

Stanly County Planning Board  
May 20, 2024 - Meeting Minutes

**Call to Order** Chair Jay Eckman called the meeting to order on May 20, 2024 at 6:30 p.m. in the Gene McIntyre meeting room at 1000 N. First Street, Albemarle, North Carolina.

**Stanly County Planning Board members attending** David Underwood, Jay Eckman, Kevin Brickman, Michael Williams, Joel Mauldin & Tim Fesperman

**Absent:** TJ Smith (Excused)

**Stanly County Planning Staff Attending:** Bailey Cline, Planning Director

Chair Eckman asked if there were any conflicts of interests with the items to be heard due to financial or personal relationships.

**There were none**

Chair Eckman asked if there were any other additions to the agenda that the board needed to consider.

**There were none.**

Chair Eckman asked for a motion to approve the proposed agenda.

**Motion: Tim Fesperman**

**Second: David Underwood**

**Approved: 6-0**

Chair Eckman asked for a motion to approve the minutes from February 12, 2024.

**Motion: David Underwood**

**Second: Kevin Brickman**

**Approved: 6-0**

Chair Eckman shared the first item on the agenda was SD 24-01, a request by Stanly Construction Services LLC for the approval of a 24 lot major subdivision located on Millingport Road, Albemarle, NC 28001 - Tax Record # 142384.

Chair Eckman asked for Planning Staff to share the details of the request.

**Bailey Cline shared the following:**

Mr. Chairman and members of the board, the item that you have before you tonight is SD 24-01. This is a request by Stanly Construction Services, LLC for approval of a 24-lot major subdivision on Millingport Road, Albemarle, NC 28001 which contains 25 acres and is owned by Timothy Allen Dunn and Maria Kay Dunn. The property is zoned County, RA (Residential Agricultural) and is currently vacant. The property was divided from a larger tract in September of 2023. The surrounding area is also zoned County, RA and is mostly occupied by single family dwellings. The property does lie in a growth area per the 2040 Stanly County Land Use Plan which allows for 40,000 square foot lots. Each lot will have an individual septic system but will be served by public water. Stanly County Utilities Director, Duane Wingo indicated that the engineer for the project will have to submit plans for the waterline extension and meet all NCDEQ permitting requirements.

Lot 24 will not have a dwelling, it will be where the sign, mailbox cluster and retention pond will be located. The largest proposed lot is 52,323 square feet and the smallest proposed lot is 40,035 square feet. Power will be provided by the City of Albemarle.

There will be one main entrance off of Millingport Road. NCDOT indicated that they can accept the hammerhead layout but it must be large enough for the largest fire truck to have access and must acquire the necessary driveway permit for street connection to Millingport Road if the road is to be taken over by NCDOT in the future. Mini Airport Road will not be used for access at all by the lots in this subdivision. The Stanly County Fire Marshal's Office indicated that Fire Apparatus Access must be provided to within 150 feet of all portions of the exterior of each structure and flow tests will need to be conducted to show adequate fire flow for any fire hydrants installed. A Traffic Impact Analysis was not required as it does not meet the 500 trips per day threshold. This property is approximately 4.5 miles from the City of Albemarle city limits and is in the Millingport Elementary School district and the North Stanly Middle School and High School districts.

Construction Criteria Points for this project that Stanly Construction Services acquired in order to achieve the 100 points or more:

- 45- Public Water in a Growth Area
- 10- Entrance Landscape and Sign
- 20- Storm Drainage
- 25- Curb and Guttering
- 10- Homeowners Association
- 110- Total Points

Mrs. Cline displayed images of the layout design, the smallest lot, largest lot, Land Use Plan map and an aerial map of the property.

It is an estimated .66 of a mile from the intersection of Millingport Road and Highway 73. The most recent traffic study that was done by DOT was in 2022 and it was done a little further down Millingport Road but it was the closest and it stated 1100 cars per day. He would have to meet the required setbacks for each home which is 50 feet from the front, 40 feet from the back and 25 feet on the sides. As I shared, he will have public water and there will be septic systems and from my knowledge there has not been any perk test done on the property but Mr. Alley is here to answer any of those questions that you may have about that.

