

From: Jessica Grainger j.grainger@betatechsolutions.net

Date: Nov 13, 2023 at 11:13:00 AM

To: Jessica Grainger j.grainger@betatechsolutions.net

COVER LETTER:

Rezoning Property Request

I'm requesting the rezoning of parcel 09330012 from residential to light industrial commercial. This parcel adjoins down both Plyler mill and Lancaster Hwy 200. I would like to rezone this parcel to build two warehouses with access from Plyler Mill rd & Hwy 200.

Beta Tech is a Telecom, Fiber Splicing, Wireless services company that is owned locally and operated out of Monroe NC. We have been renting warehouse space for over 5 years in Union County because it's impossible to find property that is affordable and large enough to build the warehouse space we need.

With the population outgrowing the city limits into the county this property would be materially beneficial to the county as a commercial light industrial zoned lot. Granting a rezone would have little effect on the adjoining properties due to the buffer of trees and with access from both Plyler Mill and Hwy 200. The property directly in front of this parcel sits on the corner of Plyler mill Rd and Lancaster Hwy is already zoned Light Industrial with storage units and our property would just be an extension of that zoning. Union County has very little light Industrial zoned land available.

I hope you consider rezoning this property. You would be helping a local business have affordable warehouse space.

Jessica Grainger
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