

**TOWN OF UNIONVILLE
TOWN COUNCIL
PUBLIC HEARING MINUTES**

The Town of Unionville held a public hearing on Monday, April 19, 2021, at 6:05 pm in the Family Life Gymnasium of Benton's Cross Roads Church, 109 East Lawyers Road, Monroe, NC. Mayor Baucom, Jeff Broadaway, Andrew Benton, Ken Brown, Gene Price, Jaren Simpson, Darrell Baucom, and Attorney Ken Helms were in attendance.

Mayor Baucom called the hearing to order at 6:10 PM and welcomed all in attendance. Mayor Baucom advised that this public hearing was held for public comments regarding Rezoning #ZC-20-03, rezoning a two-acre portion of parcel number 08129024, located at the Sikes Mill Road/Love Mill Road intersection from RA-40 to CUD-B-2 for a Dollar General Store. Mayor Baucom asked for courtesy and respect for those who are speaking at the podium and refraining from talking in the audience. Mayor Baucom declared a quorum and then asked Land Use Administrator Gaddy to introduce the case.

Land Use Administrator Gaddy was sworn in and introduced the Conditional Use District rezoning of a two-acre portion of land at Love Mill Road and Sikes Mill Road for a Dollar General store. She stated that noted in the staff report, they petitioned for this earlier in the year. In January it was brought to Planning Board and there was some opposition, so they did ask the Town to table that. They came back with a Conditional Use. The original request was for a general rezoning request to B-2, but this is now a Conditional Use request and the Town can put conditions on it. Most of the adjoining properties are RA-40 and are either farmland or homes. There is one business that joins the property, it's the only one, and the schools adjoin the property. In her staff report, she is recommending eight conditions: the 2-acre tract should go through the subdivision process; parking spaces that would be required would be approximately 27 and they show 35 on their site plan; screening would be a six-foot fence and also have intermittent vegetation up to 20 feet (enough for visual obstruction); lighting would be toward the ground and they have provided a picture of that in some of the paperwork submitted; architectural details would be required on their building which is supported by their drawing as well; their hours of operation were originally detailed, but according to the developer, they are not the people who actually run the Dollar General itself; they find the Dollar General locations so we have since backed off on that and asked them to be reasonable and considerate of residential and adjoining properties; dumpster screening has been included with the site plan. The other things are the approval for conditions from DOT for driveway permits, Union County Water, Sewer, Sedimentation, and Erosion Control permits. These will be submitted during the permit process. One thing that was brought up by a resident was storm water runoff. Land Use Administrator Gaddy stated that she was not an expert in that, and our expert Nadine stated that she was not an expert in that either. She recommended that the Town hires an engineer and use them and let them monitor that and make sure that it does meet all of our standards. We do have an engineer that we have used on other projects, Jeff McCluskey, and she felt like he would do a good job. That would be part of the recommendation that she would make. Planning Board did hear this request and they heard the public at their March 1st meeting, and they recommended denial of this project with a vote of 5-2. Land Use Administrator Gaddy asked the Council if there were any questions that she had not covered.

There being none, Mayor Baucom formally opened the public hearing. He invited all those wishing to speak to be sworn in. Mayor Baucom then asked if there was one representative for the opposition.

There being none, he limited the time to two minutes following the applicant's presentation, to express support or opposition for the project. He then asked if there were any Council members who had a conflict of interest or preconceived ideas. There being none, Mayor Baucom then asked Mr. Fox to come forward to give his presentation.

Michael Fox, of Greensboro, NC, introduced himself as a representative of the applicant. He stated that they wanted to be brief, and in consideration of Council's time, as staff indicated, when the request was first brought forward, they heard a number of concerns about various aspects of this project. They hit the pause button and examined a lot of those [concerns] and have answers for the questions that came forward and were heard from the community and bring appropriate experts to answer questions for Council. He stated that they do believe that this is an appropriate zoning for the Town. The long-range plan calls for it to be commercial. This is a neighborhood-serving commercial, so a lot of the normal concerns about a lot of traffic coming from other areas to increase congestion are not present. Mostly people stop at these types of establishments on their way to and from work, school, or wherever they're going during the day. He stated that they heard a number of other concerns that they will address at the public hearing. What he has asked all of their experts to do, in consideration of Council's time, is tell who they are, what their credentials are, give their summary and answer the top questions, and they will all be available to answer any questions that Council may have or if a citizen comes up later and has a particular question that Council would like to get their expert to answer, they will be glad to do that as well. With that, he will tell Council who is with them tonight. The first person is Daniel Almazan with Teramore, the developer of this project. Daniel is going to talk a little bit about the site, renderings, the new model that Dollar General has, the DG Fresh model, and talk about the company. Next, we'll have Dionne Brown, a professional traffic engineer, and she has been working with NCDOT and the community in terms of designing a safe access here. They have made some changes, which Dionne can explain, to the site plan out of concerns they have heard out in the community and they want to make sure that it is absolutely safe. She will tell you that in her opinion, it is. Next, we have Rich Kirkland. He then said that he neglected to say earlier that Council members have Dionne's report, the traffic engineer's report, there in the blue. Next is Rich Kirkland, and Council has his report right there. Rich is a professional MAI appraiser, and he asked Rich to look at the question of whether or not the location of the Dollar General on this site with the conditions that have been added would have any impact on the adjoining property owners, and his opinion, he'll give Council and how he got there, is that it will have no impact on it, that it will not hurt the property values of any adjoining or nearby properties. Next, they have Ken Miller. Ken is a retired police chief with over 30 years' experience and is an expert in crime and policing data. They heard concerns from the community that a commercial establishment here might bring more crime. Ken has looked at similar establishments, not only in Union County, but in other surrounding counties, and he'll give Council his opinion that it does not bring any increase in crime, and he can tell Council how he got there. Next, they have Justin Church, who is the site engineer. Justin can answer any questions Council may have about the site plan and why it is located where it is. Then they have Amanda Hodieme, a professional land use planner and a practicing attorney. Amanda will give Council her opinion that this is an appropriate land use in this site and Amanda's opinion is that it is consistent and in agreement with the town's planner on the recommendation of approval and that this is appropriate. Finally, they have Cory Klassett, who is the broker and realtor. Cory was already sworn in. There are a number of neighbors who have already signed up who are wanting to speak to Council in

support of this project. In regards to the conditions, the applicant will agree to all conditions. They appreciate the staff working with them on the hours. It is virtually impossible to have a set number of hours for a future tenant even if you know who they are, but the change in the wording is something they feel that they can work with. Daniel, in his presentation, can talk to Council about what the normal hours of a store like this are so Council can get some feel for that. It is not anything that will disturb anyone at a late hour of the night. Mr. Fox stated that with that he was happy to answer any questions or he could call their first presenter up to speak. Attorney Ken Helms asked Mr. Fox to make certain they were clear, he heard Ms. Gaddy add a condition concerning a storm water expert. Attorney Helms asked if it was part of the conditions that the applicant is agreeing to. Mr. Fox stated that obviously they would have to comply with all the state laws and regulations, a driveway permit, the stormwater requirements, and such. He stated that they were going to do that. Mr. Church, who is their engineer, could talk specifically about that if there are questions about how they are going to comply. Attorney Helms stated that it was fine, he just wanted to make sure that the Council understands exactly what they were agreeing to.