**David Underwood** "What did you say about DEQ?"

**Mrs. Cline** "Duane Wingo with Utilities stated that it will have to meet all NCDEQ permitting requirements from his standpoint."

There were no further questions for staff.

**Chair Eckman** invited Mr. Alley with Stanly Construction Services to speak in favor of his request.

**Travis Alley** "How are you this evening? Any questions?"

**Chair Eckman** "The lots at the back, there are not going to be any shared driveways there?"

**Mr. Alley** "No sir. Each one will have a designated driveway off of the new road."

**David Underwood** "Why did you choose a hammerhead instead of a cul-de-sac?"

**Mr. Alley** "The last subdivision we did, the previous Fire Marshall, had some issues with the size and wanted to push all new cul-de-sacs in the future to either 90 or 96 feet. There are three designs that are allowed by the fire code and this is one of the three. Mr. Roark, I met with him and he was happy with this design along with Phil Burris as well."

**Joel Mauldin** “For septic, what are you doing?”

**Mr. Alley** “I had a third party evaluation done on all 24 lots. Like we said, we are not using 24. 22 of the lots will be conventional systems and we have one lot that may be a drip system or a reduction system.

**David Underwood** “So, you chose the hammerhead as a way to not lose as much real estate, correct?”

**Mr. Alley** “It doesn't truly affect the number of lots. It is just a huge surface area and if you look at the design when you do the cul-de-sac, especially when you push it out to that diameter, the road frontage on the lots gets extremely narrow. So this we thought would give a better option where it only truly affected four lots with a narrow road frontage versus the other option which would have been about seven lots.”

**Joel Mauldin** “Is there a retention pond required here?”

**Mr. Alley** “No sir. That is where we are planning on putting one but there will not be one required.”

**Mr. Alley** “We met with DOT, we met with Mr. Wingo, we met with City of Albemarle Public Utilities, we met with the Fire Marshal's office so we personally reviewed everything with them just to make sure we had a good understanding of expectations and the only comments were the ones that Bailey read and I since followed up with the Fire Marshall on those.”

**David Underwood** “I noticed that L3 going over there to lot 11 is much larger than L11. How wide is that 3 versus L11 on lot 14 to lot 11?”

**Mr. Alley** “ L3 looks like it is 50 feet and L11 looks like it is 67 feet.”

**Chair Eckman asked if there were any further questions from the board.**

**There were none.**

Chair Eckman stated there were some present that wanted to speak and he asked to please keep it to new information and a three minute time limit.

**Larry Moore shared the following:**

My name is Larry Moore and with my wife Donna we live in a single family dwelling on Millingport Road and also own 75 acres. We live near Mini Airport Road. Obviously I am not in favor of this development. From our perspective the property does not conform to the general aesthetics of a rural community and it certainly is out of the context of what the current County Board of Commissioners is striving to do by having a Rural Preservation Area and control development. It is my understanding that the developer, Stanly Construction Services as of yet at the close of business today has not filed with the utility department nor do we have any impact studies on the current waterflow of a gravity fed system coming out of Millingport. But, I think the most important thing to consider here tonight is if we put 24 homes on the plot of land it is serviced by the Millingport Volunteer Fire Department. Now please, my comments are in context. I am in complete adoration and admiration of the work that the Millingport Volunteer Fire Department does. However, the North Carolina response rating system which is part of the North Carolina Department of Insurance scores the Millingport Volunteer Fire Department what is 9S. The score is from 1 to 10. 10 is no coverage and 1 would be Charlotte, North Carolina and their Fire Department. The Millingport Fire Department is a 9S, Richfield is a 9S, Ridgcrest is a 9S and New London is a 9S. To put that in context, Oakboro is a 5 and Norwood is a 7. So, at the end of the day we are going to build 25 homes in a subdivision that today we know the Millingport Fire Department is not capable based on this response rating service issued by the North Carolina Department of Insurance to control a single family dwelling more less control a single family dwelling inside the context of 24 other homes. So tonight a yes vote basically puts 24 families, 24 homes and countless numbers of lives at risk purely because there is not enough fire coverage in this particular area.

