

Letter of Intent

Date: December 16, 2024

To: Union County Planning Dept

Subject: Conditional Rezoning of Property at 3925 Sanford Ln, Monroe, NC 28110

My name is Angel Riquelme Javana. I am a Union County Resident. I own Union Landscaping and Hardscape S Corp, a small landscaping and hardscape business operating in Monroe, NC.

I bought this property in April 2022, previously Providence Nursery and Landscaping, with the intention of advancing my business into Union Nursery and Landscaping.

Currently the property is zoned RA20 and I am asking the Union County Planning Department to grant me a conditional re-zoning to RA40. I have 8 employees, and my hours of operation are Monday-Friday 7 am to 5 pm and Saturdays from 7 am to 12 pm.

I am submitting a site plan proposal along with an impact statement. I will meet with Union County's building code enforcement if necessary. I will comply with all regulations and zoning standards. As the previous owners, Providence Nursery and Landscaping, had already been operating as a Nursery and Landscaping Business for multiple years, the proposed development will not endanger the public health or safety, or injure the value of the abutting properties. When I purchased the property, it was in dire need of clean up and repair. I have made significant progress with the clean-up and now the development is in harmony with the area it's located in and will be in conformity with the comprehensive plan.

I would like Union County Planning Board to consider this request at the earliest possible meeting.