



Union County, NC

Land Use Board

Meeting Agenda

Tuesday, July 21, 2026

6:00 PM

Board Room, First Floor

Call to Order

Pledge of Allegiance and Moment of Reflection

Oath of Office

Regular Members Rick Davis, Darren Greene, and Drew Medlin

Establish Voting Members

Additions and/or Deletions to the Agenda

Approval of the Agenda

Approval of the Minutes

[26-425](#) June 9, 2026 Minutes

Attachments: [2026.06.09 LUB Minutes](#)

Agenda Item(s)

[26-403](#) Sunset Ridge Special Use Permit 2026-SUP-02

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

John E. Wear, Senior Planner / Zoning Administrator, (704) 283-3605

ACTION REQUESTED:

Hold a Public Hearing to consider a Special Use Permit for an amendment to an existing SUP

BACKGROUND:

The Applicant, Sunset Ridge Estates, LLC is requesting Major Amendment to an existing Special Use Permit to construct a gravel

parking lot on property zoned RA-40.

FINANCIAL IMPACT:

N/A

Attachments: [Sunset Ridge Application redacted](#)
[Sunset Ridge Site Plan](#)
[Sunset Ridge ADA Plan](#)
[Staff Analysis Sunset Ridge 2026-SUP-02](#)

26-405

2026-VAR-01 Claude Austin Rd Variance Request

DETERMINATION OF CONFLICTS:

INFORMATION CONTACT:

John Wear, Senior Planner, Union County Planning Department -
704-283-3605

ACTION REQUESTED:

Hold a Public Hearing to make a final decision to either grant or deny the variance request.

BACKGROUND:

The applicant Jamie Taylor is requesting a Variance of 6,534 square feet from the lot size requirements of 40,000 as listed in Section 5.030 "Lot and Building Regulations" and more specifically as shown in "Table 5-2: R District Lot and Building Regulations--Conventional Development" of the Union County Development Ordinance ("UDO").

FINANCIAL IMPACT:

N/A

Attachments: [Claude Austin Var Application Redacted](#)
[Claude Austin Variance 2026-VAR-001 Staff Analysis](#)

26-434

Rezoning Petition RZ-2026-009 York

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

Bjorn E. Hansen, Senior Planner - Long Range Planning

ACTION REQUESTED:

Recommend approval or denial of proposed rezoning to the Board of Commissioners

BACKGROUND:

This rezoning petition was submitted by Randall York, and is requesting a revision of the Union County Zoning Map by rezoning one parcel totaling approximately 26.06 acres appearing on the tax map as tax parcel 04-039-012 along US 601 from RA-40 to Heavy Industrial (HI). Because this is a straight rezoning, there are no conditions or site plans associated with this petition.

FINANCIAL IMPACT:

None

Attachments: [2026-RZ-009 York Application redacted 6-26-26](#)
[Land Use Board Advisory Consistency and Reasonableness Statements - RZ-2026-009 York](#)
[2026-RZ-009 York LUB Staff report](#)

26-441**Minor Subdivision Discussion****DETERMINATION OF CONFLICTS****INFORMATION CONTACT:**

Lee Jenson, Planning Department, Director, 704-283-3564

ACTION REQUESTED:

Continue discussion of subdivision standards.

BACKGROUND:

The Board, at their February 17, 2026, meeting, following a discussion about minor subdivisions, directed staff to bring back possible changes to the minor subdivision provisions of the UDO. The Land Use Board discussed various provisions of the UDO at their February 24, 2026, meeting, and decided to have more detailed discussions about pertinent sections of the UDO over the coming months. The Land Use Board discussed the topics below at their March and June meetings and decided to continue the discussions into July. This month the following topics will be discussed in more depth:

1. Discussion of the UDO definition of "Lot" in Section 105.130.
 - a. No decisions were made. The LUB wanted to continue discussions on this item.
2. Discussion of minor vs. major lot threshold/parent parcel date
 - a. The LUB decided that they were comfortable with the existing language of the parent parcel but wanted to discuss the minor subdivision lot threshold a little more and wanted information on how other counties define a minor subdivision.
3. Family subdivision exception discussion
 - a. The LUB wanted information on how other counties deal with family subdivisions

FINANCIAL IMPACT:

None.

Attachments: [Minor subdivision discussion LUB 6-9-26](#)

Planning Staff Report**Brief Comments****Adjournment**