**Bill Rigsbee shared the following:**

I live on a straight line, probably less than a mile from this development. Behind the development on the far right hand side of it. I am not concerned about the aesthetics since I live on the top of Preston Lane but I am concerned after several months ago the County Commission passed a resolution for 3 acres of land to build a house. If this is allowed, what's next? You can go on up Millingport Road another half a mile across the road from where Biles intersects with it and there is another open field there that is being farmed right now. What is to keep someone from buying that and developing it or elsewhere in the county? Where are the rules? If the County Commission wanted to limit building homes in the county to 3 acre lots, where does this fit in? Are we going to get like Union County where it is Helter Skelter? That is my concern with it. Thank you.

**Shane Almond shared the following:**

Good Afternoon, my name is Shane Almond and I live in the Millingport community. It is pretty easy for a blueprint or a developer to hit 100 but on that blueprint why don't we have on there, is this going to affect our school system? Yes, it is. Will this affect our emergency response? Yes, it will. Has there been any new infrastructure put in since the 3 acre minimum rule was put in place and I know this is not in there but no it hasn't. Will this make our taxes increase? It will, when land evaluations go out, it will. Will this development affect our safety and security, yes it will. It already floods off on Mini Airport Road, right below it, it floods. Especially with the amount of water and rain that we have had recently. Now that we are going to have all of this roadwork, all of this road frontage, all of that water is going to go right down into the same area. If this is approved then there should be a turning lane from the 73 side. When it is dawn or dusk it is hard to see there anyways and with 24 additional homes coming in you have quadrupled the amount of homes from 73 and Millingport all the way to almost Ridgecrest. I said that to say this, in the Planning and Zoning Article 1 Section 101 under the purpose it says prevent the overcrowding of land, avoid undue congestion of population, facilitate adequate provisions of transportation, water and sewer, schools, parks and other public requirements. So, if any one of those is compromised and I can tell you one right off the bat, it is schools. We don't have enough schools around. This will be the fourth development in that area. So, if any one of them are compromised you have an obligation as a board to deny it. Not just this one, but any of them. Thank you.

**Mike Freeman shared the following:**

I live off of Mini Airport Road and my concern is we have four unfinished developments right around a two mile radius of the intersection. They are not even halfway finished, none of them. We don't know how many have been sold. There is a new development and it is a half a mile from the one in front of the Fire Department already. So that is just making that intersection more congested. We don't know what the future impact will be once they finish those. I know you did a DOT study from 2022 but that does not include the other four developments being done so we don't know how that is going to affect it. We don't know how these other four developments are going to affect the Fire Department. I think we should at least wait before these developments are finished before we approve another one. We can always not approve this and approve it later. We can't unapprove it once it is done. We don't have anything to lose by waiting. I know it probably meets all the criteria but what if everybody wanted to build in a growth area? You can't approve all of them, you have to stop somewhere. Another thing, on the map it was showing that it was in a growth area but everything around it was green. So when they did it, it was sticking out. Why didn't they just make it even? Why is one in a growth area and not the other. I think safety should take priority.

**Kristy Gallusha shared the following:**

Hello, so I am actually a teacher. Not with Stanly County but as a teacher coming from a different county, I do live on Mini Airport Road. I do know that Millingport Elementary has approximately 184 students. With the current developments that are already being built and with this one you have about approximately 200 students if a family has 2 kids per family, roughly. Is Millingport Elementary going to be able to hold an additional 200 students or are they going to have to build on to the school? You are going to have to take that into account. Are they going to be able to build another school to accommodate those students? That is something that we are having to deal with at the school that I am at so I know how that affects the students at my school and how

it affects the school system just from the developments that they are building around us. So, you need to take that into consideration, too. How is Millingport Elementary going to be able to withstand the influx of students?

