

From: [Amy Griffin](#)
To: [Bjorn Hansen](#)
Subject: FW: CZ-2025-02
Date: Thursday, May 15, 2025 11:23:13 AM

I just received this concerning an item on next week's agenda.

Have a good day!

Amy Griffin

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From: Michelle BrunetteDowell <mbrunettedowell@gmail.com>
Sent: Thursday, May 15, 2025 11:01 AM
To: Amy Griffin <Amy.Griffin@unioncountync.gov>
Subject: CZ-2025-02

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Greetings Amy,

Would you please forward to the Land Use Board members? I will attend the meeting next week to reiterate my concerns.

May 15, 2025

To Whom It May Concern

I am writing to express my concerns regarding the rezoning petition CZ-2025-002.

I have owned and lived on adjoining parcel number 04341004B since 2002.

Unfortunately, I have recent experience with the value depressing effect of the proposed "light Industrial" zoning. Last year I attempted to sell a portion of my property directly adjacent to subject. The first question my realtor received with every call was a version of "What is that next door?". No one wants to live next to a junkyard, which is what it seems to be.

The existing use is an eyesore in an otherwise highly desirable area, close to Cane Creek Park,

and more suitable for future development as horse and estate properties rather than light industrial and the more modest residential development that usually accompanies industrial use.

The current use is clearly visible from the 7200 block of Potter Road, except in the height of summer when it's somewhat less noticeable due to trees. My 13 acres are currently heavily wooded, and block some of the "view" from Potter Road, but if my parcel was ever cleared the subject would be much more visible from a longer stretch of Potter Rd, and

I think this would be an appropriate time to address the current status under the grandfather clause. I may be mistaken, but it's my understanding the grandfather clause is reserved for businesses that were in place before current zoning took effect. This area was all RA zoning when I (and my ex-husband) purchased 04341004B in 2002. The subject was definitely not used for parking or storage for the family business (which is across the road) prior to 2013. In fact, county aerials show that the subject was still wooded as late as 2019, and therefore not suitable for its current use as a junkyard.

Unless the long-term vision for this area is light industrial, it seems counterintuitive to grant a rezoning request that will likely depress property values in the entire area, and potentially lead to the residential blight that frequently surrounds such use. It also seems very wrong to depress property values so that one person can operate a business that rightfully belongs in an industrial or commercial zone.

I feel compelled to add that although the owner seems to have cleaned it up a bit within the last few months, it's looked much worse for the last few years.

Thank you for your time.

Michelle Brunette (Dowell)