

# LETTER OF INTENT

Date: February 4, 2025

To: Union County Planning Dept

Subject: Conditional Rezoning of Property at 3704 Mary Elizabeth Church Rd.

Hello and thank you for your time. My name is Adam Gordon and I'm a resident of Union County. I was born and raised here, to go a step further, I grew up in my parents' house on Mary Elizabeth Church Rd and then built my house on Mary Elizabeth Church Rd.

I purchased the land that we own now in 2013, I then built the original house at 3710 Mary Elizabeth Church Rd in 2015 and because my family continued to grow, we built our current home at 3704 Mary Elizabeth Church Rd in 2022.

My Dad, Mitchell Gordon, owns the property at 3721 Mary Elizabeth Church Rd. He has a small automotive repair business there. I work for Mitchell at, "The Shop". Our space for parking customer vehicles there is limited so we started utilizing a small lot at the 3704 Mary Elizabeth Church Rd property that was cleared by the previous owner by the logging company that thinned the pines before I purchased the property. Fast forward to 2021, I contacted the Forest Service about a beetle infestation that I had in the pines that were still standing. The Forest Agent advised me that I needed to have the trees on the property harvested as soon as possible to avoid wasting the trees and allowing the beetles to spread to other properties. I took the advice of the Forest Agent and had the pine trees removed. Later, when the grading company came to clear the lot for our new house, I had them remove the leftover stumps throughout the property.

At this point, due to the removal of the trees and their stumps, there is basically a vacant lot beside the area that we currently use as overflow parking for vehicles that are waiting to be repaired. Our business has gotten busier and the extra space would be a great asset to our small business. It would also be very useful and much safer for our tow trucks and delivery drivers to use to turn around and unload versus having to do so on or at the roadside. I am submitting a site plan proposal that shows the existing parking area, an existing storage building, the proposed new area for parking and a potential building for automotive repair in the future should it be needed. I am proposing that a portion of the land at 3704 Mary Elizabeth Church Rd be zoned Light Industrial. I am proposing Light Industrial only because we occasionally repair commercial vehicles. The rezoning would also include splitting out the existing house and the land to the rear of the light industrial area as a second residential parcel.

I honestly believe this proposal will help enhance Mary Elizabeth Church Rd. I intend on planting enough hedge around the area to prevent it from "being an eye sore" to neighbors and those passing by. Having the space to get tow trucks and delivery vehicles off of the road to unload will prevent traffic from having to stop and wait and will also be safer for all of those involved.

Thank you once again for your time and help in this matter.

Sincerely,

Adam Gordon

