



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**



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-425

Agenda Date: 7/21/2026

TITLE:

June 9, 2026 Minutes



Land Use Board

June 9, 2026

Meeting Minutes

The Union County Land Use Board met in regular session on June 9, 2026, at 6:00 p.m. in the Union County Government Center, 1st Floor Board Room, 500 N. Main Street.

Present: Vice Chairman Rick Davis, Mark Tilley, Charles Walkup, Jr., and alternate Rick Marshfield.

Also Present: Planning Director, Senior Planner John Wear, and Land Use Board Clerk Amy Griffin.

Call to Order: Vice Chairman Rick Davis called the meeting to order.

(a) Pledge of Allegiance and Moment of Reflection: The Pledge of Allegiance was recited, and Mark Tilley gave the prayer.

Establish Voting Members: Vice Chairman Rick Davis noted there would be a quorum with four members including alternate Rick Marshfield.

Additions and/or Deletions to the Agenda: Charles Walkup, Jr. made a motion to approve the agenda and Vice Chairman Rick Davis seconded it. Vote: Unanimously approved, 4-0.

Approval of the Minutes: Charles Walkup, Jr. made a motion to approve the May 19, 2026 minutes and Mark Tilley seconded it. Vote: Unanimously approved, 4-0.

Public Hearing:

Planning Staff Report – Text Amendment to Sections 25.010 Table of Allowed Uses, Section 25.020-I Other Use Category, 30.210 Data Centers, and 32.220 Crypto Mining Operations of the Union County Development Ordinance

Staff Contact: Lee Jenson, Planning Director

Summary of Request

Proposed regulations for data centers and cryptocurrency mining operations within the Heavy Industrial zoning district.

Staff Comments and Recommendation

Lee Jenson explained to the Board that currently the County's Unified Development Ordinance (UDO) did not contain regulations addressing data centers or crypto mining. He then went into an explanation of both.

Planning Department
500 North Main Street Suite 70
Monroe, NC 28112
T 704.283.3565

unioncountync.gov

Board Discussion:

- Groundwater well usage
- Wastewater
- Board members reviewed proposed buffering, including the berm and sound-absorbing wall.
- Questions were asked regarding tenant types, parking lot activity, veterinary operations, and potential future uses.
- Additional discussion centered on limiting dumpster collection hours to reduce impacts on nearby residents.

Board Action:

Motion: Mark Tilley recommended approval of TXT-2026-002 with the following additional conditions:

- Additional research regarding groundwater well restrictions.
- Wastewater disposal requirements.

Second: Rick Marshfield

Vote: Motion carried unanimously, 4-0.

Planning Staff Report – Minor Subdivision Discussion

Staff Contact: Lee Jenson, Planning Director

Summary of Request

Planning staff continued the discussion regarding minor subdivision standards as requested by the Board of County Commissioners. The purpose of this meeting was to further evaluate the definition of a lot, the impact of parent parcels divided by public roads, the minor versus major subdivision threshold, and family subdivision provisions. Staff also presented research from peer counties regarding subdivision thresholds and related regulations.

The Board discussed the potential implications of modifying the current ordinance, including balancing property rights with development review standards and determining whether additional review requirements should apply when parent parcels are divided by public roads. Due to limited Board attendance, members expressed a preference to continue the discussion at a future meeting when a larger Board was present.

Key Discussion Points:

- **Definition of a Lot and Road-Split Parcels:** Staff reviewed the current UDO definition that treats a parent parcel divided by a public road as separate lots for subdivision purposes. Discussion focused on whether this creates a loophole allowing up to sixteen lots through the minor subdivision process rather than requiring major subdivision review.
- **Property Rights and Road Impacts:** Board members discussed situations where public projects, such as the Monroe Expressway or future railroad extensions, divide existing property. Some

members expressed concern that changing the ordinance could unfairly impact property owners whose land was split through no action of their own.

- **Minor vs. Major Subdivision Threshold:** Staff presented examples from peer counties showing thresholds ranging from three to twenty lots, with many counties using a five-lot standard. Board members generally expressed support for maintaining the current eight-lot threshold but discussed alternative approaches, including increasing the threshold while limiting road-split parcels to a single overall allotment.
- **1978 Parent Parcel Reset Concept:** Staff revisited the previously discussed concept of replacing the February 14, 1978 parent parcel date with a lot-of-record approach and implementing a ten-year reset period. Staff noted that previous Board discussions had generally supported this concept.
- **Need for Full Board Participation:** Several members stated they were uncomfortable making recommendations on significant ordinance changes with only four voting members present. The Board agreed that future discussion should occur when more members were available to participate.

Board Discussion & Concerns

- **Balancing Development and Property Rights:** Members discussed the need to balance development oversight with the rights of property owners, particularly those affected by public infrastructure projects.
- **Subdivision Review Requirements:** Discussion focused on whether larger developments created through road-split parcels should be subject to the additional review standards required of major subdivisions, including open space and agency review requirements.
- **Future Consideration:** Members requested that the item return at a future meeting when a fuller Board could participate in the discussion and provide broader input.

Board Action: No formal recommendation was made.

Planning Staff Report: Planning Director Lee Jenson let the Board know that both the House of Pearls rezoning and Marcham rezoning were passed by the Board of County Commissioners at their last meeting.

Brief Comments: There were none.

Close: With no further discussions, Mark Tilley made a motion to adjourn, and Rick Marshfield seconded. It passed unanimously. The meeting adjourned at 7:30 p.m.



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-403

Agenda Date: 7/21/2026

TITLE:

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:

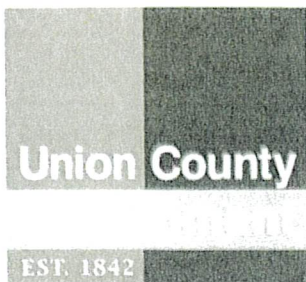
Hold a Public Hearing to consider a Special Use Permit for an amendment to an existing SUP

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



UNION COUNTY BOARD
OF ADJUSTMENT

Special Use Permit

Union County Planning Dept.
500 North Main Street
Suite 70
Monroe NC 28112

T 704 283 3565

www.unioncountync.gov

APPLICATION FOR SPECIAL USE PERMIT

Date Filed: 5-27-26

Petition No.: 2026-SUP-002

Application Deadline N/A

Fee: _____

Applicant Information

Sunset Ridge Estates, LLC - Tatiana Kotsulim

Name

4707 Sugar & Wine Road

Address

Monroe

City

NC

State

28110

Zip Code



Self

Relationship to Owner

Owner Information

Sunset Ridge Estates, LLC - Tatiana Kotsulim

Name

4707 Sugar & Wine Road

Address

Monroe

City

NC

State

28110

Zip Code



Property Information

4707 Sugar & Wine Road

Address

Event Venue

Occupant / Use

RA-40

Zoning

01231006S

PIN Number

Applicability

1. The table of allowed uses (Table 25-1) identifies certain "special uses" that are allowed only if reviewed and approved in accordance with the special use procedures of Section 80.110. Special uses are generally those that have widely varying operating characteristics or potential land use impacts that require additional review to ensure that they will comply with all applicable ordinance regulations and approval criteria.
2. The procedures of this section require that the board of adjustment hear factual evidence presented to it at an evidentiary hearing, and then makes findings of fact supported by competent, substantial, and material evidence. Based on those findings, the board of adjustment decides whether or not it can reach each of the conclusions required (See §80.110-H) to approve the special use.