Mr. Fox then called up Daniel Almazan. Mr. Almazan, from Salisbury, NC, then thanked Council for the opportunity to go over their application. Teramore Development has been a preferred Dollar General developer for 14 years. They have built over 350 stores in Florida, Georgia, and North Carolina. They have 21 counties in NC that they currently are working in. One of the things that Dollar General does is they identify sites that they feel would be beneficial for them and for the community. One of those sites that they have identified is this location here on Sikes Mill and Love Mill. Whenever they look at that, they look at the distance from other stores, number of households, and the existing traffic. It is not a major traffic generator, so they have to work off of the existing traffic. This particular location is planned to be one of the first DG Fresh locations. (He then showed the site rendering on the PowerPoint slide.) The commissioners have in their packets copies of the rendering shown in case they did not want to turn around to see the slide. The DG Fresh prototype is about 1,500 square feet bigger than their normal 9,100 square foot store, so it is 10,600 square feet. It offers fresh vegetables, fresh fruit, and expanded coolers. With this, they have about 8-10 employees full and part time. That store should probably be about a \$1.4 million tax value. Taxable sales should be about \$1.3 million a year. This would be a great tax generator for Unionville and a great benefit for the community. One of the things that Mike had already touched on was that there were several things that came up as questions of concerns for citizens. There were a couple of recommendations from staff. He then showed the next slide to give an idea of what the DG Fresh would look like. The slides had images of fresh vegetables, fruits, more vegetables, and so on to kind of give Council an idea of the DG Fresh prototype. One of the recommendations that staff made was that they wanted to make sure that they have an opaque fence, which he thought was on the next slide. No, actually, that was one other thing that she (Land Use Administrator Gaddy) had in there (her recommendations) was an architectural design. This is something that they have upgraded since their last presentation actually. The design shown is a full masonry and an upgraded design for this and he thinks it would be a great benefit to the community and shows a lot of pride in their desire to be here. The next slide then showed a typical opaque fence that they use between them and the neighboring property. On the next slide, one of the conditions is to have basically as little light footprint. They use zero cut-off wall packs. These basically just illuminate the walkways. They do not have lights in the drive aisles or shining out from the buildings. Basically, once

you leave the walkway, there is very little light footprint and actually there is no light footprint outside of the property. Mayor Baucom asked if these lights stay on 24 hours a day or during business hours only. Mr. Almazan stated that he thought it was during business hours and if he is not mistaken, they cut off after hours. After asking, he stated that he guessed for security purposes, they may stay illuminated just around the walkway. There were no other slides in the presentation. He asked to go back to the beginning of the slideshow because he thought that some of their other experts might want to use that as reference. He then stated that hours of operation, the best he could say is that because they are landlord, they own the property and their tenant is Dollar General. They own over 16,000 stores throughout the United States and for them, they like to have consistency with their hours of operation. Right now, it is basically 8 am – 10 pm. He does not know of any plans to change that, but it is difficult for them to try to dictate to their tenant what their hours will be, and for them it is difficult to say they have different hours in different locations. Obviously, they are a lot less intrusive hours than say the C-store (convenience store) across the street, which is opened 24 hours, but he did not know any other way to address it within the language. Other than that, he would be glad to answer any questions they had. Mayor Baucom asked if there would be security lighting during the night. Mr. Almazan stated that it was correct. Mayor Baucom asked if it would be totally dark out in the parking lot. Mr. Almazan stated that it would be dark in the parking lot because there is no lighting within the parking lot, but there would be illumination around the perimeter of the building. There being no other questions, Mr. Almazan thanked the Council and took a seat.

Next, Dionne Brown, of Raleigh NC, introduced herself. She works with Davenport Engineering and is a professional engineer with the State of NC. She completed a traffic study for this project, and Council can see it in front of them. This development does not need a TIA, which is a full-blown study, but because this developer wanted to make sure there were no traffic issues, she did do some coordination with NC DOT to make sure they were accepting those recommendations that she had presented. This development is expected to generate about 500 trips per day, no more than 40 in the peak hour period. Based upon their study, they did the AM peak and PM peak, as far as traffic counts and things of that nature, and they have found that with the recommendations, or with the improvements, that the applicant is going to do, that this traffic generator will not affect the traffic on the roadway. As well, it should be noted that this development does not need turn lanes, but the applicant wants to make sure that the safety is acceptable for the roadway, so they are doing 50-ft turn lanes with appropriate storage. Ms. Brown asked if Council had any questions. Mayor Baucom stated that he noticed they had a pylon sign down in the corner, and he asked if that is where the Dollar General sign will be. Ms. Brown was not familiar with the sign location. Mr. Fox asked Mayor Baucom was referencing the site plan. Mayor Baucom confirmed that he was referencing the site plan. Mr. Fox stated that he thought the engineer could probably answer that question better than the traffic engineer, unless Ms. Brown happened to know. Ms. Brown stated that she had no idea. Mr. Fox stated that he knew that one of the things that they did do was when they originally came forward with the request, there was an entrance on Sikes Mill Road, and after some community concerns, they moved it over to Love Mill Road. Andrew Benton asked if adding a turn lane would require Love Mill Road to be shut down for any length of time, or if it would be done totally off where the property is now. Mr. Fox stated that they typically would not shut down an entire road to do an improvement like this. They might have flaggers out there that would let one lane of traffic go through at a particular time, but it would not require a total shut down for the

road. Mayor Baucom then clarified that there would be no access from Sikes Mill then, it would all be on Love Mill Road. Ms. Brown confirmed his statement. There being no other questions, Ms. Brown took her seat.