**Jason Carriker shared the following:**

My thing with this is it is a rural area. Farmland, people do a lot of farming. They are taking 25 acres from someone with perfectly good farmland and essentially making what I would consider a trailer park. You are packing a bunch of people on top of each other and it is going to cause issues at some point. Fire Department, there is not a whole lot of police presence out there and if something happens in between two of these houses and the third one goes down, to me it is a real big safety thing because we do have the other housing developments. I don't know of any statistics on if anything has happened at those but to me it is a really bad idea in general. I know that is my opinion but that is all I have to say.

**Zach Herrin shared the following:**

I am probably not going to say anything that has not already been said, I would just like to reiterate the fact that the school systems are already overcrowded. If you look at the plot of land here you at any point can tell that the school is not going to be able to handle the influx, that has already been stated. Obviously, the fire and safety is another concern also. I know there have been studies done, car counts and things but until you live on the road and you see actually how much traffic passes by on a daily basis you really don't have an idea and it is a lot. The four way stop, I think it works to an extent but you know those studies are old now. I don't think we are going to be able to accommodate all of that. Another thing, I do care about aesthetics. Me and my family live in Millingport because it is a small, local, tight knit community and you see these housing developments going up everywhere and you don't get that small town feel from housing developments. It is a quality of life issue, it really is. I have my whole life invested in Stanly County. I went to Ridgecrest, I went to West Stanly, spent some time at Stanly Community College and you know I don't want to leave but every time I see a development pop up somewhere I do consider leaving. Just because the point of a small town is to remain a small town and this is a rural community. I think that gentleman brought up a good point, this is land that could be used for a purpose and instead we are going to dump houses on top of it and it just doesn't make a whole lot of sense to me.

**Alicia Herrin shared the following:**

I appreciate everything that has already been said. I do want to come at it and fully support what has been said against the development. I think everyone has made very valid points and then I would like to share if you allow me to from the standpoint of a stay at home wife, mom and business owner. We are there all day. So we do see the traffic and the aesthetics do matter as well. I was born in Millingport and have spent the majority of my 32 years right there and talking about just the quality of life or the whole american dream and you drive by the house that we currently have and that is our dream home and the home that we wanted and the Lord was very gracious to allow us to have that home. I am very thankful for our neighbors and that small feel, that rural area. I appreciate what Millingport stands for, I appreciate that Stanly County has such a strong agricultural presence and this is not. I don't know how familiar you are with Millingport but this is not what it was 32 years ago and truly I don't think this is what any of the residents outside of those who have invested in some of these homes that have been developed, truly want. I would imagine, I don't have the statistics but I feel like the occupants of most of these new developments are from outside of Stanly County or not native to Millingport because this is truly not what I would have ever imagined would take place in Millingport and I don't think it is what anyone would really want but I know that I am just one person. Thank you for your time.

**Erin Stormat shared the following:**

I live on the end of Millingport Road at Five Point Road. I own a small farm, Storms Haven Farm and it is actually what is pictured on the wall behind you. I am so lucky to be able to live in this community. I grew up

in a community that looked just like this and what drew me to want to live in Stanly County was its more rural aspects. I love it, when I first moved here I just drove around and cried because I thought that it was so beautiful because of all the big wide open fields. I could not do what I do anywhere else. I am so centrally located for my business and what I do, especially being close to really great equestrian venues. I own a 23 acre farm and honestly thinking that this could be built on my farm is my worst nightmare. I work so hard, I am a single person that lives alone and I work hard. Like I said, I love the land here and how it looks. I moved here because of the rurality of it. I can't imagine it being any different. I am terrified that this is going to become the norm for our area because it was the norm where I used to live. Where I used to live they just built like crazy, the infrastructure could not handle it and it was a nightmare to live in. People eventually get pushed out because they don't want to live in places like this, especially when you are used to living in a more rural area. I am just terrified that my taxes are going to go up and I am not going to be able to afford where I live anymore. Other than that, I don't have anywhere else to go because honestly I never would have thought that in Stanly County we would have to worry about development. Yea in Mecklenburg, Cabarrus or Union but never in Stanly County. I did not think that would be a big problem. It is kind of scary and hopefully that does not become an issue in my lifetime and while I am here I will certainly speak up against it.