Special Use Applied For: Gravel parking lot for event venue

Section Number:

Findings of Fact:

The Board of Adjustment may not approve an application for a special use permit unless it first reaches each of the following conclusions based on findings of fact supported by competent, substantial, and material evidence presented at the public hearing.



(The Following conclusions shall be filled out by the applicant on the space provided below)

1. The proposed use and development comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use.

The parking lot will comply with all applicable zoning regulations and development standards for the RA-40 district. The parking lot will meet setback, parking, lighting and landscaping requirements and will be installed in accordance with building and fire code requirements.

2. The proposed development will not materially endanger the public health or safety.

The parking lot will not endanger public health or safety. It will comply with all applicable codes. Adequate on-site parking and traffic circulation will be maintained. Events will follow established operational guidelines to ensure safe access for guests and emergency services.

3. The proposed development will not substantially injure the value of abutting property, or is a public necessity.

The parking lot will not injure the value of abutting properties. The parking lot will be professionally installed and maintained in good condition. Lighting will be installed in a manner to prevent glare onto neighboring properties. Noise levels will comply with local ordinances and event hours will be reasonable.

4. The proposed development will be in harmony with the area in which it is located.

The parking lot will be in harmony with the character of the surrounding area. The parking lot is replacing a previous lot and will include adequate landscaping to complement the use of the property.

5. The proposed development will be in general conformity with the comprehensive plan.

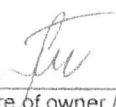
The parking lot is consistent with the goals and policies of the comprehensive plan. The parking lot enhances the use of the property without expanding its overall intensity beyond what is envisioned for this area.



I certify that all of the information presented by me in this application, including attachments, is accurate to the best of my knowledge, information and belief.

Sunset Ridge Estates, LLC
Print owner / applicant name

Tatiana Kotsulim
Print representative name


Signature of owner / applicant

Signature of representative

05/12/2026
Date

Date

Important Application Information

Required for Complete:

1. Application
2. Application Fee
3. Tax map of subject property from Union County GIS
4. List of adjoining property owners – names and address as listed by the Union County Tax Office.
5. Evidence from licensed appraiser and have he/she present for testimony.
6. Site plan (if there are supplemental requirements are listed in the Union County Development Ordinance for a specific use.)

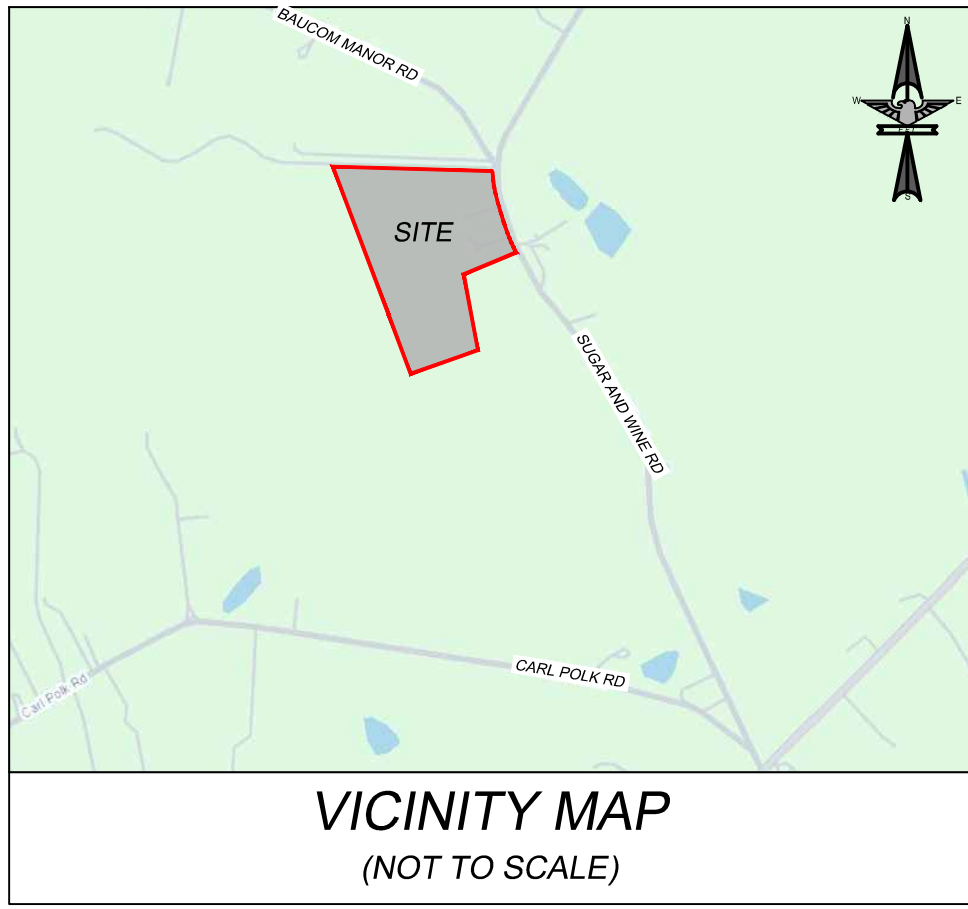
Optional:

1. Site Plan (for applications that do not have supplemental requirements)
2. Building elevations
3. Other supporting documentation

NO REQUEST FOR A SPECIAL USE PERMIT WILL BE CONSIDERED COMPLETE AND PROCESSED UNTIL ALL SECTIONS OF THE APPLICATION HAVE RESPONSES, ALL DOCUMENTS AND EXHIBITS ARE ATTACHED, AND THE PROPERTY OWNER HAS SIGNED THE APPLICATION FORM.