Next, Rich Kirkland, of Raleigh, introduced himself. He is a State Certified General Appraiser. He has been appraising in NC for about 25 years. He is also a MAI through the appraisal institute. He regularly appraises agricultural properties, subdivisions, and commercial properties, including Dollar Generals. He was asked to look at whether or not this proposed project would have an impact on adjoining property values. In that process he looked at 17 different Dollar Generals in the area, including 4 in Union County and some others in adjoining counties. Of those 17, all 17 of those have adjoining residential uses, in fact, they have adjoining residential uses that are much closer to the building than what's proposed with this location. The closest home at this location is actually owned by the same family that is selling the land and they are also closer to the gas station than they would be to the Dollar General. The second closest home is also similar distance to the existing convenience store gas station than it will be to the Dollar General, again, it's across Love Mill Road. Looking at the sales near the other Dollar Generals, he found no impacts on property values; they are selling for the same price for the same style home, same price per square foot. It is his professional opinion that this proposed project would have no impact on adjoining property values. It is being located in an area that the Town's Land Use Plan calls for commercial, so even if this Dollar General doesn't go there, there would be some form of commercial anticipated for this location. He then offered to go into greater detail or answer any questions. Mayor Baucom then asked that in Mr. Kirkland's professional opinion it would not affect the property values with residential. Mr. Kirkland stated that was correct. There being no other questions, Mr. Kirkland took his seat.

Next, Ken Miller, of Greenville, SC, introduced himself. He is a retired police chief from both Greensboro, NC and Greenville, SC. He served 21 years with Charlotte Mecklenburg Police Department, rising from recruit to deputy police chief at the time he was appointed to Greensboro's police chief. He has worked at all three organizations to develop what he calls contemporary crime analysis techniques to drive and guide police response and problem solving and reduced crime in those three jurisdictions. He successfully achieved those goals in all three jurisdictions. In Greensboro and Greenville, where he was police chief, they had record crime reduction using crime analysis effectively. He has looked at Dollar Generals here in Union County, he has looked at them in Stokes County, and he has looked at them in Iredell County. The conclusions are very similar if not the same in each county. He can tell you that in his analysis, they pulled calls for service from the county 911 center, and they examined those calls for service line by line, and categorized into types. In addition to that, he drove to each of the 6 sites that are here in Union County, sorry, he drove to 5 of them, and he also included the Marathon in that analysis because the Marathon is the one commercial location that is most proximate to this site. They anticipated some concerns to come out of that, and those concerns were raised by the community in the last planning session. In all of that analysis, driving and looking at the sites, he can tell you that from traffic perspective, he saw a volume of cars from 5-13 on any given site at any given time. That is consistent with Iredell and Stokes Counties as well. From a calls-for-service perspective, most of the calls that are occurring in Union County are calls that are driven by the Sheriff's Office doing building checks, that is, over 66% of all calls for service at Dollar Generals are service checks, or business checks. The Sheriff's Department is getting out there and they're shaking doors, driving through parking lots; they're

doing what we expect them to do in the evenings, checking in on the welfare of the people working at institutions and businesses around the county. From a crime perspective, they saw an average crime of about, total in Union County, of 7 per year, that includes the Marathon. That's not per month, but per year. You could expect that on average, you would expect this store to generate 7 crimes. The majority of all the crimes that are generated at Dollar General are property crimes, and they include larceny and shoplifting, so they occur within the store. There are very few violent crimes, when he looked at 25 months of data, all they had were 9 violent crimes across 7 establishments for 2 years. It is very, very low and very low risk for violent crime activity. It is mostly property crime, and mostly occurs in the store, and you are looking at a rate of about 7. His opinion is that the store, like any development, will generate some level of crime, but that crime is not appreciable to be of concern to the community. As a police chief, he would not be concerned about that level of crime because you have to also consider the service that the organization or business provides and the convenience the business provides. He thinks that it far outweighs any concern for crime. He then said that he would be happy to answer any questions. Jeff Broadaway asked Mr. Miller if he saw any increase, when he looked at the numbers, as far as with traffic accidents. Councilman Broadaway stated that a concern he has, to be honest, is with the location of this one being right next to a school where they have drivers that are not necessarily the most experienced, at best. He asked if Mr. Miller has seen an increase or if he noted that in any of the numbers. Mr. Miller stated that when you look at these 7 sites, including the Marathon, and you looked over 25 months, there were 29 collisions reported. Some of those can occur within parking lot themselves. He does not really have a way to distinguish that just from the calls for service versus something that occurred on the roadway. Some of them could be backing accidents, people pulling in, you know, bumping another car. Some of them can occur when people are entering or exiting a property. But you have, basically, a little more than one per month across 7 sites. That is not one a month at each site, it is one a month across 7, a little more than one a month. So, it's really not, from a collision perspective, he would not view that as a big problem either. Jeff Broadaway stated that the reason he asked is that he had reached out to the Sherriff's Office here with that concern as to what they may have seen, and certainly in respect to the location at New Salem as it is the most like this particular location, and they did say that they had noted an increase in traffic accidents with a location right at a roundabout. He stated that it does concern him somewhat and they were averaging around 14 or so per year for the last 5 years, with some years up and some years low. Mr. Miller stated that it is possible that roundabouts can generate some of that, particularly when people aren't that familiar with roundabout functions and yielding. He stated that he did drive the New Salem site, and there is a lot of additional development around there, and he would call it congestion. They have the church across the street, you have the volunteer fire department and the Sherriff's outpost there, you've got a little bit more compact development with vehicles coming in and out, so it's possible. He also saw more vehicles on that lot at Dollar General, there were 13 there when he spent his time evaluating that, and they were coming and going, but about 13 at any given time, 11-13. There being no other questions, Mr. Miller thanked Council and took his seat. Mr. Fox stated that he would note, in regard to the turning lane that they added, as Ms. Brown said, that was not mandated by DOT at all, but they decided to do that just out of an abundance of caution because of the concerns that they had heard from the community.

Next, Justin Church, of Wilkesboro, NC, introduced himself. He is a registered professional engineer in the state of NC and has served as the engineer on record for well over 100 Dollar General projects, a

