

**From:** [abaker30@aol.com](mailto:abaker30@aol.com)  
**To:** [Bjorn Hansen](mailto:Bjorn.Hansen@unioncountync.gov)  
**Subject:** Formal Opposition to Rezoning Petition CZ-2025-005 - Nearby Property Owners  
**Date:** Monday, December 15, 2025 2:01:16 PM

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

Dear Union County Planning Department,

We are writing to formally express our opposition to Rezoning Petition CZ-2025-005, submitted by Michelle Hernandez, which proposes rezoning approximately 2.027 acres (parcel 07-063-260) located on Secrest Shortcut Road in the Town of Hemby Bridge from R-20 to Light Industrial (LI) with conditions.

We are nearby homeowners at 4109 Faith Church Road, and our property is generational family land. It was originally owned by our grandfather, Oscar Byrum, and has been passed down through our family. This land holds deep historical, personal, and cultural significance to us. It is not simply an asset, but a legacy that our family has stewarded for generations.

As long-standing residents and property owners, we have serious concerns regarding how this proposed rezoning to Light Industrial may impact the integrity, character, safety, environmental quality, and long-term value of surrounding residential properties and the broader community. Development of this nature in close proximity to established homes threatens to fundamentally alter the rural and residential character of our area.

Any zoning changes or development approvals should carefully consider the impact on existing homeowners, particularly those whose families have lived on and cared for their land for generations. We respectfully request that our opposition be formally entered into the public record and that the Land Use Board and Planning Department give full and fair consideration to the voices of long-standing residents and landowners before moving forward.

We understand that the Union County Land Use Board will meet on Tuesday, December 16, 2025, at 6:00 p.m. in the Commissioners' Board Room, Room 118, Union County Government Center, 500 North Main Street, Monroe, North Carolina, to receive comments and review this request. While we will make every effort to participate, we request that this written correspondence be included as part of the official review and consideration process regardless of our ability to attend in person.

Please confirm receipt of this correspondence and advise if there are any additional steps required for our concerns to be fully included in the official record.

Thank you for your time and consideration.

Sincerely,  
Jeff Baker  
Audrey Baker  
Homeowners  
4109 Faith Church Road  
Union County, North Carolina

[Sent from the all new AOL app for iOS](#)

**From:** [Jo-Ellen McQuade](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Fwd: Rezoning Petition 2025-CZ-005  
**Date:** Monday, December 15, 2025 5:15:13 AM

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2nd email. Not sure 1st went through. No receipt received. Thank you.

----- Forwarded message -----

From: **Jo-Ellen McQuade** <[jmcquade2@gmail.com](mailto:jmcquade2@gmail.com)>  
Date: Fri, Dec 12, 2025 at 8:00 PM  
Subject: Rezoning Petition 2025-CZ-005  
To: <[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)>

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 facility is incompatible with both the current and planned land-use patterns for this area. The site is immediately adjacent to long-established residential neighborhoods, and introducing this type of operation would undermine their character, diminish residents' quality of life, and raise legitimate concerns about safety and community well-being. This operation will be a nuisance and turn the environment surrounding the residential areas into nothing more than a junkyard.

#### 2. Negative Impact on Property Values

A storage facility for damaged or impounded vehicles would almost certainly depress surrounding property values. Local homeowners have made significant investments in their residences, and placing an industrial-scale operation within a residential corridor risks creating permanent, irreversible impacts on the stability and desirability of the neighborhood. It will be a blight of epic proportions that will be the number one cause of the surrounding communities demise.

#### 3. Traffic, Noise, and Safety Concerns

Towing operations bring heavy-duty trucks in and out of the site at all hours, including late at night. This means:

- A surge of truck traffic cutting through residential streets
- Disruptive noise levels that directly impact nearby homes
- Increased safety risks for families, pedestrians, and school bus routes

This level of industrial activity has no place beside a residential neighborhood and is fundamentally incompatible with the community.

#### 4. Visual and Environmental Impacts

Even with screening, a storage yard for wrecked or impounded vehicles inevitably introduces invasive visual pollution. There are also concerns about potential fluid leaks, runoff, and other environmental risks associated with storing inoperable vehicles. Again, this will be nothing but a junkyard and degrade the value of the surrounding residential neighborhoods.

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

This type of operation is fundamentally at odds with the long-term vision for this corridor. Approving a use that directly conflicts with surrounding zoning and established development patterns would set a troubling precedent and weaken the integrity of Union County's entire planning framework.

#### My Request

I respectfully, and strongly, urge the Planning Board and Board of Commissioners to deny this rezoning request. Land-use decisions must remain aligned with the established character of this area and uphold the interests of the families who live, work, and invest in this community.