Page 1



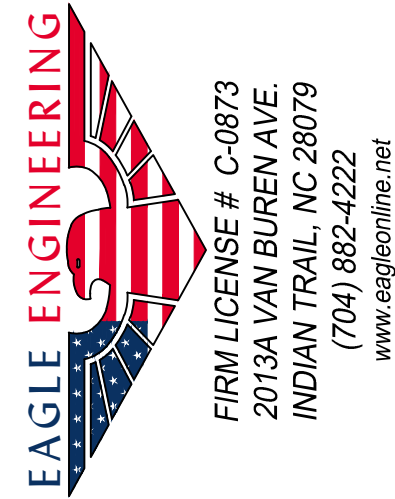
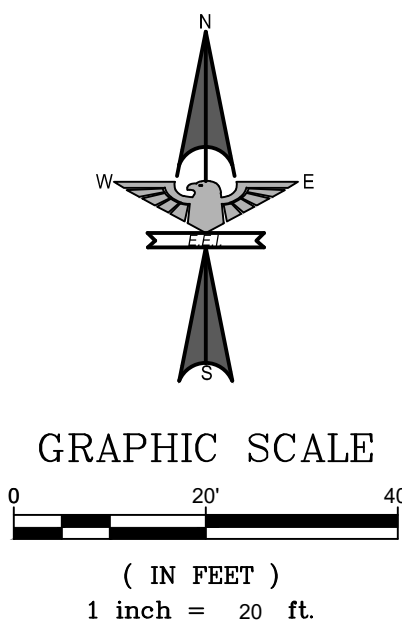
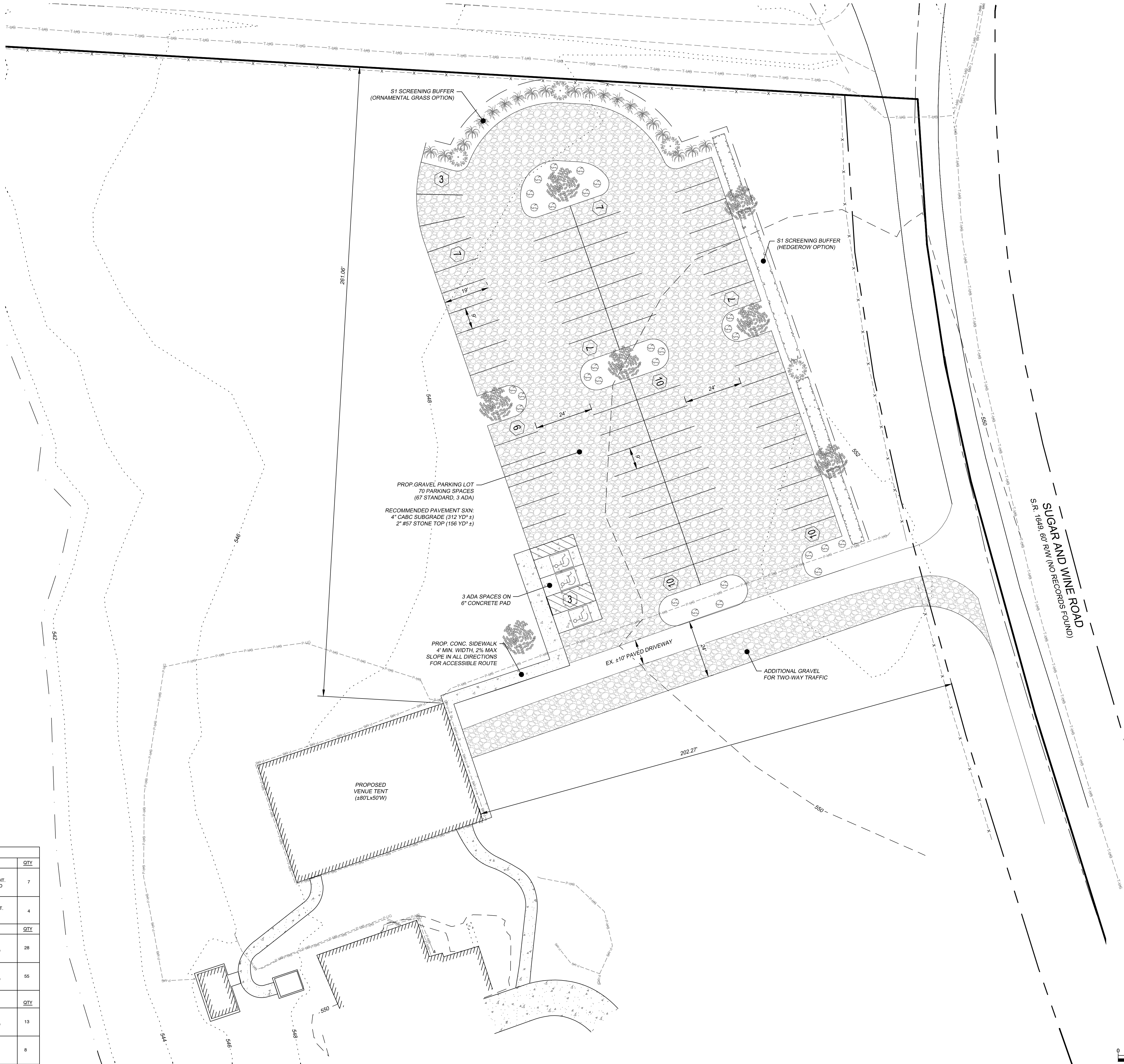
SITE AND DEVELOPMENT DATA	
JURISDICTION	UNION COUNTY
TAX PARCEL(S)	1231006S
SITE ADDRESS	4707 SUGAR AND WINE RD
EXISTING ZONING	RA-40
PROPOSED LAND USE	COMMERCIAL
TOTAL SITE AREA	29.19 AC
FEMA FIRM MAP #	3710547900J (ZONE X)
LOT CRITERIA	
MINIMUM FRONT SETBACK	40'
MINIMUM SIDE/CORNER SETBACK	15' / 20'
MINIMUM REAR SETBACK	40'

LANDSCAPING NOTES:

- PER UNION COUNTY UDO SECTION 55.050, PERIMETER PARKING LOT LANDSCAPING REQUIRES A 10' S1 SCREENING BUFFER ALONG THE ROAD FRONTAGE AND ADJUTING RESIDENTIAL PROPERTIES.
 - THE S1 SCREEN REQUIRES A HEDGEROW, DENSE PLANTING OF SHRUBS OR ORNAMENTAL GRASSES, DECORATIVE MASONRY WALL OR ANY COMBINATION OF SUCH FEATURES THAT RESULTS IN A CONTINUOUS VISUAL BARRIER AT LEAST 3 FEET IN HEIGHT. IN ADDITION, AT LEAST ONE TREE IS REQUIRED PER 50 LINEAR FEET OF SCREEN. REQUIRED TREES MAY BE CLUSTERED OR IRREGULARLY SPACED, BUT THE MAXIMUM SPACING OF TREES MAY NOT EXCEED 100 FEET ON-CENTER. VEGETATIVE MATERIAL USED AS A SCREEN MUST HAVE A MINIMUM HEIGHT OF 18 INCHES AT THE TIME OF INSTALLATION, WITH A HEIGHT AT MATURITY OF AT LEAST 3 FEET.
- PER UNION COUNTY UDO SECTION 55.060, INTERIOR PARKING LOT LANDSCAPING REQUIRES 1 SHADE TREE AND 4 SHRUBS PER 10 SPACES.
 - 70 TOTAL SPACES = 7 SHADE TREES AND 28 SHRUBS REQUIRED

PLANT SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER SACCHARUM VAR. FLORICOLUM	SUGAR MAPLE	LARGE, 20'-30' HT. 30'-40' SPREAD	7
	CARPINUS BETULUS	EUROPEAN HORNBEAM	LARGE, 40' HT. 30' SPREAD	4
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ILEX VOMITORIA	YALPON HOLLY	5'-15' HT. 6'-12' SPREAD	28
	MYRICA CERIFERA	WAX MYRTLE	10'-12' HT. 6'-10' SPREAD	55
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CORTADERIA SELLOANA	PAMPAS GRASS	6'-10' HT. 6'-10' SPREAD	13
	MUHLENBERGIA CAPILLARIS	MUHLEY GRASS	2'-4' HT. 2'-3' SPREAD	8

NOTE: ALL TREES SHALL BE AT MINIMUM 2.5" CALIPER & 8' HEIGHT ABOVE GROUND LEVEL AT TIME OF PLANTING. DEVELOPER / LANDSCAPER HAVE THE OPTION TO CHOOSE ALTERNATE PLANT SPECIES TO ACCOMMODATE AVAILABILITY AND PREFERENCE, AS LONG AS THE ALTERNATE SPECIES ARE ON UNION COUNTY'S APPROVED PLANT LIST.