large majority of those for Teramore Development. He stated that he would be brief with his comments and try to answer some of the questions that had been raised thus far. They spent a considerable amount of time in their code review and working through multiple iterations of this site plan to arrive at the configuration they have shown on the screen behind Council. They moved the entrance from Sikes Mill to Love Mill, that's already been noted. Again, the developer is going above and beyond at considerable expense to provide turning lanes for their entrance. They spent a lot of time going through the development ordinance for the town and feel confident they are meeting all aspects of that. He does not have any safety concerns; he feels like they have adequate truck movement to accommodate emergency vehicles, delivery vehicles, and the everyday traffic to that store, so he does not have any safety concerns. As far as the question that was raised about the sign. Yes, that sign in the corner is the proposed sign location for the store. He thinks the other big issue that has been raised is stormwater. Union County is in an NPDES Phase II area, so our stormwater requirements are regulated by NCDEQ at the state level. They will obviously have to provide a design that meets those requirements and that will be reviewed by DEQ in Raleigh. They do not have objection to a third-party engineer reviewing that design, but ultimately, they [DEQ] are the jurisdictional authority for that portion of the project, so they would be doing the ultimate review and providing the permit for that. He then stated that he would be happy to take any questions Council might have. Andrew Benton asked if the sign at the entrance of Sikes Mill Road lit, if there would be electricity run to that. Mr. Church stated that yes, it is a pylon sign. Mayor Baucom asked if the storm water pond would be kept up or will it have rip rap around it. Mr. Church stated no and said there are several components that make that up. It would have what they call a sand filter, and DEQ has a manual of available practices that are available to them to design and treat their stormwater burden. For a site of this size, they almost always install a sand filter, which is basically a depression that Council sort of can see in their grading plan there; it is a little bit preliminary and not completely fleshed out, but the idea is that stormwater would be directed to that, and then it will infiltrate slowly through a layer of sand to capture and remove pollutants. So, it is not a device that would have permanent water in it; it is not a mosquito issue; it is not a deep-water safety hazard, or anything like that. It typically will stay inundated for 24-48 hours after a large event, and then it would be dry when there's not a precipitation event. The state imposes upon them an operation and maintenance plan to ensure that it is maintained, that it functions as designed, and they have to verify that for the state on an annual basis. Mayor Baucom then asked about the septic field and if that was outlined on the site plan. Mr. Church stated it was, on the north side of the site, and they will likely be pumping to their septic field there. He said that it was not at all uncommon, they do that, he would venture to say, on as many as half of their stores. It is very common. Mayor Baucom then asked if the entrance and exits are safe enough, wide enough for emergency fire and rescue. Mr. Church stated that they absolutely were. He said that, of course, they would have opportunity to review that during their formal permit drawings, but yes. It is very much in line with what they do everywhere else. There being no other questions, Mr. Church was seated.

Next, Amanda Hodierna, of Greensboro, NC, introduced herself. She is a practicing attorney, but she is also a professional planner. She has her degree from the UNC School of City and Regional Planning. Her accreditation is with the American Institute of Certified Planners, so that is the capacity that she is speaking to Council in. Mike asked her to look at this from a land use analysis and planning perspective, so she took a look at three things. She looked at their Land Use Plan guidance, their existing

environment, and she looked at site-specific compatibility conditions, so that's the three things she will briefly talk about. Starting with your Land Use Plan, Council has heard this mentioned a couple times tonight, that this request is consistent with your Land Use Plan. So, she wanted to briefly talk about why that is so important; why that's such a big deal. The Land Use Plan is your comprehensive planning instrument. It is a guiding document and is meant to be respectful; it's meant to be preemptive; it's meant to be a place for your town to vet and decide and prioritize what's important to you as a community so that when you do have development requests come in, you can evaluate those against this plan that you've already decided is important to you. That prevents you from making haphazard decisions that might just be reactionary to what's in front of you, as opposed to looking at what your goals are and what your long-term interests are; what your prioritizations for the town are. In fact, these planning instruments, comprehensive plans, as they are called generically, are so important that they're required by state statute. That's a relatively new development and towns that don't have one have to have one by this summer. Of course, you guys already have one; yours was adopted in 2006, and she took a look at that and noticed a few things that were informative to this request that she just wants to highlight. She stated that you have an adopted vision statement to create a limited number of commercial and light industrial businesses that meet the day-to-day shopping needs of the residents and create employment opportunities. She went on to say that you have an adopted goal to prevent strip development, and instead encourage nodes of commercial development in strategic locations. One of those strategic locations, there are five identified, and one of them is this five-points intersection, as she understands it is called commonly around town. She stated that you have an adopted policy to favor and encourage conditional use zoning for commercial requests, and that's, of course, the type of request this is tonight where you have site-specific conditions the applicant offers you over and above what your code requires, as opposed to just general use where you can do anything that's allowed under the ordinance. She then said that you have an adopted future land use map that tells you where these uses should go. So, you can actually see on a map where it was decided and vetted for future growth to go. You have an instructional directive that the future land use map should be used by the board, like yourself, and the town council, like yourself, as you make decisions on zoning and land use matters. With those guiding principles in mind, looking at this specific request, it is, of course, very much in keeping with that adopted plan. It is for B2, a commercial district, and it is in one of these identified future commercial nodes in one of the strategic locations that your town decided was appropriate for commercial growth. By sticking to that land use designation, that's really important, because it allows you to keep everything inside the framework that you've already decided upon. You don't have to shift everything around and now say, "Okay, well, if we move this here, what does that do to our farmland preservation over here; what does that do to sprawl over here?" You don't have to do any of that. This is exactly as your plan contemplated. That's nicely done and that's what you want to see happen when developers come to town and propose projects. You don't have to rethink your framework. It is also a conditional use proposal, which your comprehensive plan tells you is favored and urged and encouraged, so by doing that you get a request that is more nuanced, more specified to this exact location, so that it can talk about compatibility and design issues that make it a better fit. Looking at a couple of planning principles in your existing built environment, a really common planning principle is to focus your more intense uses around your larger intersections, around your public infrastructure investments. Of course, that's what you have here. You have this nice, new roundabout that was put in with public dollars to manage what can be an unwieldy five-road intersection, and then you've got your

