his last name for the record. Attorney Burns then asked Mr. Leebrick how he was employed. Mr. Leebrick stated that he works in the self-storage industry. He stated that he owns, operates, and manages nine facilities – 2,500 units and about 300,000 square feet – between Charlotte all the way over to Banner Elk. Attorney Burns then asked Mr. Leebrick if he had an opinion as to how this property as proposed will affect the traffic on Sikes Mill Road. Mr. Leebrick stated that he had been in the business for just over 10 years and what they see across, regardless of location or size, that 2-3%, on average, on a slow day, is the normal traffic per tenant. He said that he thought this project had approximately 85 units, so they would be looking at 2-3 people coming in (tenants) each day when it is completely full. On a busy day, you might be looking at 5-6%, so 5-6 tenants coming in each day. So the traffic would really be, compared to what goes up and down Sikes Road traffic, it would not add anything; it is going to be negligible. Attorney Burns then asked Mr. Leebrick to tell the Council on what he based that 2-3% opinion. Mr. Leebrick stated that all of his properties have gate systems, so they have to punch in and punch out of that so they are able to keep track of how many people are coming into the property every given day so they get exact data as to who, when, and how long they are on the property. They actually pull data and look at that on a recurring yearly basis, typically in November, to budget for maintenance and so forth for asphalt, rock, and the likelihood of that property [garbled]. Attorney Burns then told Mr. Leebrick that he had heard the issue of crime mentioned tonight and asked if he had an opinion as to the effect of this project on crime in the area. Mr. Leebrick stated that he did. He said that there was

a gentleman here earlier – he could not remember his name – who mentioned nine different properties in the Monroe-Indian Trail area. He said that if you look at the properties, they are lower-end properties. If you look at the particular neighborhoods they are in, they are lower-end neighborhoods. He said that he actually managed the Sun Valley property that one of these ladies mentioned for over eight years, on top of operating the building and so forth. He said that they had zero incidents; not one on the property – that’s 1310 Wesley Chapel Road. He said the reason is that they trained their tenants from the get-go with “Hey, let’s have a good rapport,” but they have a state of the art security system as well, much like Tim was talking about with twelve megapixel cameras. He said that he had an overkill of them; personally, he had 32 cameras for just over 68,000 square feet, so one [camera] for every 2,000 square feet. He said it is overkill, but it is better safe than sorry. Most of the – all but one of – the nine properties the gentleman mentioned earlier are an older product, should we say, and have less than desirable security. Attorney Burns then asked if anyone had any questions for Mr. Leebrick. Mr. Leebrick said that he should also mention that he serves on the NC Self Storage Association Board as a Board of Directors. He said that he is probably the only person in this room who has actual live experience and the ability to speak authority to the industry as a whole. There being no questions, Attorney Burns thanked Kevin.

Attorney Burns then called the engineer and asked if he had signed in. He confirmed that he had. Attorney Burns then asked him to tell folks his name. He stated that his name is Kevin Herring and he is a Licensed Civil Engineer for the State of NC. Attorney Burns asked Mr. Herring how long he had been so licensed. Mr. Herring stated 25 years. Attorney Burns asked Mr. Herring if he was employed by Mr. Keziah to draw this project. Mr. Herring stated that was. Attorney Burns asked Mr. Herring if he drew the plans that had been submitted to the Council. Mr. Herring stated that he drew the rezoning plan and, if approved, he will also draw the required plans by the Town, as well as NCDOT for the required driveway permit he would have to get, and if he exceeds an acre in disturbance, they will have to go to DEQ for erosion control. Attorney Burns asked Mr. Herring if he anticipated if more than one acre is going to be disturbed. Mr. Herring stated that they do not anticipate that, but they will follow guidelines to contain erosion on this site. Attorney Burns asked Mr. Herring if this project is going to require a [retention] pond. Mr. Herring stated that no, it would not. He said that they have requested that – they are within the Lake Twitty protected area – and they have requested that they utilize the 10% bonus for the impervious [surface]. They will be 42% impervious on this site, the majority of which will be gravel. Attorney Burns then asked Mr. Herring if he had an opinion as to whether this project will or will not affect the public safety from the standpoint of the watershed area. Mr. Herring stated that from the standpoint of the watershed, no sir. Attorney Burns asked if anyone had any questions of the engineer. Attorney Burns thanked him.