PRELIMINARY
NOT FOR
CONSTRUCTION

SUNSET RIDGE ESTATE
UNION COUNTY, NC

SUNSET RIDGE ESTATE, LLC
4707 SUGAR & WINE ROAD
MONROE, NC 28110

SITE PLAN

DESIGNED BY	KEL	CHECKED BY	LBT
DRAWN BY	KEL	DATE	03/30/2026
Scale	AS SHOWN	JOB NUMBER	9192

Sheet

C-1.0

Special Use Permit Petition No. 2026-SUP-02

PROJECT SUMMARY

Location:	4707 Sugar and Wine Road
Parcel Numbers:	01-231-006S
Current Zoning	RA-40 (Residential / Agriculture)
Existing Use:	Wedding venue
Proposed Use:	Amendment to Special Use Permit 2014-005 for the addition of a parking lot.
Owner (s)	Sunset Ridge Estates, LLC – Tatiana Kotsulim
Applicant / Agent:	Tatiana Kotsulim
Applicant Address:	4707 Sugar and Wine Rd. Monroe, NC 28110
Meeting Date:	July 21, 2026

SUMMARY OF REQUEST

The Applicant, Sunset Ridge Estates, LLC is requesting a Major Amendment to an existing Special Use Permit to construct a gravel parking lot on property zoned RA-40.

Pursuant to the Union County Development Ordinance, wedding venues, are permitted within the RA-40 zoning district upon approval of a Special Use Permit. The original Special Use Permit was granted on October 13, 2014, to Fred and Lynn Nader (SUP 2014-005). The new owner Tatiana Kotsulim has proposed a new 23,000 square foot gravel parking lot, which is classified as a Major Amendment to the use under the Ordinance and is therefore subject to quasi-judicial review by the Land Use Board acting in their capacity as the Board of Adjustment.

The previous owner of the property had constructed a new asphalt parking lot on the property that did not meet the setback requirements, and no permits were obtained. The new owner has

Based on the information submitted, the application appears to meet the general ordinance standards for consideration of a Special Use Permit, subject to any additional conditions imposed by the Board of Adjustment.



North: RA-40 (Residential / Agriculture)
East: RA-40 (Residential / Agriculture)
South: RA-40 (Residential / Agriculture)
West: RA-40 (Residential / Agriculture)

North: Farmland
East: Single Family Residential
South: Farmland
West: Farmland

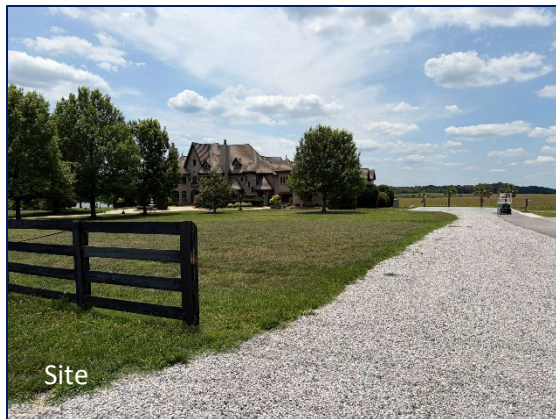
Staff has no issues or concerns with the proposed use. The parking lot will need to go through complete staff review once approved.

STAFF RECOMMENDED CONDITIONS

1. Must comply with all local, state and federal regulations.
2. Must comply with the Union County Development Ordinance and North Carolina Building Code.
3. Must fully comply with the site-specific plan once approved through the County.

PROPERTY INFORMATION

Location: On the west side of Sugar and Wine Road north of the intersection of New Salem Road and more specifically described as tax parcel 01-231-006S.



Municipal Proximity: The site is approximately 1.4 miles east of the Town of Unionville.

Existing Land Use and Development Status: The parcel is currently zoned Residential Agricultural (RA-40) and has been used as a wedding venue since 2014.

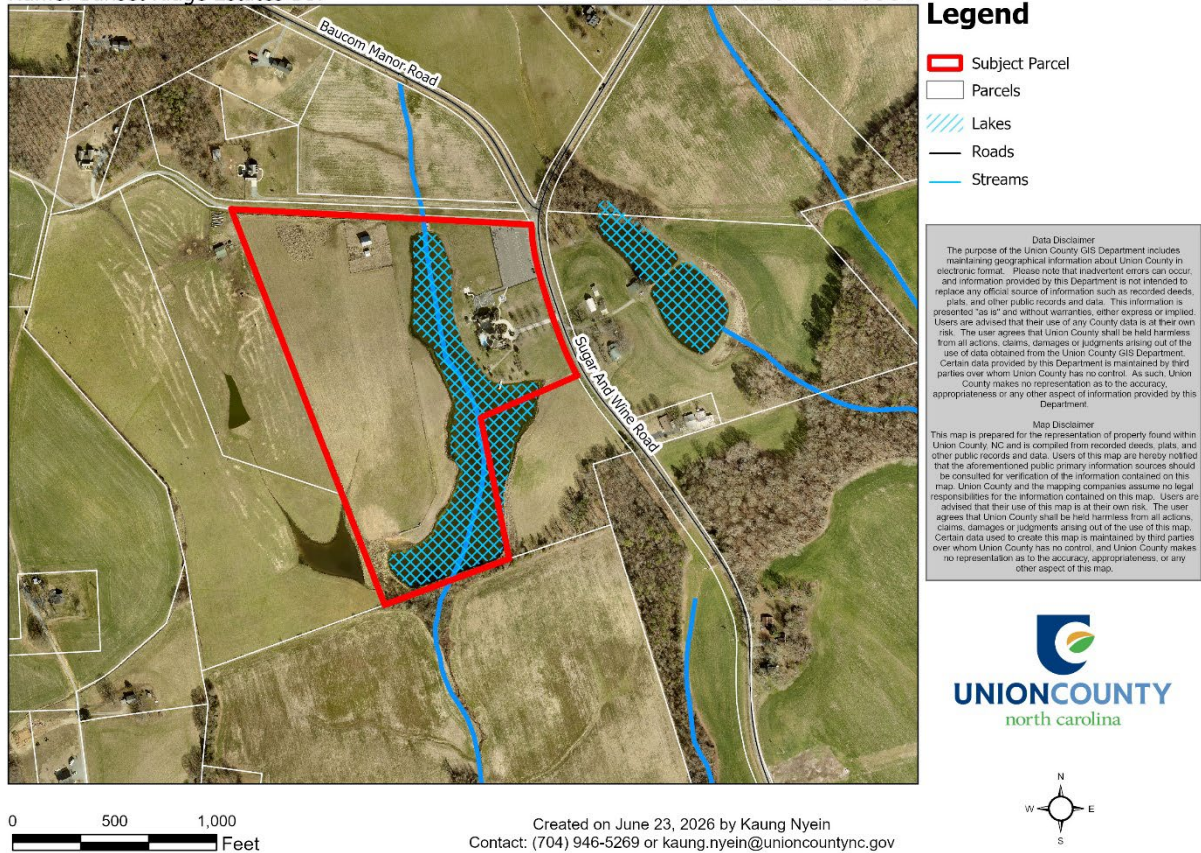
Environmental Features

Petition: 2026-SUP-1353

Name: Sunset Ridge Estates SUP

Size: 29.19 acres

Tax Parcel: 01-231-006S



Environmental Features: There is an unnamed stream on site and an existing lake.