commercial uses contemplated to be at the epicenter of that intersection. We just talked about that in your future land use plan that it says that should be your commercial uses. From there, from a planning standpoint, you want the next ring of that circle to be your institutional and public uses – churches, schools, parks, and, of course, you’ve got that here. You’ve got the school backing up to the remainder of this site. And then, from there, your outermost ring would be your residential uses. The intensity graduates from that epicenter of the intersection and steps down as you move away from that intersection. What that does is it focuses everything where it should be, around the infrastructure, around the safety measures that are at an intersection and it keeps it from just domino-ing down road and being site after site along the public right-of-way where it can start to interrupt your rural view sheds and your greenbelts and it can start to look kind of like sprawl, even in a rural community like this. By keeping it focused at the intersections, it does exactly what your land use plan contemplates and it prevents that strip development and it preserves your rural farmland and open space. Also, it is a well-sought-after principle in these rural and residential areas to have supporting residential uses here, not a Costco, not a Walmart; nothing that you’re going to wake up on Saturday morning and that’s your whole day, to drive to Lowe’s Improvement, but your supporting uses. Ones that if you forgot something while cooking dinner, you can run out and get it. Ones that if you’re just coming home from work and want to pick up a few items, they’re right there. What that does is it limits your traffic generation. You’ve heard multiple people say tonight that this is not a high traffic generator, and that’s why, because this is not somewhere that you’re going to drive miles to go to. It is meant to just serve the people who live around it. It’s called a residential supporting use, and again, that limits your traffic from people having to crisscross around a community to go get basic goods and services. Finally, we have talked about conditional use zoning and how that helps achieve compatibility. Your land administrator recommended that here and the applicant has done that. They proposed seven conditions that speak to compatibility issues, things like lighting, things like landscaping on site, things like your building elevations, your dumpster location. All of that is done to mitigate the impact of commercial development so that those who live around it and those who drive by it and see it from the right-of-way can do so in as much of an unobtrusive fashion as possible for a commercial use. All of that rigor that you would expect from a conditional use application is present here. The last thing that she would mention is that as a rezoning request, this is, of course, asking you to make a decision on land use. It is just asking you if it is reasonable to rezone this property to B2 with this specific set of conditions. You know, it is tempting to look at the actual user and the end user, but what you want to remember is that these conditions will run with the land. They’ll be there forever, so whether Dollar General turns into Sam’s Grocery, or turns into something of the future that we can’t even imagine, by adopting a land use that’s consistent with your planning principles and goals of your town, with conditions that make this site even more compatible, that’s what is going to ensure you that this is a good fit for your community in the long term, and that’s the decision you are being asked to make tonight. The applicant will have lots of other times when they’ll have to come in for a permit; they have to get a stormwater permit, a driveway permit, a septic permit from your health department. All those technical reviews will come after this and you’ll have lots of professionals acting on your behalf that evaluate that, but tonight, it is just about the land use and making sure it is a compatible one with your community. She then stated she would be happy to answer any questions. Mayor Baucom asked the Council if they had any questions. Mr. Fox then stated he would call on Cory Klassett to speak. He said that while Cory was coming up he wanted to address one other piece of information Council asked about, the New Salem store. One of the

differences that has been pointed out there is that at that New Salem store, they only have a right in, they don't have a left in as well. This proposed store, you know, has two different additional traffic safety features, a right in and a left in. That would make a difference between this store and that store, so he wanted to point that out. He then asked Cory to come up and talk a little bit about the community support.

Next, Cory Klassett , of Hickory, NC, introduced himself. Mr. Klassett stated that he is a licensed realtor in NC, and he represents the Haiglers and their property that they have over on Sikes Mill and Tom Helms, and also along Love Mill. Over the last several months, actually the last couple of years, he worked with the Haiglers and representing them with their property. Prior to putting the property on the market, they studied the land use so they would know what the future looks like for these pieces of property. They have been to planning meetings and were very surprised at the staff recommendation and what the outcome was of the last planning meeting. That led he and the Haiglers to question if what they're proposing and requesting in a conditional use for a piece of property really, if there was really that much opposition in the community for this request of conditional use. So, Ms. Haigler, wife of one of the owners, said that they needed to work together, they needed to step out, they needed to ask members of the community, that if they're proposing a conditional use rezoning, if there is really this much opposition against their conditional use for future development. You have heard about the design of the site, heard about lighting, the new concept of what is proposed to be built there, traffic, but with their discussions with members of the community, neighbors, citizens, and you have copies of this he does believe, 450 signatures of folks who are in favor of the site being conditionally zoned for the use of a Dollar General. You can see with the over 400 signatures that you have, as well as 43 letters that were sent in and sent back, they requested and asked folks, "Hey, what do you think about this?", as well as 29 businesses around the corridor there that are in favor of the Dollar General and of the conditional use. One of the components, and you can read, but just, a neighbor, actually not just a neighbor, but a business owner, a large business owner, "A great asset for our community. We've had stores to buy groceries and supplies, at almost every crossroads for years. This is going to be convenient for the people of our area. My whole family is super excited about a Dollar General store so close to home." "In favor." "I have lived in the area all of my life. I welcome and look forward to a new store and intend to support it." "Bring on a new Dollar General." Another letter in favor, and this is just a sampling, "Unionville needs this store for our community, it needs this store." Mr. Klassett told Council that they have copies of all the letters and handwritten notes from folks as well as the petitions, and as a real estate agent and licensed in NC, they do look at how land is to be used through land use plans, and this does fit with the plan that Unionville has adopted. He said that he thinks it is special to note that so many of the folks that are in favor of this are lifelong residents of the area, and Council will hear from some of those folks at this meeting. He then asked Council if they had any questions of him. Mayor Baucom asked Council if there were any questions. There being none, Mr. Klassett took his seat.

Mr. Fox thanked Cory and then said that he would like to briefly conclude. All of their folks were available if other questions come up from citizens and such. He would certainly ask Council to consider everything they had heard already. They feel like they have addressed all of the questions with professional experts. In particular, Council has heard numerous times how this site is consistent with the future land use plan, and Council has heard that from their own staff as well as their experts. He would also encourage Council to really take to heart what Cory highlighted and what Council will hear in a few

moments. He said that we all know in life that it is much easier to be against something than it is to be for it. Typically, if someone's against something, they are fired up; they'll come to a meeting; they'll speak against it. The average person who is for it, the silent majority, so to speak, it is not often worth it to them to leave their home, come and sit in a meeting for 2 hours, just to support something. But the amount of support that Council will see, and hopefully Council has seen in the letters they've gotten and the petitions is truly incredible and, really, in their opinion, shows that this community does welcome this business and does want Council to follow their published land use plan and approve this rezoning. With that, Mr. Fox said that he was happy to answer any questions Council may have of him here or they can conclude and come back if Council has additional questions. Mayor Baucom asked if there were any questions at that time.

There being none, Mayor Baucom then said that they would start with the people who had signed up to speak then. Mayor Baucom then said that he thought two minutes was fair to all the respondents for and against. He then asked the staff if there was a timekeeper, and then advised speakers that after they got up there to speak would be when the timeclock would start. He then called on the first speakers, J. Hugh and Belva Rushing would be the first two to speak.

J. Hugh and Belva Rushing, of 2807 Sikes Mill Road, then came forward to speak. J. Hugh stated that he wanted to say that he just wanted to tell the fellows that he was born in Unionville and raised in Unionville, and went to Unionville school, and still lives in Unionville. He is 87 years old, and he would sure like to see that Dollar General go out there. His land joins their land there, with the Haiglers, and it would be right across from his house, and they would love to have it. He has a hard time getting around and driving, he drives his van sitting in his [wheel] chair. It is the only way he can get around. If he doesn't have to go very far in town, and if he can get this thing there, he would be very happy. Belva stated that she would like to see it very much. They have talked to a lot of people taking names and there are a lot of elderly people who live down Sikes Mill and other places too, and when they tell them where it's going to be, they say that they could just go there because they don't like to drive to Monroe and that's the way they feel. They don't like to get on busy roads. They go to Dollar General at Fairview a good bit and have to go up 218, and that's a busy road. As far as the traffic, they have been living here for 60 years at the same place and they've seen a lot of traffic go through from schools and it hasn't bothered them. A lot of times, if there is a backup when school lets out, it does not take about 30 minutes or so for it to move on out. To her, traffic is not an issue for it. She understands that on Love Mill they might have a backup when school turns out, but after they get started with picking up their children, they come on, go on around the roundabout, and it just moves out real good. She does not see why traffic would be an issue on it. They thanked Council for listening to them and said they would surely like to have it close to their house.