At this time, Attorney Burns then asked Council for just a second. Attorney Burns then stated that he had spoken to all of the witnesses he had. There were others present to speak in support of Mr. Keziah. Mayor Baucom said that it was fast for a lawyer. Attorney Burns said that he had said he does not go up [Highway] 218 to get to Waxhaw.

Mayor Baucom then called Mr. Pressley. Dennis Pressley introduced himself and said that he lives at 620 Sikes Mill Road. As an adjoining land owner, he lives right across the street from the proposed site, and he has no opposition at all to them building the warehouses there. He said that he thought it would be an asset to the community, provide service for the people who have need, and he fully supports the warehouses there. He said that he does not feel like it will devalue property in any way, shape or form; he is not anticipating that at all. Nor is he fearful of crime in the neighborhood, no more than what will be up and down the road on a normal day any way. He said that he fully supports the warehouses. He then thanked Council and sat down.

Mayor Baucom then called Kathy Arrington. Ms. Arrington stated her name and that she lives just right across the road here in Unionville. She stated that she was in support of the mini warehouses. She said that she knew that there have been several times when she has had remodeling projects going on and she needed someplace to store her stuff, but she didn't have one close by, so she just had to make arrangements to move everything in her house around in order to get her remodeling done, so she is in support of having mini warehouses closer to Unionville.

Mayor Baucom then called Kevin and Addie Philemon. Kevin Philemon stated that he was the Kevin Philemon that was supposedly quoted. He said that he didn't think the words exactly were that he was fine with it and that it is no worse than Vann's Welding. He said that he would go ahead and state that and unless it is on a recording, his statements were somewhere around, and he will paraphrase because it has been so long ago, that if that is something you [Tim Keziah] want to try, go ahead. Mr. Philemon stated that a couple of concerns of his are the increase in crime. If you do some reading, you'll find that stuff. He stated that he has a family and children that like to play outside and it concerns him with this stuff being next door. He went on to say that these are perfect places for thieves to spot out neighboring houses, and nobody is at the storage units all of the time, so he questions the security. He then stated that he was worried about the increase in traffic, of course, being a fireman and a homeowner next door. Mr. Philemon stated that he had done a lot of reading on this and a lot of times these storage units get passed with conditions on the hours. He said that after a year or two things are great, then the hours are now whenever you want to come, so he then questioned who would monitor that. He then stated that these were just random [concerns], and he definitely would not go down 218 [to get to Waxhaw]. He said he is a lot quicker than that. Then he stated he was worried about headlights, and what would be stored in the storage units. He said that we would not know. It is like a UPS or FedEx truck, just stationary. He stated that he was worried about the environmental risk because you do not know what is stored in there. He said that he was worried about increased rodents because you do not know what is stored in there. He then said that he was definitely worried about his property value decreasing. If this goes through, and he ever sells his house, he said that he knew a few people in the room who will hopefully be knocking his door down to purchase the place. Mr. Philemon then said that he knew for a fact, from being a firefighter, that people use these storage units for illegal activity: sell drugs out of them, meth labs, people live in them, people run businesses out of them that are not permitted. He said he believed Unionville has turned down these [types of] storage units

two times in the past. In his opinion, a precedence has been set. He then stated that different sized vehicles coming in and out, anything from a car to a box truck sitting there running. Mr. Philemon said that people desire to live in Unionville because we do not have this kind of stuff. He said that he purchased his house knowing that Vann's Welding was there. He said that he would not have purchased his house had he known storage units were going to be there, or were already there. He said that he believed Unionville already has a Land Use Plan and already has commercial property in other areas, so he questioned why the Town doesn't fill that up before putting commercial property in residential areas. He said that like Mr. Hinson, he also pulled some police data. He said that he believed he and Mr. Hinson actually pulled specific addresses, not within one, two, or three miles of an area. They pulled the specific addresses. He stated that he had those copies, or a couple of copies, if they want to know the addresses as well as trying to explain the police reports. He asked Council if they would like to see them. He stated that these [reports] were broken down into units from City of Monroe, so it is broken down into districts, or what he would call a district. He stated that it was broken down to anything from an accident to breaking and entering, breaking and entering and felonies, misdemeanors, drug activities, threats, embezzlements, drug paraphernalia, drug possession, possession of controlled substances, shoplifting, trafficking marijuana, and the Council could see the rest there. He stated that they could see that there were 275 calls. He said that he asked for specific calls, not calls for service. Calls for service would have been, according to the Monroe Police, probably into the thousands. He stated that they only do reports on certain things, not just because someone stumped their toe and they got called out there; these are specific calls. Attorney Burns asked Mr. Philemon if he could see the report he provided to Council.