Development Status

Petition: 2026-SUP-1353

Name: Sunset Ridge Estates SUP

Size: 29.19 acres

Tax Parcel: 01-231-006S



0 500 1,000
Feet

Created on June 23, 2026 by Kaung Nyein
Contact: (704) 946-5269 or kaung.nyein@unioncountync.gov

Legend

- Subject Parcel
- Parcels
- 2023 Structures
- Roads

Data Disclaimer
The purpose of the Union County GIS Department includes maintaining geographical information about Union County in electronic format. Please note that inadvertent errors can occur, and information provided by this Department is not intended to replace any official source of information such as recorded deeds, plats, and other public records and data. This information is presented "as is" and without warranties, either express or implied. Users are advised that their use of any County data is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of data obtained from the Union County GIS Department. Certain data provided by this Department is maintained by third parties over whom Union County has no control. As such, Union County makes no representation as to the accuracy, appropriateness or any other aspect of information provided by this Department.

Map Disclaimer
This map is prepared for the representation of property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume no legal responsibilities for the information contained on this map. Users are advised that their use of this map is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of this map. Certain data used to create this map is maintained by third parties over whom Union County has no control, and Union County makes no representation as to the accuracy, appropriateness, or any other aspect of this map.



Zoning and Land Use History: The subject property has been used as a wedding venue since obtaining a Special Use Permit in 2014. A parking lot, illegally established by the previous owners, has been removed.

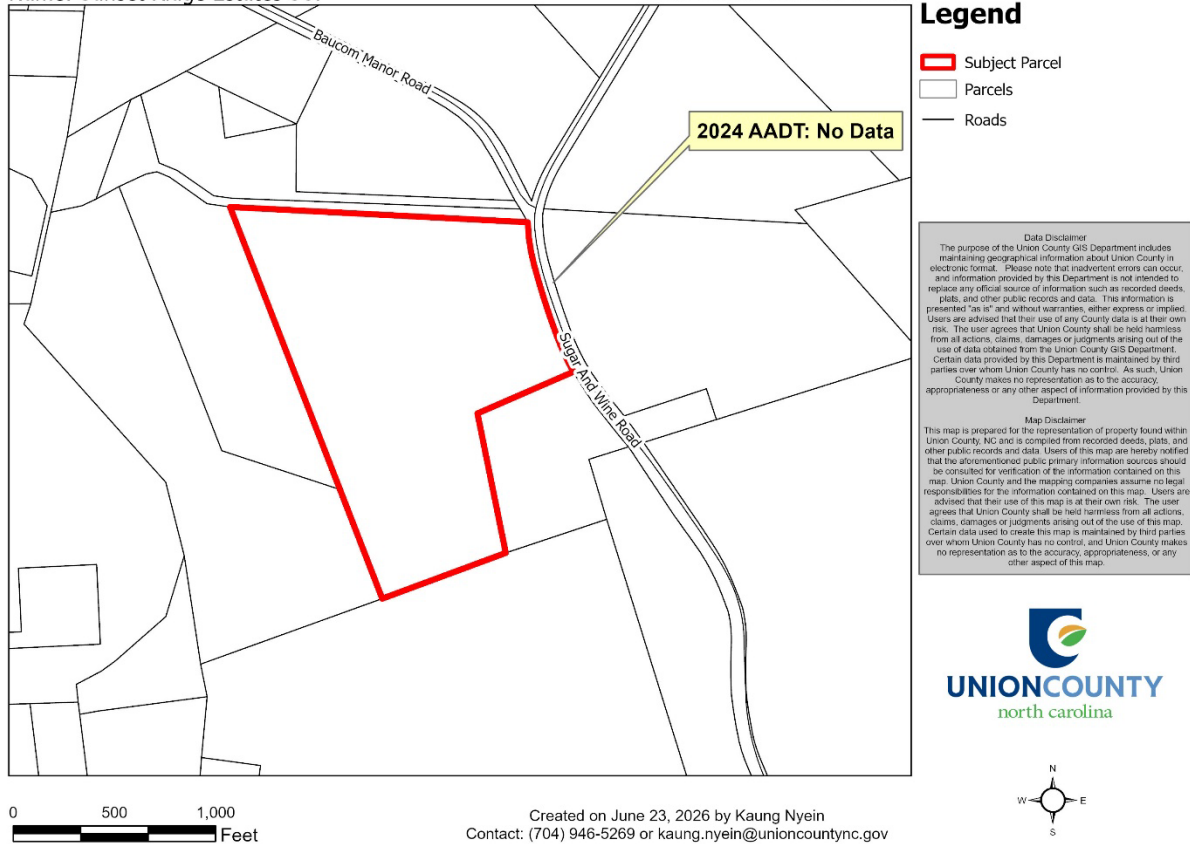
Transportation

Petition: 2026-SUP-1353

Name: Sunset Ridge Estates SUP

Size: 29.19 acres

Tax Parcel: 01-231-006S



Schools: Because this SUP is commercial in nature, UCPS was not consulted for comments.

Transportation: This site is on Sugar and Wine Road, which is a NCDOT-maintained facility. This section has no current data on vehicles per day. There are no funded road improvement projects in the immediate vicinity. A traffic Impact analysis (TIA) was not required for this Special Use Permit.

Land Use Map

Petition: 2026-SUP-1353

Name: Sunset Ridge Estates SUP

Size: 29.19 acres

Tax Parcel: 01-231-006S



Planning Documents

Union County Comprehensive Plan: The Union County 2050 Comprehensive Plan identifies this area as Rural Residential. The proposed zoning district is considered appropriate.



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-405

Agenda Date: 7/21/2026

TITLE:

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

APPLICATION FOR VARIANCE

Date Filed:

6-25-26

Application Deadline

Petition No.: 2025-VAR-001

Fee:

Applicant Information

Name

Jamie Christopher Taylor

Address

2013 Claude Austin Road
Monroe

NC

Zip Code

28112

Relationship to Owner

Same

Owner Information

Name

Same as above

Address

City

State

Zip Code

Property Information

Address

2013 Claude Austin Road

Occupant / Use

RA-40
Zoning

PIN Number

0406302E

Applicability

A variance is a grant of relief to a property owner from strict compliance with the regulations of the Union County Development Ordinance. The intent of a zoning variance is not to simply remove an inconvenience or financial burden that may result from compliance with applicable ordinance requirements. Variances are intended solely to help alleviate an unnecessary hardship that would be caused by strict application of the subject regulations. They are intended to provide relief when the requirements of the ordinance render property extremely difficult or impossible to put to reasonable use because of some unique or special characteristics of the property itself.