Andrew Tomberlin, of 3607 Love Mill Road, was then called up to speak. Mr. Tomberlin greeted the mayor and council members, then said that he had been a lifelong resident of Unionville except for a brief time when he lived in New Salem, and he was happy to move back to Unionville. During the time that he lived in the New Salem, the Dollar General was built right there beside the fire department, and the worst thing about it was how convenient it was to spend money there. On the way home from work, he went right past it, and if his wife needed some ingredients she forgot to get at the store to make dinner, she would call and say, "Hey, can you stop in and grab this?" He would usually grab that and four

or five other things, usually cookies and chips, as, he said, you can see. He said that he looks forward to having something close by. He lives a mile up the road from there and it would be nice to have something just a minute or two minutes up the road. If the kids want to make brownies after dinner, they could go get it and be back at home in five minutes. For convenience, he thinks Unionville needs something like this. As a matter of property rights, he thinks it is up to the Haiglers to sell their land to the developer and do what they wish with it. He's excited to see this happen.

Ray Poplin, of 3310 Poplin Road, was called on to speak. Mr. Poplin introduced himself and said that the Ruth P. Poplin Family Limited partnership was formed in '91 and is six members strong. They bought a Dollar General store in Mullins in '04. It was a brand new store on Hwy 41 N., which is Main St. through Mullins. In March of '05, he and his wife alone bought another Dollar General store in Scranton, SC. It is on 52 Highway below Florence, three miles back this side of Lake City. He is going to try to compare "used to be" to this. He said that their stores have got metal sides, metal back, with different fronts. This is the latest, most modern, can't get no better store. This store is all brick with a different, much better entrance. This store has got 2518 square feet more than either one of their stores. What it is, is that Dollar General's home office is in Tennessee. Their stores are double net stores, this will be a triple net store, which is much, much better. A double net store is, the home office monitors that store through satellite. If something goes wrong in either one of their stores, home office gets the message, and they get the message. If they don't have it fixed within just a few days, home office will send their crew, they'll fix it, they'll send home office the bill, and home office will take it out of their rent check, so they're going to fix it either way, you see what I'm saying. The best thing Council can do is go ahead and let them put this building here. All the lights outside, everything is modern, no comparison between the two. They had their store, he and his wife, had their store appraised about a year ago and the appraisal came back within \$25,000 of what they paid for it. At that time, Mayor Baucom advised Mr. Poplin that he would have to call time. Mayor Baucom said that Clerk Gaddy had called time. Mr. Poplin thanked them and took his seat.

Roberta Hamborg, of 2029 E Lawyers Rd., was next to be called on to speak. She gave her address and said that the location of their house was near Little Mill Creek. Little Mill Creek is the recipient of all drainage from five-corners and everything up on that high area. Over the last few years, they have seen a big uptick in stormwater, basically the heavier rains. Whether or not you agree with global warming, there is a big increase in the heavier rains that they've been experiencing. She said she would read so she could get in her two minutes. Development of the five-points area, including the septic property being discussed this evening, will further aggravate their situation. She said that she is not the only one, there were other people present to speak about it. The responsible development, which includes a comprehensive stormwater management plan is needed to prevent the disaster of flooding in the years to come. She is an experienced flood victim, and she experienced exactly the same thing. A company came in near their home in Connecticut, put up a big parking lot, and all of that water flowed into their neighborhood and created a disaster. She said that Sonya had said that Council was going to look into getting some type of a storm water management plan. It is imperative that Council does that because what will happen later on is really a disaster. She thought she used her two minutes, she has more to say, but she plans to discuss some of this with the engineers that spoke already because she was told by Union County Stormwater Management that the management of stormwater is a local, enforcement,

and so it requires that Council's group finds some type of a plan and enact it. She thanked Council for their time.

Jim Rowe, of 2220 Haigler-Baucom Road, was next to be called to speak. He greeted Council and said that before he came over there, he did a little research on Dollar General. He would just like to say that they are included on the Forbes 2020 Most Admired Companies, the 2020 Retailer of the Year, and they were recognized by Forbes Magazine as among the Top 25 Corporations Responding to COVID-19. That said, the two oppositions he's heard to this are drugs and congestion. As far as drugs go, at the corner of Haigler Baucom Road, where he lives, and Love Mill, they are used to flash bangs going off at all hours of the night. Also, the other day he came home and at one residence there were six sheriff's cars. He does not know if that was drugs, he just assumes it was, so that's beyond anybody's pail(?). As far as traffic and congestion, for 27 or 28 years, he worked in Atlanta and lived in Gwinnett County, GA. Gwinnett County, for years, was the most, well the best, the largest growth in any county in the United States for several years. When he lived there, if you wanted to eat something after work, you had to stop inside the Atlanta city limits at 285 to get it because nothing was opened after 6 o'clock. Before he left, he could come out of his house and he could go three miles one way and every known fast food or franchise operation in the world was there, or he could go another way and within three miles every fast food or franchise operation was there. It did not slow traffic down one bit. They didn't even notice it because when they built something, they built it off the road and you just went zipping right by it. If you notice on Haigler Baucom, no, not Haigler Baucom, on Unionville-Indian Trail Road, right now they are building subdivisions; they don't slow traffic one bit. There is no congestion. Every Tuesday and every Thursday he goes up to Indian Trail and comes back on that road and he has not noticed anything slowing him down, no construction. If there is going to be any congestion, it's going to be people trying to get out of subdivisions as they come along, and it will be a good while before that problem pops up on Love Mill Road. It's not a problem. Mayor Baucom thanked him for his comments and Mr. Rowe took his seat.

Frankie Mical, of 5112 New Salem Road, spoke next. She thanked Council for letting them speak and said that she loved Dollar General, she had been there several times. She looked at their traffic and looked at their cars. She would say there is probably between 12-15 cars parked at the Monroe Dollar General over on Charlotte Ave. There is not much parking space, but it's never completely full at the times that she has been there. People go at graduated times. Really, if it's going to be a congestion, she thinks with people that are driving and going to the store will know when to go or when not to go. She's for it, and she also wants to tell Council that the teachers need this. You've got fresh food; you've got supplies; they need this. It would be a benefit to them. When they get off work, they can just run over there and pick up something fresh for supper, so consider that. She asked Council to consider all the people in this community because they all live here. We need this.