Addie Philemon then spoke and said that she would also like to say that she married Kevin 18 years ago and they looked for a safe community to raise a family. She is also a teacher at Unionville Elementary, and she believes it is one of the last rural elementary schools that we have left in Union County. She said that it is safe, kids are not afraid to go there, and she feels very confident letting her kids playing in her yard. Like her husband said, they were aware of Vann's Welding when they bought the house and she does not think they would have bought it, she is pretty sure they would not have bought it, if the storage units had been there. She said that they look for a safe community for their children to grow up in, and being right there with them, she feels like this is not in the best interest of Unionville to have these storage units come in because she thinks it will commercialize the Town more and will leave a gateway open for losing the small town feel and our safety.

Kevin then stated he was supposed to finish her thoughts, but he did not know how to do that. He said that there were two things that he wanted to quickly mention. He said that he believed that it was in April of this year there was a 68-year-old woman who was found dead in her storage unit. They had the thing on camera, so what? They caught the guy, so what? There is still a lady that is dead because nobody was able to, nobody watched the video; where's the security? He also pulled up a website where law enforcement is trained for storage units. Some things that they were concerned about were the storage of drugs, storage of counterfeit goods, stolen property, money waiting to

be laundered, the making of bombs or a terrorist attack, which, if you know your history, the first World Trade Center, as well as storage of illegal weapons.

Attorney Burns then asked if he could ask Mr. Philemon some questions. Kevin Philemon stated that he was not willing to answer the questions. Attorney Burns then stated that he moved that all of Mr. Philemon's testimony be stricken. He stated that Mr. Philemon had presented some evidence that he believed Mr. Philemon has presented in a light that is misrepresented. Attorney Helms advised Council to let Attorney Burns ask the questions, but he did not know if they could make Mr. Philemon answer the questions or not, but he advised Attorney Burns to go ahead and put his questions on the record. Attorney Burns stated that he wanted to put his questions on the record. Attorney Burns then asked Mr. Simpson (Councilman) if he could see the sheet he had been given by Mr. Philemon. Attorney Burns asked Mr. Philemon if all of the police reports that were in the spreadsheet that was presented to the Council, if all of the incidents take place at a mini warehouse facility. Mr. Philemon asked what the addresses were that he provided to Council. Attorney Burns asked if all of these incidences that he had presented to the Council occur at a mini warehouse facility. Mr. Philemon stated that all of the incidents occurred at one of the addresses provided to the Town Council. Attorney Burns then asked Mr. Philemon if he had, Attorney Burns stated that he did not really understand Mr. Philemon's nomenclature there, but he asked if there was something there the corresponds to the incident at each one of these units. Mr. Philemons stated not that he could tell from there. Attorney Burns then asked Mr. Philemon if he could tell the Council where or what the neighborhood these individual incidents occurred. Mr. Philemon stated that he could. Attorney Burns then stated that one of them is selling alcohol to a minor. He asked Mr. Philemon in which one did that occur at. Mr. Philemon stated one of those on that sheet. Attorney Burns asked Mr. Philemon if he could tell him which one. Attorney Burns stated to Mr. Philemon that he did not know which one. Mr. Philemon asked what did it matter. All of those calls came from one of those addresses on that sheet. Attorney Burns stated that this is over a period of seven years. In 2019 there were five calls. He asked Mr. Philemon if that was correct. Mr. Philemon stated that he was not looking at the sheet. Attorney Burns then stated that in 2018-- [garbled]. Attorney Burns then thanked the Council.