Variance Applied For: Variance from the lot size requirements
Section Number: of section 5.030

Findings of Fact:

No variance may be approved by the Land Use Board (FNA the Board of Adjustment) unless it makes all of the following findings:

1. The strict application of the ordinance will result in an unnecessary hardship, but it is not necessary to conclude that strict application will prevent any reasonable use of the property;

See attached

2. The hardship is unique to the subject property, rather than common to neighboring properties or to the general public;

3. The hardship relates to conditions peculiar to the subject property (e.g., location, size, shape, topography), rather than personal circumstances of the applicant or owner of the subject property;

4. The hardship is not the result of actions taken by the applicant or subject property owner, although the act of purchasing property knowing that a variance may be needed or required does not constitute a self-created hardship; and

5. By granting the variance, the spirit of this ordinance will be observed, public safety and welfare will be secured, and substantial justice will be done.

I certify that all of the information presented by me in this application, including attachments, is accurate to the best of my knowledge, information and belief.

Jamie C Taylor
Print owner/ applicant name

Print representative name

Jamie C Taylor
Signature of owner/ applicant

Signature of representative

7/23/26
Date

Date

NO REQUEST FOR A VARIANCE WILL BE CONSIDERED COMPLETE AND PROCESSED UNTIL ALL SECTIONS HAVE RESPONSES, ALL DOCUMENTS AND EXHIBITS ARE ATTACHED, AND THE PROPERTY OWNER HAS SIGNED THE APPLICATION FORM.

IN THE SITUATION THAT THE PROPERTY OWNER IS NOT AN INDIVIDUAL, PLEASE INCLUDE DOCUMENTATION THAT APPLICATN IS AN AUTHORIZED REPRESENTATIVE.

IF THE PROPERTY OWNER IS NOT THE APPLICATN APPEARING TO SPEACK BEFORE THE LAND USE BOARD, SUCH AS LESSEE, PLEASE PROVIDE EXPLANATION OF RELATIONSHIP TO APPLICANT/REPRESENTATIVE.

1. The strict application of the ordinance will result in an unnecessary hardship, but it is not necessary to conclude that strict application will prevent any reasonable use of the property;

The subject property has contained two residential dwellings for approximately twenty-seven (27) years, consisting of a site-built home and a manufactured home. At the time the manufactured home was placed on the property, Union County regulations permitted ~~two dwellings on a single parcel, and the dwelling was established lawfully.~~

a manufactured home is non conforming and can't be replaced
Since that time, zoning regulations have changed and no longer permit two dwellings on one parcel. Additionally, a public right-of-way acquisition reduced the available acreage of the property, leaving the parcel approximately nine (9) feet short of the land area necessary to create two conforming lots through subdivision. The applicant explored alternative solutions, including attempting to purchase additional land from the adjoining property owner, but those efforts were unsuccessful.

The applicant is not seeking to add an additional dwelling, expand the use of the property, or intensify development. The request is solely to replace an aging manufactured home with a new manufactured home of substantially the same size, footprint, and bedroom count in the same established residential location.

Strict application of the current ordinance would prevent replacement of a long-established dwelling that has existed on the property for nearly three decades and would effectively eliminate a lawful residential use due to circumstances beyond the applicant's control. This creates an unnecessary hardship that is not self-imposed and is unique to the property's history and physical characteristics.

2. The hardship is unique to the subject property, rather than common to neighboring properties or to the general public;

The hardship is unique to this property because it contains two long-established dwellings that were legally permitted when originally established. In addition, a public right-of-way acquisition reduced the available land area on the property, leaving the parcel approximately nine (9) feet short of the acreage necessary to divide the property into separate compliant lots.

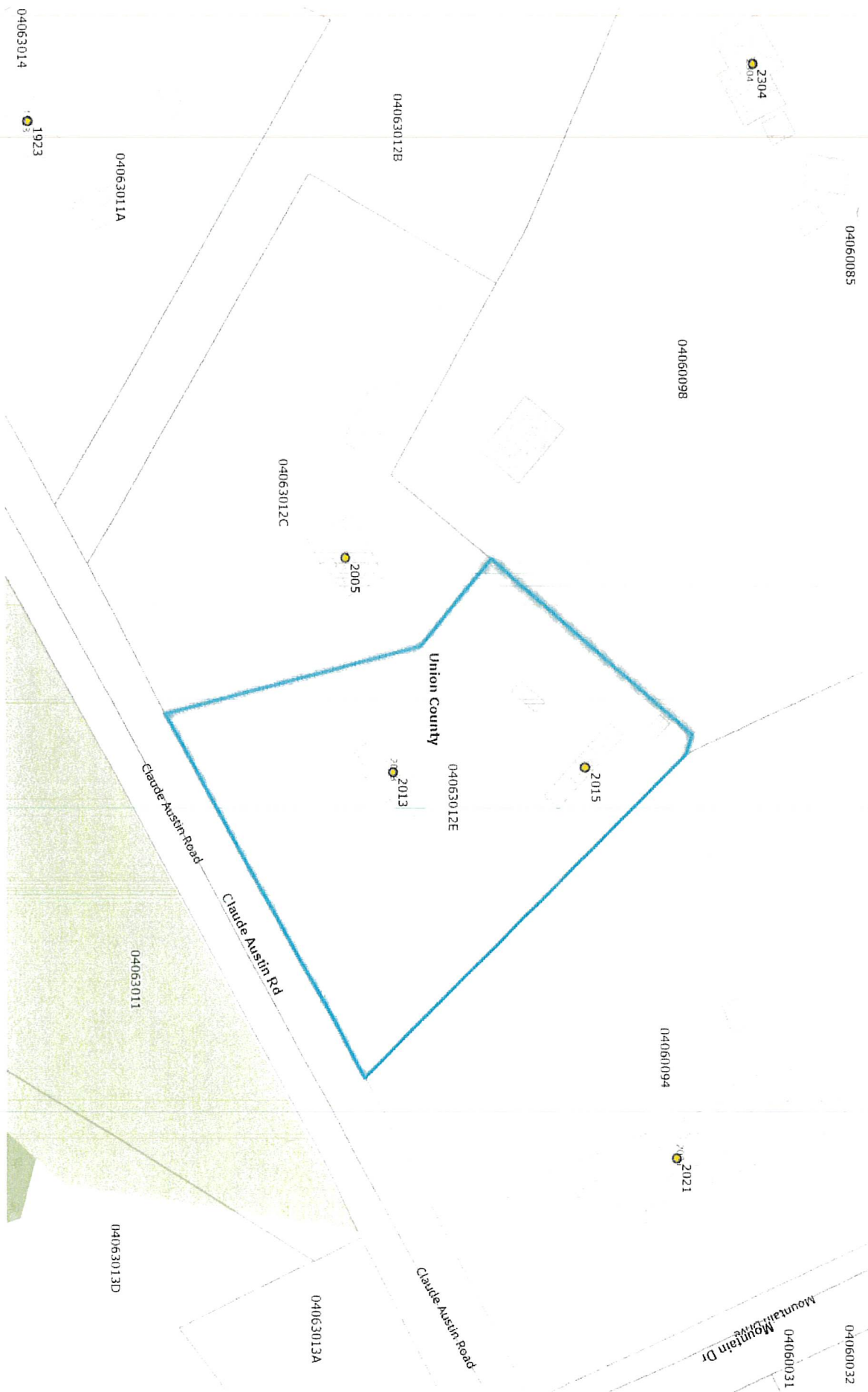
This combination of historical use and loss of land due to a public right-of-way acquisition is specific to this property and is not a condition generally shared by neighboring properties or the public at large.

part in total acreage and what is short of 2 acres.

