Will Morgan, with Vestor Communities, and Jason Gaston, engineer for Vestor, presented to the Boone Town Council a request for water and sewer service to property located off Beverly Heights Avenue near Mountaineer Driving Range and Golf Center. In making the request Mr. Morgan and Mr. Gaston described the mixed use development indicating luxury apartments would be built during the first phase followed by mixed retail stores in the second phase. Mr. Morgan explained they were targeting young professionals with what he called a “luxury product.” After hearing the description of the project and request for water and sewer the hearing was opened for public comment during which eleven members of the packed audience spoke. Cathy Lamar shared what she believed were the major concerns of all the residents, “The bottom line is that there’s two fears everybody in this room representing a huge group of neighbors, is the traffic issue and student housing. We all know it’s going to be student housing—there’s no if’s ands or buts about it.” Ben Miller spoke to the negative impact he felt this project would have on the R-1 residential community, “It will never, never, ever be the same if this project is allowed to be developed. Noise, light, traffic—this street—Beverly Heights, is not adequate for what’s on it now.” After hearing the public comments Council members discussed the impact they felt this project would have. They were unanimous in their concern that what was being proposed was too dense for this property to adequately sustain without negatively impacting traffic and compromising existing residential neighborhoods. The motion to deny water and sewer to the property was unanimously approved.