**Alvin Burleson shared the following:**

It is going to be a trailer park. I was here two years ago before the county and they were wanting to build a complex beside me. Told them that it would not perk but they made it perk and now they are having trouble with the septic tanks but they saved me and dropped it down to 16 instead of 24 houses. You have all of that traffic and the houses are just thrown up and it is farmland. The cul-de-sac, they run it right over on my land, it used to be farmland and now they can't get it farmed because of development. So, I hope you aren't wasting your time.

**Renee Page shared the following:**

I have been living in Millingport for 25 years now. My mom and dad moved on Mini Airport Road and have lived there for roughly 25 years. Being that I live and commute and am in that area so much, I can answer some of these questions. My son went to Millingport, a wonderful school. He graduated and I am glad. Because, Millingport Elementary has already moved fifth graders to North Stanly Middle School. They have no business being in that middle school. Not only that but I can tell you from listening to officers in this area, North Stanly High School and Middle School by their standards are now the worst schools in the county because they cannot get it under control. The more kids and families and the more people you let come to Millingport, you are going to add to that problem. They already can't handle just Kindergarten through fifth grade there, they have no room. So, where are our kids going to go? I have a great nephew that I know will be going to Millingport but how is that going to affect him in five years? I don't know what y'all expect. My parents live on Mini Airport Road, and my son is moving in there too. This is just recent, my son is remodeling a house behind my parents house and he had to go through this whole process of getting permits and everything else and they made sure that the fact that my dad has four and a half acres, you cannot put more than two houses on there. But now y'all are going to let 20 something houses go across from Mini Airport Road? When my son just wanted to put a house behind my dads house on Mini Airport but y'all are going to let 25 houses be built right there? Y'all set forth the rule and y'all just push the rule to the side, that is what is wrong. You make the rule then you need to enforce the rule. Not somebody coming in and paying all of these taxes, you are going to raise the taxes in Millingport like crazy. That is not right to the people that have lived there 20, 30, 40 years. The people who are trying to hang on to their homes and their farms. But this development, if this is truly what y'all want, you are going to lose a lot of trust in this county, especially Millingport.

**Michael Williams** "We haven't voted on it yet."

**Tim Fesperman** "We don't make the rules. We are not the County Commissioners."

**Renee Page** "Do yall not vote on things?"

**Tim Fesperman** "We do but we don't make the rules."

**Renee Page** "Okay, people in this county make the rules, do they not? And that includes everyone that is here because we vote on things. But, since the rule was made, why not enforce it?"

**Joel Mauldin** "We voted on this. It was voted on, the growth area and the rural area. We are talking about this right here. This is in a growth area."

**Renee Page** "That is what I mean. 24 houses right there in Millingport after there have already been 4 more developments put in. What are our schools and kids going to do? They are suffering. That is exactly what they are doing."

**Donna Moore shared the following:**

It has come to my attention that this is designated as a growth area but my understanding was that this was designated as a growth area years ago when they were trying to get development in some of these areas so there would be some tax base to come in and support the schools. Well, I think that ship has sailed. Look around, there are developments everywhere that filter into Millingport. My understanding after speaking to some County Commissioners was that this should not have been and that this was an oversight in the plan that was approved back in September. It might be in a growth area but maybe we should use some common sense and all of that green around it, it has kind of been backdoored in and I just ask that we use a little common sense tonight and maybe this is not the best use for this land."