Because the replacement home will be the subsequently the same size and bedroom count as the existing dwelling, no expansion of the septic system or additional utility demands will be required. The replacement will maintain the property's long-established residential use without creating any additional burden on public services or neighboring properties.

In addition, the new manufactured home will improve the overall appearance and value of the property. The home will include permanent brick underpinning/skirting and modern construction features that will enhance the aesthetic character of the property and contribute positively to the surrounding area. Replacing the aging manufactured home with a newer, well-maintained residence will promote the beautification of the property while preserving its existing use.

Granting this variance will allow the continued reasonable use of a long-established dwelling site, uphold the intent of the ordinance, and achieve substantial justice without negatively impacting the community.



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Variance Petition No. 2026-VAR-01

PROJECT SUMMARY

Location:	2013 Claude Austin Rd.
Tax Parcel Numbers:	04-063-012E
Current Zoning	RA-40 (Residential Agricultural)
Existing Use:	Residential
Proposed Use:	Residential
Variance Request:	Seeking relief of 2,974 square feet from the lot size requirements of 40,000 square feet.
Owner (s)	Jamie Christopher Taylor
Applicant /Agent:	Jamie Christopher Taylor
Applicant Address:	2013 Claude Austin Rd.
Meeting Date:	July 21, 2026

SUMMARY OF REQUEST

The applicant Jamie Taylor is requesting a Variance of 2,974 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”).

The applicant requests a variance from the minimum lot area requirements of the Union County Unified Development Ordinance (UDO) to allow the subdivision of an existing parcel into two lots.

The proposed rear lot, which will contain an existing manufactured home, complies with the minimum lot area requirement of 0.92 acres. However, the proposed front lot, containing the existing single-family dwelling, falls below the required minimum lot area due to the existing

public right-of-way for Claude Austin Road. The applicant requests a variance to permit the reduced lot size.

The subject property is developed with two residential dwellings:

- An existing site-built single-family dwelling located near Claude Austin Road.
- An existing manufactured home located toward the rear of the property.

The manufactured home has existed on the property for many years as a lawful nonconforming residential use. The applicant proposes to replace the manufactured home. Under the UDO, replacement of a nonconforming manufactured home is not permitted unless the structure has been destroyed or damaged by circumstances beyond the owner's control. Consequently, the applicant proposes to subdivide the property so each dwelling will be located on its own lot.

The rear lot is proposed to contain approximately 0.92 acres, satisfying the minimum lot area requirement. The remaining front lot contains approximately 1.07 acres before accounting for the existing public right-of-way.

The existing Claude Austin Road right-of-way encompasses approximately 0.22 acres of the parent parcel. After deducting the right-of-way area, the proposed front lot does not contain sufficient net area to meet the minimum lot size required by the UDO.

EXISTING ZONING OF ADJACENT PROPERTIES

North: RA-40 (Residential Agriculture)
East: RA-40 (Residential Agriculture)
South: RA-40 (Residential Agriculture)
West: RA-40 (Residential Agriculture)

EXISTING LAND USE OF ADJACENT PROPERTIES

North: Residential
East: Residential
South: Vacant/Farm
West: Residential

ISSUES / CONCERNS

None

STAFF RECOMMENDED CONDITIONS

In the case of a variance request, staff does not list any recommendations since a variance is requesting relief from the requirements of the Union County Development Ordinance whereas in a request for a Special use Permit, staff will offer suggested recommendations that are in addition

to and may exceed the requirements of the Union County Development Ordinance in order to mitigate any adverse issues.

Exhibit A

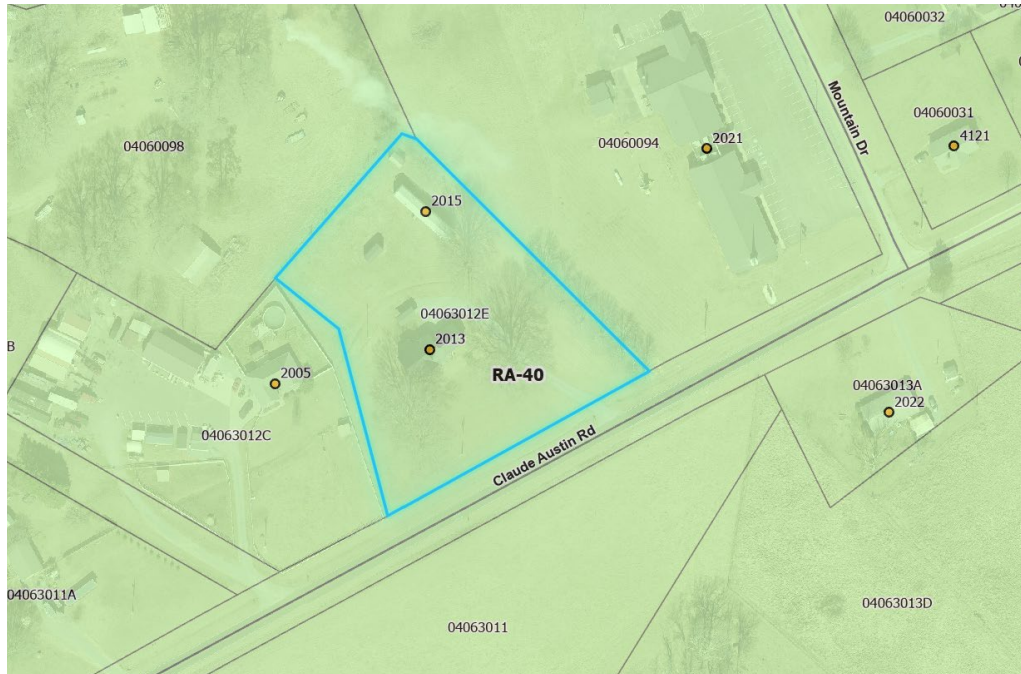


Exhibit B



Exhibit C

[illegible]



Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-434

Agenda Date: 7/21/2026

TITLE:

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

Application for Straight Rezoning

Union County
Planning Department
500 N Main Street - Suite 70
Monroe, NC 28112

T 704.283.3565
E UCPlanning@unioncountync.gov

General Information

Project Address Pageland Highway City Monroe State NC Zip 28112

Tax Parcel ID 04039012 Current Zoning Designation RA-40 Total Acres 26.06

Proposed Zoning Designation Heavy Industrial Date Submitted 6-26-26

Project Description or Intent of Rezoning

To sale as commercial property

Contact Information

Applicant Name Carolina Management Property Co Randall York

Address 806 Fisher Ridge Dr City Monroe State NC Zip 28110

Phone 704-363-8414 Fax _____ Email _____

Property Owner Name Randall York

Address 806 Fisher Ridge Dr City Monroe State NC Zip 28110

Phone 704-363-8414 Fax _____ Email _____

Applicant's Certification

Carolina Management Property Co Randall York
Signature

6-26-26
Date

Randall York OWNER
Printed Name/Title

Owner's Certification (include names and signatures of all owners)

Randall York
Signature

6-26-06
Date

Randall York OWNER
Printed Name/Title

Union County Office Use Only:

Case Number: 2026-RZ-009 York Date Received: 6-26-26

Amount of Fee (\$600): BEA Fee Ok: BEH Received by: BEH

Contact: Bjorn Hansen T. 704.283.3690 E. Bjorn.Hansen@unioncountync.gov

Land Use Board Advisory Consistency and Reasonableness Statement Concerning Proposed Amendment to the Union County Zoning Map

The Union County Land Use Board has reviewed the rezoning petition (RZ-2026-009) submitted by Randall York, 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 04-03-012 along US 601 from RA-40 to Heavy Industrial (HI).

