

# Alexander Ricks PLLC

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December 9, 2024

Union County Planning Department  
Attn: Bjorn Hansen

Re: **Letter of Intent**  
Petitioner: 4 Rivers Property Group, LLC  
Property: 14421 Lawyers Road  
Rezoning Request: B-4 for Indoor Climate-Controlled Self-Storage

Mr. Hansen,

Enclosed please find the conditional rezoning request for property at 14421 Lawyers Road to accommodate an indoor climate-controlled self-storage facility with associated streetscape improvements and landscaping commitments. The rezoning request would allow for the development of a Class A, 80,000 square foot, fully enclosed and air-conditioned, fully secured self-storage facility under the B-4 zoning district. In an effort to have as little impact on the surrounding neighbors as possible, the facility will feature elevated design and exterior building materials, while appearing to resemble a Class A retail or office building as well as landscape screening along the road frontages. The project will also be limited to a single story in an effort to be in line with surrounding uses along Lawyers Road. The facility will not be open 24 hours a day and will not permit any boat/RV parking. All storage units will be accessed from the interior of the building with a modern security system keeping the building secure. Modern climate-controlled self-storage facilities have limited impact on surrounding properties due to their low traffic generation, no school impacts, and minimal infrastructure and utilities requirements. Based on research there is only one additionally facility in the 3 mile trade area, and was built in 1984 and does not have any climate controlled units, so there is demand for this product type in the area.

If additional information is required, please feel free to contact me directly. We greatly appreciate your time and consideration of this petition. We look forward to working with you on this project.

Very Truly Yours,  
*Brittany N. Lins*  
Enclosures