

Chuck Brand Builders Inc.  
DBA:  
Home Town Rentals of Charlotte  
615 E Shepherd Street  
Charlotte, MI. 48813

May 20, 2020

Dear City of Charlotte, MI. Council and Planning Commission,

I am writing to request a rezone of my property located at 601E. Shepherd Street. It is currently zoned R-1 one-family residential, and I own two rental units on the site. This is a larger parcel that was originally two lots. I intend to divide the property and use the east portion of it for an expansion of my commercial business located directly adjacent at 615 E. Shepherd Street, which is already zoned B-3. Over time, as my business has grown and changed, so have its operational needs. My intention is to create a secure, fenced-in storage area for the variety of equipment I rent to the general public. This will allow the equipment to be stored in a more organized and secure fashion, and to increase my product offerings to Charlotte residents. The fence will be designed in a manner to appropriately screen the storage area from any nearby residential uses.

When I purchased these adjacent properties. It was the intention to help and support the growth of my business. These lots are already designated for commercial zoning in City's Master Plan Future Land Use Map, and therefore this request is in line with the City's established planning for this location.

That said, I do intend to maintain the two existing rental unit (now as a separate parcel), so there would be no loss of affordable housing in the community as a result of this project.

Thank you,  
Charles Brand  
Owner,