Mayor Baucom then called the next witness, Grady Puckett. Mr. Pucket stated that his name was Grady Puckett 2414 Falcon Lane. He stated that he was opposed to the mini storages. As a fireman in the Town of Unionville, we do not wanta storage unit business. The traffic on Sikes Mill Road, we have several wrecks on Sikes Mill. We do not need extra traffic, two percent, three percent, or five percent. We can't stop the traffic and we don't need to have the traffic come to us. He said that he understood that Unionville does have a designated area for business, and he is assuming Sikes Mill is not one of those designated areas set up for industrial use, light industrial use. He said that he would not like to see mini storages sitting on Sikes Mill Road, put them on 601 somewhere. He then thanked Council and sat down.

Mayor Buacom then called on Jackie Gonzalez. She stated that she opposed the mini storage units as well. She said that she has a lot of the data to support. She said that she

had recently moved to this county and this area, and she lives off of Baucom and Sikes Mill roads. She stated that she does not want the increased traffic – it is incredibly challenging right now and scary. She said that she thought Kevin had said it very well and pointed out all of the points that she would make in addition to the crime and speeding. She said that she had no problem when she moved here four years ago finding a storage unit twice. She said that she did not think there was a huge need - it was in Monroe both times, two different facilities. She said that she had no problem with that. She said that she did not buy our property - she likes the landscape of where they bought. She said that she did not want, if they were considering that a major thoroughfare, Sikes Mill Road, that is scary to her that they would even want to think about building additional things on that road. With the mini storage, she definitely opposed. She then thanked Council and sat down.

Mayor Baucom then called on Pauline Sharon. Ms. Sharon stated that she lived at 205 Sikes Mill Road, she is the first on left off of 601 North, off of Sikes Mill. She said that she does have traffic there where some might turn off before they get up the road, but she has the traffic and the noise from Sikes Mill and 601, where she lives. She said that she knew Tim was proposing to build mini warehouses on up further. She said that she does not oppose that. She is a retired deputy sheriff. She does not have nor did she pull the stats and reports and stuff like that, but she said that she knew on someone's that had the crime report and it showed business checks, a business check is when an officer might ride by and take a look, and if everything looks okay, he or she records it to show that they have been in the area. A lot of times they may put somebody up at 5-points store, she said that she did not know how many they would find that are recorded, but when they have a business check there, but if they go to the restroom, they will most times mark it down as a business check. It shows their supervisors that they are out in the community and they are out doing things; not necessarily a problem. She then said that all the other mini warehouses and such that have been talked about this evening, the only one that she knows of is the one down in the Parkwood area that is directly across the street from the owner's residence. They are saying that there have not been any issues down there yet. She stated that she used to live in that area, and she never knew of any issues down there, again not going by the stats and reports, but going by her own memory and her experience. But, with Tim living next door to the mini warehouses here, it's going to be a different situation than if they were in a business section in Monroe wherever these other ones are since the owner is not living directly beside them. He's got not only a money interest in this; he has a vested interest in this because he is a member of this community and it's right next door to him and it's on his property. She said that she can't see that he's not going to screen his renters, she did not know what type of screening and such, but keep an eye on his renters. She said that he is going to do that if for no other reason than because he lives right there beside the place. She said that with the code in and code out, that's a great way to be able to know who is coming or who is going. She said that based on personal experience, she does not see that, she thinks most people that are going to rent these things are going to be Unionville and Fairview residents. She said that she doesn't see people coming from way away just to come up here to rent a little storage building up here in Unionville. She said that she may be wrong, but it looks like it is going to be a community-type thing. As far as the traffic

goes, she said that she has seen traffic going into Monroe, she's seen it close to her house. She doesn't know that the few people that are going in and out at different times to check their properties and such, she does not know that that's going to be an added traffic issue, as compared to some of the other stuff that we've already got. She then thanked Council.

Mayor Baucom then called on Mitch Austin. Mitch stated that he lived at 4105 Old Camden Rd. He said that he was against it [the mini warehouses] because he feels like it would make the value of the property around it decline in years to come. In years, if it is not kept up, it is going to be an eyesore. He said that he was talking about 10-15 years down the road. He then said that one of the young ladies said that there were 61 crime events in a year; that is over one a week. I mean, that is a lot for Unionville. That is his opinion. He thanked Council and was seated.