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

Sincerely,

Jo-Ellen McQuade, Village of Lake Park Resident

**From:** [Shannon Rose](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Fwd: Thank you for your time  
**Date:** Friday, December 12, 2025 3:49:15 PM

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----- Forwarded message -----

From: **Shannon Rose** <[mrsroseteaches123@gmail.com](mailto:mrsroseteaches123@gmail.com)>  
Date: Fri, Dec 12, 2025 at 12:54 PM  
Subject: Thank you for your time  
To: <[bjornEhansen@unioncountync.gov](mailto:bjornEhansen@unioncountync.gov)>

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,

Shannon Rose

**From:** [Patricia Floyd](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** No rezoning for town company in Lake Park  
**Date:** Friday, December 12, 2025 11:33:16 PM

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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**

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**4. Visual and Environmental Impacts**

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**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.

Also with new townhouses being built on the opposite end of Lake Park and doesn't seem to be any road improvements, consider looking how all this construction will impact Faith Church Road and our village.

Thanks Patricia Floyd

**From:** [Frances Estro](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Please Decline Rezoning Petition 2025-CZ-005  
**Date:** Saturday, December 13, 2025 10:10:15 AM

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**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,

We respectfully ask you to deny Rezoning Petition 2025-CZ-005. While we 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:

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- 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

We respectfully urge the Planning Board and Board of Commissioners to deny this rezoning request. We 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 these concerns.

Sincerely,

Frank and Francie Estro  
Lake Park Homeowners

**From:** [Kristan and Ryan Lyon](#)  
**To:** [Bjorn Hansen](#); [ryan-lyon@live.com](mailto:ryan-lyon@live.com)  
**Subject:** Please Deny Rezoning Petition 2025-CZ-005  
**Date:** Sunday, December 14, 2025 2:35:07 PM

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Dear Union County Planning Staff and Commissioners,

We 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.

## **6. Potential increase of crime**

Car part theft is a persistent problem, with criminals frequently targeting towing yards, salvage yards, and similar businesses. Establishing such a facility in this area raises serious concerns about attracting criminal activity and its impact on nearby neighborhoods. While security cameras may provide some deterrence, they cannot fully prevent crime, making this an ongoing and valid concern.

Our 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,

Kristan & Ryan Lyon

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

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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:

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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:** [Mark & Wendy Richards](#)  
**To:** [Bjorn Hansen](#)  
**Cc:** [Mark Richards](#)  
**Subject:** Rezoning Petition 2025-CZ-005  
**Date:** Friday, December 12, 2025 1:07:52 PM

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**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:

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- 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. I am a resident of the Village of Lake Park. My address is 6129 Creft Circle, Lake Park NC 28079. My phone is 303-204-8949.

Sincerely,

*Mark Richards*

**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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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

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#### 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,

Giulia D'Alessandro

Sent from my iPhone

**From:** [John Barnes](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Rezoning  
**Date:** Monday, December 15, 2025 12:05:22 PM

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

As a resident of 25 years plus of Lake Park, I would like to join with my fellow citizens in my disapproval of the proposed towing company parcel.

While I have no malice towards the owners of the proposed facility, I do believe that a better location could be found.

There have been many valid points made as to not approve this development, all of which are within reason and logical assumptions.

The top 3 reasons that I will echo are traffic, visual aesthetics and lastly environmental concerns.

As a formal councilman for the Village of Lake Park, I feel that voices from our community should have a large weight on the final decision as to, or in our case “not to” approve the re-zoning of this area. I do realize that we have no official authority of the area in question, however it would be ill-suited for us to remain silent during this time of inquiry.

As such please note my voice of concern and disapproval of the rezoning action.

Thank you for hearing us and for the support shown to the long time residents of our Lake Park community.

Sincerely,

John Barnes  
[jbarnes2309@gmail.com](mailto:jbarnes2309@gmail.com)

Sent from my iPhone

**From:** [Judy MenMart](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Rezoning Petition 2025-cz-005  
**Date:** Saturday, December 13, 2025 2:27:20 PM

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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,

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**From:** [Claudia Flagg](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** ReZoning petition 2025-CZ-005  
**Date:** Friday, December 12, 2025 2:38:26 PM

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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**

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**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.

**6. I would like to request that a traffic impact study as well as an environmental study be done. This is already a congested intersection, and combined with the building of the approximately 200 townhouses being built at the other end of Faith Church, getting in and out of Lake Park is going to be a problem since I do not see where they are planning on making any improvements to either Faith Church Road or Secrest-Shortcut Road.**

**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,

Claudia and Russ Flagg

[claudiaflagg@yahoo.com](mailto:claudiaflagg@yahoo.com)

5309 Creft Circle, Lake Park

**From:** [Claudia Flagg](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** ReZoning petition 2025-CZ-005  
**Date:** Friday, December 12, 2025 2:38:26 PM

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Dear Union County Planning Staff and Commissioners,  
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**1. Incompatibility With Surrounding Residential Neighborhoods**

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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.