**Mitchell Cook shared the following:**

We appeared before the County Commissioners about the last project that came in on Nelson Mountain Road. They have half acre lots. The County Commissioners voted to pass that the lot size would be one lot size and here we are going and putting these housing developments in here. If we are not going to enforce the law then it will be like New York City. It is stated that we have these lot sizes and we need to stick to that. I am against it, I want to see our residential areas stay like they are. We have messed up alot of communities already. Schools and everything else is messed up and they don't have the money. This doesn't have anything to do with this but they told us when they voted the water in, we would have all the school money we needed. Guess where it is? I have not seen it. Now they say the only way to get any money out of it is to build a new school. We need to stop and think about this thing and weigh on our hearts and minds, is this the right way to go and is this the way that we want our community to be? I don't want to be like Charlotte, that is why I moved here. I don't want any homes built on top of me and we need to go back and reconsider what the County Commissioners have put in place for us to go by and you guys have the guideline to go by and I just ask for you to go by that.

**Chair Eckamn asked if there was anyone else wishing to speak.**

**There was none.**

Chair Eckman asked if any board members would like to make any suggestions concerning the subdivision plan.

**David Underwood** "I am still concerned over the hammerhead. Bailey, is there a problem with lot 11 being back in the corner like that and having road access?"

**Mrs. Cline** "No, the requirement of the ordinance is that there is at least 35 feet of road frontage and it meets that requirement."

**David Underwood** "He said that it was 63 feet I think."

**Mrs. Cline** "It shows L3 as 50 feet which is lot 11."

**Chair Eckman** “Refresh me, what is the minimum lot size?”

**Mrs. Cline** “It is 40,000 square feet where either water or sewer is provided. So if one utility service is provided it is 40,000 square feet if it is in a growth area. If both utility services would have been provided then the minimum lot size is 30,000 square feet.”

**Tim Fesperman** “Is there water on Millingport Road?”

**Mrs. Cline** “Yes, water does run by it.”

**Chair Eckman** “Does the board have any suggestions on the design? Let's make a motion and we can discuss.”

**Motion: Michael Williams made a motion to deny SD 24-01 to deny the Millingport Road Subdivision request by Stanly Construction Services LLC because the plan does not meet the requirements of the Stanly County Subdivision Ordinance.**

**Mr. Williams** “I know it is technically in a growth area but there is a lot of concerns. One you have got a major highway at .66 miles away and the state put in a four way stop there. Fire and police is a concern. Millingport Elementary school is a concern.”

**Second: Tim Fesperman**

**Chair Eckman shared that they could now discuss**

**Michael Williams** “Mr. Chairman like I was saying, technically it is in a growth area but like I said I think my problem is just the timing. Mainly because you have three or four other developments going up in that area and I think along with the other things that I mentioned it is just a bad timing issue too.”

**Joel Mauldin** “The subdivisions going up in the area, do we have any idea on the status of those?”

**Mr. Alley** “Can I clarify that for you? I believe the four developments that are being discussed are Nelson Mountain, Hatley Farm Road and the one across from the Fire Department. Nelson Mountain from my understanding is done except for two lots. I think there were 24 homes...”

**Mrs. Cline** “Yes, the one on Nelson Mountain started out with 24 homes but all the sites did not perk and I believe the number of sites were adjusted down to 16. The one across from Millingport Fire Department I believe is 16 lots.”

**Mr. Alley** “That got adjusted down to 12 did it not?”

**Mrs. Cline** “Maybe, I know there is some trouble on the back lots so right now those are not built on.”

**Mr. Alley** “The one on Hatley Farm right now has 40 total with 22 of those being sold and moved into. 6 are under contract and that development will be done prior to this one starting.”

**Joel Maulin** “So if this one is approved we are looking at close to 100 homes?”

**Mr. Alley** “Right.”

**David Underwood** “What would be the price on these?”

**Mr. Alley** “Mid 3's. That is what we have been seeing as an average this past year.”

**David Underwood** “What is the average of the ones on Hatley Farm?”

**Mr. Alley** “The average there is about 350.”

**Joel Mauldin** “So basically they are considered starter homes?”

**Mr. Alley** “No, I think your entry level is still in the 200's. Most of our buyers have not been first time buyers.”



**Joel Mauldin** "Just curious, 2,500 square feet?"

**Mr. Alley** "No, the majority of them are less than 2,000".

**Chair Eckman** "Majority of what I have seen in the county is around 1,500."

**David Underwood** "Is that your development on Hatley Farm road?"

**Mr. Alley** "Yes sir."

**David Underwood** "The people that are buying these homes, are you handling the sale or are you having someone else do that?"