Mayor Baucom then called on Lori Puckett. Lori stated that she lived at 2414 Falcon Lane. She said that she was not going to drag this out or waste time. Everyone here has an opinion, just like everyone has a nose. Everyone here was giving their opinion based on expertise, and she thinks that a lot of emotion is involved. She is against it. She did not want to give any facts or any data that she might have because she did not want to be cross-examined at this point, but she is against it. She then thanked Council and took her seat.

Mayor Baucom then called on Jeff Shafer. Jeff stated that he lived at 5620 Unionville Brief Road. He asked what a guy from Unionville Brief Road have to do with something over on Sikes Mill, he said that was a fair question. He then stated that we know that history repeats itself. It was not too long ago that there were members before this board trying to put one at Lawyers Road, which is not too far from his residence. He said that he can't very well oppose it for my house and not oppose it for somebody else's. He said that he was standing in solidarity with other members of the community, whether it be from whoever's house is beside it or whatever. He said that he would be opposed to a storage facility. He said that was all he had to say and he thanked Council.

Next, Mayor Baucom called on Brandon Pressley. Brandon stated that he was building a house at 4001 Old Camden Road, he currently lives at 920 Fowler Road. He said that a few things had come up that he wanted to ask. He said that we had talked about crime and if crime is not an issue – the gentleman has 32 cameras. Mr. Pressley asked why he would need 32 cameras if crime was not an issue. Mr. Leebrick asked to speak, but Mr. Pressley stated that he had his time and now it was his turn to speak. The second part of it is traffic. He stated that they would put these gates up at road, but Sikes Mill is already heavily travelled. He travels it, his family travels it, his kids will be driving Sikes Mill in order to get to Piedmont. If a big truck turns in, a truck and trailer, and they turn in and have to stop at this keypad, what happens is the road is completely blocked. If somebody were to come up, they would have a wreck. He said that he was in the fire department also and personally speaking from experience, we do not need to add any more danger to Sikes Mill. It takes care of itself. Fifteen years ago he said that he was told the Monroe Bypass would never affect his property. He said that if there is anyone who wants to go out there, he can stand them on his side porch and they could spit on the bypass. He said

that he was coming to Unionville to get away from that. Unionville has a small town feel, small town community; his kids are in school here. He is not a bit scared to drop his kids off here. He is not a bit scared for his kids to go to Piedmont. He said that he felt like if we do this, we will be taking away from our small town feel. If he had wanted to be commercialized, he would stay and live on the bypass and wave at everybody when they come by. That is the reason why he is building his house to get away. He said that he is opposed to it and he just thinks it is a bad decision for Unionville and we should keep our small town feel the way it is. Mr. Pressley told Mr. Leebrick if he wanted to ask him now, he was done.

Mr. Leebrick then said that he would tell them why. They have one of the largest facilities in Indian Trail, one of the largest in Union County. He said that he sleeps better at night knowing that his tenant's stuff is protected. Just like Tim wants to do, he will have actually a smaller, more cameras per square foot than he [Mr. Leebrick] will. Mr. Pressley then asked him that if crime is not an issue, then why did they need cameras. Mr. Leebrick repeated why. Mr. Pressley confirmed that he was asking why. Mr. Leebrick stated to protect his clients' stuff. He said there is no crime, they could pull the reports. Mr. Pressley stated that he could not say that there was no crime and then have cameras. Mr. Leebrick said that sure, you could. Mr. Pressley said that was a contradiction. Mr. Pressley then asked why the cameras were there. Mr. Leebrick said to protect the property and his tenants' stuff. Mr. Pressley asked whom it protected them from if there was no crime. He repeated, asking whom we were protecting it from. Mr. Leebrick said that it keeps you honest; it keeps honest people honest. Mr. Pressley then said that there was a possibility of crime. Mr. Leebrick said that there is obviously a possibility of crime. It is the same reason that he has a security system at home, and he asked if that was correct. Mayor Baucom then interjected and stated that he was going to go ahead and end this right now.