Kenneth Kiker, of 3405 Sikes Mill Road, spoke. He said that he is a lifetime member of Unionville, lived there all his life; some might say, well, how long is that, so he'll tell you that it's 76 years that he has been in Unionville. He would never do anything, he would never be in favor of anything, that would hurt Unionville. Unionville is his town, he loves it, he loves the people there; it is a great community, and he is in favor of the dollar store. The reason he says that is because we have so many new houses coming in through the community and stuff and, you know, people have got to shop somewhere. If people will

think back, we don't have any store except the Marathon and little store over in Unionville. He doesn't see anything wrong with having a Dollar General store. We look at New Salem, they have a dollar store - no problems there. We look at Fairview, they don't have any problems with that. He kind of looks at the Town of Unionville and asks why couldn't we have a Dollar General store. He kind of looks at it, you know, he knows we have a Town Council, but he wonders why can't the people decide what they want rather than having to go through Town Council. He doesn't say that with no remorse towards anybody. But really, he thinks the people ought to be in control of it. He said that's what he had to say. He looks forward to the Dollar General store to coming to Unionville. If we get it, we get it, if we don't, he'll still be friends with everybody.

LeNae Haigler, of 1521 Tom Helms Road, was next to be called on to speak. She greeted Council and introduced herself saying she is the wife of Hoyle Haigler, one of the gentlemen who has the land up for sale. He and his brother are lifelong residents of Unionville. They were actually born in Unionville in their family home. They have served in the US military, are retired independent truckers; one is 78 and the other is 76. So that's just an introduction as to who the landowners are. Neither one of these gentlemen hear very well, so she has to be their ears as well as their voice. They have put together a synopsis of the positive factors that they think they could help bring to Unionville. They would never do anything to hurt this community that so many people have lived in all their lives and enjoy and have worked so hard to build a reputation of being a fine community. The major factors that are positive in the aspect of developing the Dollar General and accepting this proposal, it would provide a full range of basic needs for all citizens within the Unionville community, male and female, from infancy through the golden years. It would have easy access without travelling on busy highways, such as Highway 218, Highway 601, or Highway 74. It provides convenience to reasonably priced goods and services. It strengthens the tax base for Unionville and Union County, keeping our hard-earned money in Union County, instead of spending it in Stanly County or Mecklenburg County, which is happening now a lot in northern Union County. People are going into Stanly County to spend their money at Lowes or Walmart. It opens the door for an employment opportunity. Its close proximity to the schools allows easy access to school supplies for students and teachers. It provides the opportunity to purchase fresh fruits and vegetables for healthier food choices. The building design and structural components provide great curb appeal. It offers snacks, drinks, and restroom facilities to visitors to Unionville for special events, such as school and church activities. We don't realize how many visitors we have coming into our community, and when they're there, they have nowhere to shop. In summary, the vitality of the Unionville community is reliant upon providing the essential goods and services for all residents within the community. She thanked Council for their time and was seated.

Roddie Baucom, of 2021 Lawyers Road, spoke next. He said that he would like to say that his concern is surface water, flood water, that's coming down Little Mill Creek. There is a tremendous amount of water that comes down through there. His driveway crosses the creek. He has seen it over his driveway several times, so if it's over his driveway out into Lawyers Road before, he is just afraid that there will be a bigger problem in the future. That water then goes on down towards Lark Trail, down through that housing development, and he is afraid there will be flooding down through there. He has nothing against Dollar General. He patronizes them a lot, but he is just afraid that Lawyers Road, the drains that are under the road there right at Greyfield are not adequate to carry the water that is going to come down through there. Basically, that, he just wants to make sure that Council has looked at it close

enough that this does not present a problem for that area of flooding in the future. He said that was all he had to say.

Derry Simpson, of 2109 Clontz Long Road, then spoke. Mr. Simpson addressed the mayor and Council and said his name. He said that he thought he knew about every one of them, but he has been a lifelong resident of the Unionville community. No, he does not live inside the city of Unionville, his driveway does, but he doesn't. At first, he didn't know much about the Dollar General and honestly didn't even know we had a Dollar General even being proposed in Unionville. He got in contact with Mr. Josh Huffstetter(?) with the Dollar General and the more they talked, the more he liked what he heard. You know, since Jim Baucom's store, since Jim passed away, we don't have a grocery store on this end of the county. A lot of folks in Unionville go to Monroe, but on his end, you have to go to either Locust, Monroe, or Mint Hill to get groceries. He has had a lot of folks call him and talk to him about this Dollar General and what it would do for his end of the county. A lot of older folks, and he's getting to be one of them, but a lot of older folks don't want to get on 218. He doesn't want to get on 218. That's a dangerous road. If we had this in our community, right up here at the Haigler property, right at Piedmont, it would be a win-win for the community, it would be a win for the town, and it would be a win for all of us. Just looking at the picture of it, it's a beautiful building and it will be an asset to our town. He's hoping that Council will consider this, and they will vote in favor of it. He has a lot of folks here in Unionville, he loves Unionville, was born and raised here and loves the people here. He did 30 years with the sheriff's office, and he's had folks call him and tell him that it will bring robberies. He said that he would be one to tell you that as a retired deputy sheriff, you can get robbed getting out of your vehicle at your house. That doesn't stand water to him. This will be a big asset to our town if Council will approve it. He then thanked Council and took his seat.

Next, Treena Watson, of 1325 Matthews Plantation Drive, was called on to speak. She introduced herself and said that she represented the family of Frank York. Her sisters were there with her and they feel like they would be affected as much as anybody in the community with this store being built there across from their land. They support the project. Their father and mother have always been very community-driven. Her dad owned the community grocery store, and he also was very instrumental in developing the fire department in the community. They continue, with their parents' passing, they continue with their family, the three girls who own the property continue to support the community. That being the fact that they had to sell some property for the roundabout, that was a help to the community, and they also had to grant an easement for improvement of the water lines that went through on Love Mill Road. They feel like they do look out for the best for the community. They are for this because, they have attended a lot of the, most of the meetings and heard what people had to say about the objections of the property being built there. They feel that the traffic, having lived there all of their lives except now, they grew up with the traffic growth. From the meetings, and the gentleman just recently said this in one of the presentations, it is the people who move into the community who really are opposed to it versus those who have been here all their lives. They have family and friends who have talked to them about any development going on over there by their property. They don't feel that the traffic is going to be affected by the store because most of it is because of people moving into the community, and that's the cause of the increase of any traffic. Most people who go to the Dollar General will not – time was called at this point and Ms. Watson stopped mid-sentence. She ended by saying that

they wanted to let Council know that they do support it and they do support the welfare of Unionville. She then took her seat.