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**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,

Claudia and Russ Flagg

[claudiaflagg@yahoo.com](mailto:claudiaflagg@yahoo.com)

5309 Creft Circle, Lake Park

**From:** [Jo-Ellen McQuade](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Rezoning Petition 2025-CZ-005  
**Date:** Friday, December 12, 2025 8:00:31 PM

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**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 facility is incompatible with both the current and planned land-use patterns for this area. The site is immediately adjacent to long-established residential neighborhoods, and introducing this type of operation would undermine their character, diminish residents' quality of life, and raise legitimate concerns about safety and community well-being. This operation will be a nuisance and turn the environment surrounding the residential areas into nothing more than a junkyard.

#### 2. Negative Impact on Property Values

A storage facility for damaged or impounded vehicles would almost certainly depress surrounding property values. Local homeowners have made significant investments in their residences, and placing an industrial-scale operation within a residential corridor risks creating permanent, irreversible impacts on the stability and desirability of the neighborhood. It will be a blight of epic proportions that will be the number one cause of the surrounding communities demise.

#### 3. Traffic, Noise, and Safety Concerns

Towing operations bring heavy-duty trucks in and out of the site at all hours, including late at night. This means:

- A surge of truck traffic cutting through residential streets
- Disruptive noise levels that directly impact nearby homes
- Increased safety risks for families, pedestrians, and school bus routes

This level of industrial activity has no place beside a residential neighborhood and is fundamentally incompatible with the community.

#### 4. Visual and Environmental Impacts

Even with screening, a storage yard for wrecked or impounded vehicles inevitably introduces invasive visual pollution. There are also concerns about potential fluid leaks, runoff, and other environmental risks associated with storing inoperable vehicles. Again, this will be nothing but a junkyard and degrade the value of the surrounding residential neighborhoods.

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

This type of operation is fundamentally at odds with the long-term vision for this corridor.

Approving a use that directly conflicts with surrounding zoning and established development patterns would set a troubling precedent and weaken the integrity of Union County's entire planning framework.

**My Request**

I respectfully, and strongly, urge the Planning Board and Board of Commissioners to deny this rezoning request. Land-use decisions must remain aligned with the established character of this area and uphold the interests of the families who live, work, and invest in this community.

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

Sincerely,

Jo-Ellen McQuade, Village of Lake Park Resident

**From:** [Octavian Crestian](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Rezoning Petition 2025-CZ-005  
**Date:** Saturday, December 13, 2025 2:22:43 PM

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**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,  
Octavian Crestian  
Lake Park resident

**From:** [Laura G](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Rezoning Petition 2025-CZ-005  
**Date:** Saturday, December 13, 2025 7:21:11 AM

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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,  
Laura Gnatuk - Resident of Lake Park  
6509 Sybil Ct.

**From:** [Melodie Marwitz](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Rezoning Petition 2025-CZ-005  
**Date:** Sunday, December 14, 2025 2:07:42 PM

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**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,

. 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,

Melodie Marwitz

4004 Alden Street

Lake Park, NC

**From:** [Sabrina Locke](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Rezoning Petition 2025-CZ-005  
**Date:** Sunday, December 14, 2025 6:11:53 PM

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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,

Sabrina Locke

---

**From:** [Amanda Prichard](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Rezoning petition 2025-CZ-005  
**Date:** Sunday, December 14, 2025 7:42:29 PM

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

To the Union County Planning Staff and Commissioners,

I am writing in to request that you 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,

Amanda Prichard

**From:** [Karen Faulkner](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Rezoning Petition 2025-CZ-005  
**Date:** Sunday, December 14, 2025 9:14:54 PM

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**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. Also, rezoning to light commercial, for what would be an undeveloped lot makes no sense. It does, however, open the door for something even less desirable in the future.

**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,

Karen Faulkner

3422 Mayhurst Dr.

Lake Park, NC 28079

**From:** [Kurt Marwitz](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Rezoning Petition 2025-CZ-005  
**Date:** Sunday, December 14, 2025 2:00:31 PM

---

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,

. 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,

Kurt Marwitz  
4004 Alden Street  
Lake Park, NC

**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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**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,

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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**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,  
Donna Celentano

---

**From:** [Kara AycOTH](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Rezoning Petition 2025-CZ-005  
**Date:** Friday, December 12, 2025 9:25:29 AM

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**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,

Kara AycOTH

[Sent from the all new AOL app for iOS](#)

**From:** [I. Korniyenko](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Rezoning petition  
**Date:** Saturday, December 13, 2025 8:56:08 PM

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**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,

Anna Korniyenko

**From:** [Lynn Sharp](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Urgent re Rezoning Petition 2025-CZ-005  
**Date:** Friday, December 12, 2025 8:38:50 AM

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Sir, Below is copied and pasted and expressly communicates our concerns in Lake Park. It is unthinkable that such a use/development would occur at the doorstep of one of Union County's premier communities. Please ensure that appropriate measures are taken to avert this. Thank you,

Lynn Sharp  
6107 Eisenhower Lane

to "Rezoning Petition 2025-CZ-005" -----

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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,  
Lynn Sharp  
6107 Eisenhower Lane

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