**Mr. Alley** "We do."

**David Underwood** "Where are those people coming from?"

**Mr. Alley** "It is kind of a smorgasbord."

**David Underwood** "Are people trading up for Stanly County or do you have people coming in from out of state?"

**Mr. Alley** "Majority of the people are downsizing. So I mean we have definitely had a handful of out of state people and I would say a majority of the people that are coming here are looking for lower taxes."

**David Underwood** "You asked for that one."

**Mr. Alley** "I am just telling you what they tell me."

**Mr. Alley** "You just had some questions about the status of development so I was just trying to provide some insight. I would encourage you to reach out to Phil Burris and Mr. Roark because I went and met with the both of them to understand what their concerns were. If there is a question about the hammerhead then I will be more than happy to look at that as a cul-de-sac option and we can look at it together. That is just what was proposed by the fire department as the alternative."

**David Underwood** "I don't want to make that something in the county that we get known for. If we start doing that all the time. I know it is a problem for you guys, the developer."

**Mr. Alley** "That is something that we can look at."

**Joel Mauldin** "I have heard some concerns about water pressure. Has there been any studies on that?"

**Mr. Alley** "Phils group has flow rates, like I said I went and met with Mr. Wingo and he had looked at the flows and based upon the proximity to the water tower I think he has no concerns on that. I understand the frustration of the room and the challenge you have to balance everything but growth is coming to Stanly County. You can have your box builders and your for rent builders. If you just look at what is across from Millingport Fire Department, they are already renting. That is one thing that we don't do."

**David Underwood** "Once you sell it, it is like everything else."

**Mr. Alley** "No, understand but I am saying the build to rent model are the ones that are renting before they even sell. I encourage you all to ride through that development on Hatley Farm Road and make up your mind based upon that."

**Tim Fesperman** "Mr. Chairman, I am just concerned about the quality of the area. I know that we have kind of a snapshot here but this is just all land mostly and I think that development with proper harmony or support or some type of consensus from the people that live around it is most important so that is one of my main concerns. As far as a growth area, you can look at the map and see where that sticks out. That just doesn't make sense."

**Chair Eckman** "Is there any more discussion?"

**Chair Eckman** "I see your concerns but at the same token you are in a growth area too. Anywhere that one wants to come there will be the same concerns whether it is in a growth area or not. Do you want them packed together more or do you want them spread out more?"

**David Underwood** "And it met the requirements."

**Chair Eckman** "It has met the requirements based on zoning."

**Chair Eckman** "Could this be tabled, Bailey?"

**David Underwood** "Well you have a motion on the floor."

**Chair Eckman** "Can the item be tabled for more information or does the motion have to be retracted first?"

**Mrs. Cline** "Yes, your motion would have to be retracted and a new motion would have to be made."

**Chair Eckman** "There is a motion to deny SD 24-01, so if you vote in favor of the motion you are voting to deny. If you vote against the motion, you are voting in favor of the subdivision."

**Vote: 5-1**

**The motion to deny passed.**

**Chair Eckman** "Does this still go to the commissioners, Bailey?"

**Mrs. Cline** "No."

Chair Eckman stated if there was no further business he would entertain a motion to adjourn.

**Motion: David Underwood**

**Second: Tim Fesperman**

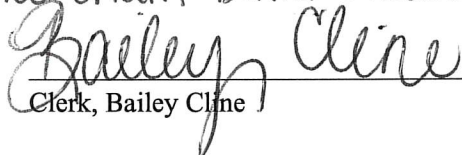
**Vote: 6-0**

**Time: 7:29 PM**



~~Chair, Jay Eckman~~

vice chair, David Underwood



Clerk, Bailey Cline