Cindy Tyson, of 3013 Love Mill Road, was then called on to speak. Ms. Tyson greeted Council and said that she was going to be in the minority. She said she opposed it and has opposed it from day one. Looking at the drawing of how it's going to be laid out, the entrance is too close to the traffic circle. The other part of that is when school is going in session and coming out of session, Love Mill Road will back up from the school road, because that's where all of the parents and kids go to drop-off. It gets very busy, it backs up, almost to where the entrance to the Dollar General would be. That is even with a police officer, a former deputy, down there directing traffic. It's even worse in the afternoons. Traffic around the traffic circle around that time is unbelievable. You put a Dollar General right there, you've got these kids leaving that school, going to those schools, and they're going to whip in there right quick to get something before they're late for school. She asked Council how long they thought it would be before there was an accident. She asked Council how long they thought it would be before there was an accident and someone was killed right there because these kids will be whipping in and out. If you don't think it will happen, it happened when they tried to park down at the old car wash on Love Mill Road. She opposed that and she told them that it would not work because those kids would come flying out of there, they would end up in the ditch across the road. She then asked Council what happened. She told them that they ended up in the ditch across the road. She said that they said [there would be] no turning left and everyone's got to go right. She asked Council if they thought they did that, no. She then said that the other problem that other have brought up is the stormwater. When they have heavy rains, she asked Council if they were aware that it floods and floods out into Love Mill Road there just past the back driveway to the middle school. It does, and it can get pretty nasty. She then thanked Council and took her seat.

Rebecka Seaman, of 727 Baucom Deese Road, was then called on to speak. Ms. Seaman said that she just had a couple of notes, she didn't really have something amazing to put together, but just notes in reference to other things she has heard. One lady that mentioned that it seemed to be all of the new people in Unionville who seem to be opposed to this, well it doesn't matter if she's been here two months, two years, her entire life, it doesn't matter. She's a property owner. She opposes the Dollar General. She currently has a daughter that is in the middle school. She can't tell Council how many times she has almost been in wrecks pulling out of the middle school. Yes, she realizes that is on the Sikes Mill side, but in a couple of years her daughter is going to be at the high school, and she's going to be going into the high school via Love Mill. Her daughter's already afraid to drive, so Ms. Seaman can only imagine if you add one more thing. So, if she decides on the way to school that she's going to stop at the Dollar General and pick up a candy bar, a Mountain Dew, whatever, she comes out of the Dollar General. Now, everybody else is trying to get to school, and now she's got to turn left across there. Somebody's going to get really hurt, like serious hurt. Ms. Seaman said she was not against Dollar General. She actually really loves the Dollar Fresh idea. Not at five-points, not backing up to the middle school. The safety of our children is her number one priority. Stormwater, she gets it, it's an issue. There was a gentleman here back at the planning committee, planning board meeting, who was concerned about the water runoff of the asphalt affecting his farmland. She sees that, whether there's cows grazing there, or whether it's growing crops, she can see that being an issue and she appreciates that everything

is supposed to go in their little drain, but, you know, supposed to gets nowhere because inevitably some of it's going to come out. She said she would stick with that, thanked Council, and took her seat.

Brendan Sheprow, of 2402 East Lawyers Road, was then called on to speak. Mr. Sheprow told Council that he lives on Lawyers Road, one mile from the proposed site for the Dollar General and he is in opposition to the store being put there. That location, as they've said, he really is sorry for this opposition in moving forward. Unionville, in 2006, had an opportunity to build a grocery store across the street behind the gas station, which was met with fierce opposition. He doesn't know where those people are interested in having this store put here where they were then. It would have been a terrific asset to put there, stuck on one side away from where the school was, and those concerns. He also agrees with Mr. Baucom about the water runoff. He lives on Lawyers, across from Latham's Nursery, and Lawyers Road shuts down on a heavy rain. They shut it down. There's a foot of water coming over the top of Lawyers Road, so that's a really sincere concern, what's going on where he is, because they all drive down Lawyers Road two, three, four times a day. As far as traffic on Unionville-Indian Trail Road, he drives by that road three, four times a day, it can be sporadic, it can be very busy. It is the same with their area, just down the street there at Sikes Mill, Council sees what's going on there, it is going to grow. It is Union County; it is going to grow. Just how we're going to do it. Giving zoning changes to commercial properties, he thinks it has to benefit the community 100%, not 50%. He thanked Council for their time and took his seat.

Tanya Hinson, of 1502 Henry Smith Road, was then called on to speak. Ms. Hinson said that she had all the same concerns, the traffic, the safety. She really thinks Unionville needs to focus on infrastructure before they start deciding on which businesses come. She is not against the Dollar General. It's handy for a lot of people. Some of the things Dollar General hasn't mentioned is the fact that when you pick a Dollar General, it actually deters other commercial companies from wanting to be around a Dollar General. It's the type of products, they're not all Grade A food quality, so yes, it's going to bring food to our community, but it's not necessarily the best, healthiest food for us to consume. They have even been researched because of the plastic in the products that they sell. The kids are going to run in, grab the little toys. They're under scrutiny over the type of products that they're bringing into the community. Other cities have actually made decisions to put restrictions on the number of dollar stores within a certain mile radius to each other. She would ask that Council look into that situation because the more you have the dollar stores, you're pushing out those that have higher expenses because people are going to flock to the cheaper products. The criminals, that is an issue. To sit up here and say not to worry about the crime that's going to happen at the Dollar General when you're right across the street from it is just ridiculous. That crime can filter out to the surrounding neighbors; that crime, no matter what time it is, while we're sleeping at two in the morning, three in the morning, when someone goes in and robs the Dollar General, their alarms will go off and our sheriffs are who we have to depend on. She asked if our Sheriff's station could handle it. She asked if the fire department could handle it. They talked about the runoffs, she knew she had been on other boards where they tried to do speed bumps; well, speed bumps are a big issue when it comes to fire trucks, so that whole map of Love Mill and emergencies in and out. She just thinks that Dollar General needs to be reconsidered, relocated. Brewer Henley just bought Jim's. He's got big plans to turn that into a mini-grocery and gas. She asked why they couldn't give him an opportunity to see what he can bring to the neighborhood because he

too is a lifelong person of the community. All these other experts for Dollar General are going to go home, sleep in their homes, nowhere near Dollar General. She then thanked Council and took her seat.

Mayor Baucom said that was all that had signed up to speak. At that time, he closed the public hearing at 7:53 PM. He said they would take about a three-minute recess and then get ready for the regular meeting which will be at 7:58 PM.

Respectfully submitted,

Melody Braswell
Deputy Clerk