Attorney Burns then asked if he could ask Mr. Pressley a couple of questions. He said that it would be very brief. He asked Mayor Baucom if he may, and Mayor Baucom advised Attorney Burns to go ahead, but to make them brief. Attorney Burns then asked Mr. Pressley how far his home that he is building from this facility. Mr. Pressley stated that it was 3 miles, roughly. Attorney Burns then asked Mr. Pressley if he was going to put a security system in his new dwelling. Mr. Pressley said that he may, he did not know. He had not made it that far yet. He said that he would let him know when he gets to that point. Attorney Burns asked Mr. Pressley if he had a security system in his current dwelling. Mr. Pressley said that he did not. He said that he would be more than happy for him to go home with him and they will drink a drink and look at the security. Attorney Burns thanked him and that he appreciated the invitation.

Mayor Baucom then stated that that was everyone who had signed up to speak and everyone who spoke had been sworn in. Attorney Burns then told Mayor Baucom that he had one more question that came up after Mr. Keziah testified, if he might. Town Clerk Gaddy asked Attorney Burns if he could come to the podium so we could get it on the recording. Attorney Burns then asked Mr. Keziah if he was going to have a full-time tenant, or a full-time attendant, at this facility. Mr. Keziah confirmed that he would.



Attorney Burns then asked where that attendant would be located. Mr. Keziah said that they will be located in the office, in front of his house. Attorney Burns asked if the office in front of his house was the office where Mr. Keziah's daddy had his plumbing offices. Attorney Burns asked if that was correct. Mr. Keziah stated that it was correct.

Attorney Burns asked that also, in preparation for the hearing that was being held on this evening, if Mr. Keziah had a petition with signatures on it. Mr. Keziah said that it was correct. Attorney Burns asked Mr. Keziah if he got all of those signatures. Mr. Keziah said that he did, he personally got all of them. Attorney Burns asked Mr. Keziah if all of those folks live in Unionville. Mr. Keziah said that yes, they did. Attorney Burns then said he was going to pass it out to the Board. He gave one to Clerk Gaddy and said he knew she would want one for the record. Attorney Burns then said that with that, they would sit down, and he thanked the Council.

Attorney Burns then said that he might ask, based on the evidence that had come out since Mr. Keziah testified, if anyone had any questions of Mr. Keziah in light of what has been said. One gentleman (name unknown) said that he did. He then said that regarding the security camera issue, he said that he ran a business and thought he had the latest and greatest security camera. He had an incident, and thought he was going to catch the guy, but he didn't have enough memory. He asked what Mr. Keziah was going to do as far as making sure that doesn't happen. He asked if Mr. Keziah had enough memory, if his cameras were going to be motion activated. He said that he did not want to dig into his business as far as security or anything like that, but it is a fair question. Mr. Leebrick offered to answer this question. He said that they would have a two terabyte hard drive. The gentleman said that he had that as well. Mr. Leebrick said that with four cameras at twelve megapixels, it should be able to hold about six months' worth of data. The gentleman said that it does not, and he had to learn the hard way. Mr. Leebrick said that 32 cameras at 8 terabytes hold about four months. He said that with four cameras, 12 megapixels, if you do the math, it should hold about six months of data. The gentleman then asked if he had ever had any issue with cobwebs around the cameras causing the motion to activate. Mr. Leebrick said that they run 24/7, so he never did motion because, again, he wants to see everything. The gentleman asked if two terabytes were enough. Mr. Leebrick said that two terabytes would be enough for four cameras. He has eight terabytes for his 32 cameras. The gentleman said that he had two terabytes with 16 cameras, and it lasted probably 28 days. Mr. Leebrick said that he will have four cameras. The gentleman said fair enough and sat down.

Someone then asked if they were aware that there were already 20 storage facilities, mini storage facilities, in Union County. Mayor Baucom then said that he would go ahead and cut that off now, not to get on anyone, but everybody who signed up to speak had spoken. He said that he thought they had given everybody a fair hearing, so at 7:47 p.m. he closed the public hearing. He said that we had another public hearing that was supposed to be at 7:15 p.m., so they would take a short recess and reconvene.

Respectfully submitted,

Melody S. Braswell  
Deputy Clerk