

From: [Catherine Grabova](#)
To: [Bjorn Hansen](#)
Subject: Rezoning Petition 2025-CZ-005
Date: Friday, December 12, 2025 7:49:16 AM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Dear Union County Planning Staff and Commissioners

I respectfully ask you to deny Rezoning Petition 2025-CZ-005. While I support responsible economic growth within Union County, this proposed use raises several substantial concerns that directly impact residential neighborhoods, community character, and long-term planning goals.

1. Incompatibility With Surrounding Residential Neighborhoods

The proposed towing and vehicle-storage operation is not consistent with the existing or intended land-use patterns for this area. This site sits directly beside well-established residential communities whose character, safety, and quality of life would be negatively affected by this type of business.

2. Negative Impact on Property Values

A facility designed to store damaged or impounded vehicles is likely to diminish nearby property values. Homeowners have invested heavily in their properties, and introducing an industrial-level operation into a residential corridor creates permanent, irreversible consequences.

3. Traffic, Noise, and Safety Concerns

Towing operations require heavy-duty trucks entering and exiting the site at irregular hours, often late at night. This creates:

- Increased truck traffic near residential streets
- Higher noise levels
- Potential safety issues for families, pedestrians, and school bus routes

This level of activity is incompatible with neighboring homes.

4. Visual and Environmental Impacts

Even with screening, a storage yard for wrecked or impounded vehicles inevitably introduces visual blight. There are also concerns about potential fluid leaks, runoff, and other environmental risks associated with storing inoperable vehicles.

5. Inconsistency With Union County's Long-Range Planning Intent

This type of operation does not align with the long-term vision for this corridor. Approving a use that conflicts with surrounding zoning and planned development patterns sets a concerning precedent and undermines the county's planning framework.

My Request

I respectfully urge the Planning Board and Board of Commissioners to deny this rezoning request. I ask that land-

use decisions remain consistent with the established character of this area and supportive of the families who live, work, and contribute to this community.

Thank you for your time, your service, and your thoughtful consideration of my concerns.

Sincerely, Kateryna Volostnov

From: [Giulia Savona](#)
To: [Bjorn Hansen](#)
Subject: "Rezoning Petition 2025-CZ-005"
Date: Friday, December 12, 2025 2:16:03 AM

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Thank you for your time, your service, and your thoughtful consideration of my concerns.

Sincerely,

Giulia D'Alessandro

Sent from my iPhone

From: [Holly Busbee](#)
To: [Bjorn Hansen](#)
Subject: Rezoning Petition 2025-CZ-005
Date: Friday, December 12, 2025 2:13:38 AM

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Thank you for your time, your service, and your thoughtful consideration of my concerns.

Sincerely,
Holly Busbee

From: [Donna Celentano](#)
To: [Bjorn Hansen](#)
Subject: Rezoning Petition 2025-CZ-005
Date: Friday, December 12, 2025 8:23:56 AM

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Sincerely,
Donna Celentano