TO RECOMMEND APPROVAL OF THE AMENDMENT (THE PROPOSAL IS CONSISTENT WITH THE CURRENT PLANS)

Motion

(i) Recommend approval of rezoning petition RZ-2026-009; and (ii) adopt the advisory consistency and reasonableness statement for recommendation of approval.

Advisory Consistency and Reasonableness Statement

Pursuant to N.C.G.S. § 160D-604, the Union County Land Use Board does hereby recommend that the Union County Board of Commissioners adopt the proposed map amendment, as approval is reasonable and the proposal is consistent with the currently adopted Union County Comprehensive Plan (the “Comprehensive Plan”) and the Rural Land Use Plan (collectively the “Plans”). Adoption of the proposed map amendment (i) takes into account the need to amend the zoning map to meet the needs of the community, and (ii) is reasonable and in the public interest because:

1. The proposed use is consistent with the Comprehensive Plan. The Comprehensive Plan’s Land Use Map identifies this area as Rural Residential with an Employment Corridor overlay. The Plan provides that a variety of employment uses may be appropriate along an Employment Corridor. Development uses that may be appropriate include distribution, logistics, aeronautics, industrial, and agri-business. A rezoning to Heavy Industrial would allow for many of these uses contemplated for an Employment Corridor under the Plan.
2. The proposed use is also consistent with the Rural Land Use Plan. The Rural Land Use Plan study area was primarily those areas noted as Rural Residential on the Comprehensive Plan’s Land Use Map (“Land Use Map”). The Rural Land Use Plan acknowledges existing employment corridor recommendations. Because the subject property is identified as Employment Corridor on the Land Use Map, such Employment Corridor uses (as noted above, a rezoning to Heavy Industrial would allow for many such uses), the Rural Land Use Plan acknowledges the potential for such uses for this area.
3. The tract of land is not small for the general area in which it is located and is reasonable in size for many potential uses under a Heavy Industrial designation.
4. The property is located less than a quarter of a mile from properties already zoned for business and commercial uses, with existing commercial uses on those properties.
5. The benefits to the community at large, the neighbors, and the property owners of the proposed rezoning outweigh any detriments to the neighbors and others caused by the

rezoning. The benefits of this rezoning include potentially allowing for increased employment or business uses for the surrounding community to utilize, as well as developing an area designated in the Plan for development along a significant transportation corridor in the County. The potential detriments of the use established by this rezoning could include increased noise, light, and traffic exposure, as well as increased public services impacts.

**TO RECOMMEND DENIAL OF THE AMENDMENT (THE PROPOSAL IS
INCONSISTENT WITH THE CURRENT PLANS)**

Motion

(i) Recommend denial of rezoning petition (RZ-2026-009); and (ii) adopt the advisory consistency and reasonableness statement for recommendation of denial.

Advisory Consistency and Reasonableness Statement

Pursuant to N.C.G.S. § 160D-604, the Union County Land Use Board does hereby recommend that the Union County Board of Commissioners deny the proposed map amendment, as denial is reasonable and the proposal is inconsistent with the currently adopted Union County Comprehensive Plan (the “Comprehensive Plan”) and the Rural Land Use Plan (collectively the “Plans”). Denial of the proposed map amendment is reasonable and in the public interest because:

1. Future allowed commercial use on the property under certain uses allowed in Heavy Industrial districts could result in increased congestion on the roads and streets adjacent and nearby to the property. Traffic congestion is a noted concern in the Comprehensive Plan.
2. Certain uses allowed in a Heavy Industrial zoning district are not employment uses that are contemplated in an Employment Corridor as identified in the Comprehensive Plan.
3. The Rural Land Use Plan contemplates the overall preservation of low-density development in rural areas of Union County. Rezoning this property, located in a Rural Residential area with an Employment Corridor overlay on the Comprehensive Plan’s Land Use Map, would result in increasing the potential for development density in a rural area of the County.
4. Most uses under Heavy Industrial would require a driveway permit from the North Carolina Department of Transportation (“NCDOT”) in order to access US 601. Such a driveway permit may or may not be granted by NCDOT (depending upon the specifics of the development on the property), which could hinder use under a Heavy Industrial rezoned use.
5. Public water is not available and could limit potential uses on the site.
6. The proposed rezoning will facilitate ongoing and potential future industrial uses in close proximity to existing residential uses, including residential uses in areas identified as Rural Residential in the Comprehensive Plan’s Land Use Map.

Rezoning Request RZ-2026-009 York

This case is a request to rezone a 26.06 acre parcel appearing on the tax map as tax parcel 04-039-012 located on US 601 from RA-40 to Heavy Industrial. This is a straight rezoning and there is no site plan or conditions associated with this request.

Contact Information

1. Staff: Bjorn Hansen, Senior Planner, 704-283-3690, bjorn.hansen@unioncountync.gov
2. Owner: Carolina Management Property, LLC, 806 Fisher Ridge Drive, Monroe, NC 28110
3. Applicant: Randall York, 806 Fisher Ridge Drive, Monroe, NC 28110

Property Information

Located on the west side of US 601 north of Hargette Road. Location more specifically described as tax parcel 04-039-012.



Site



North of Site



East of Site



South of Site

Municipal Proximity

The site is six miles south of Monroe.

Existing Land Use and Development Status

The parcel is currently zoned RA-40 and is a combination of forested and cleared for a reclamation landfill, as well as equipment and material storage.

Development Status

Petition: 2026-RZ-009

Name: York

Size: 26.06 acres

Tax Parcel: 04-03-9012



Legend

- Rezoning Parcel
- Parcels
- 2023 Structures
- Roads

Data Disclaimer
The purpose of the Union County GIS Department includes maintaining geographical information about Union County in electronic format. Please note that inadvertent errors can occur, and information provided by this Department is not intended to replace any official source of information such as recorded deeds, plats, and other public records and data. This information is presented "as is" and without warranties, either express or implied. Users are advised that their use of any County data is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of data obtained from the Union County GIS Department. Certain data provided by this Department is maintained by third parties over whom Union County has no control. As such, Union County makes no representation as to the accuracy, appropriateness or any other aspect of information provided by this Department.

Map Disclaimer
This map is prepared for the representation of property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume no legal responsibilities for the information contained on this map. Users are advised that their use of this map is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of this map. Certain data used to create this map is maintained by third parties over whom Union County has no control, and Union County makes no representation as to the accuracy, appropriateness, or any other aspect of this map.



0 500 1,000 Feet

Created on June 26, 2026 by Kaung Nyein
Contact: (704) 946-5269 or kaung.nyein@unioncountync.gov

Environmental Features

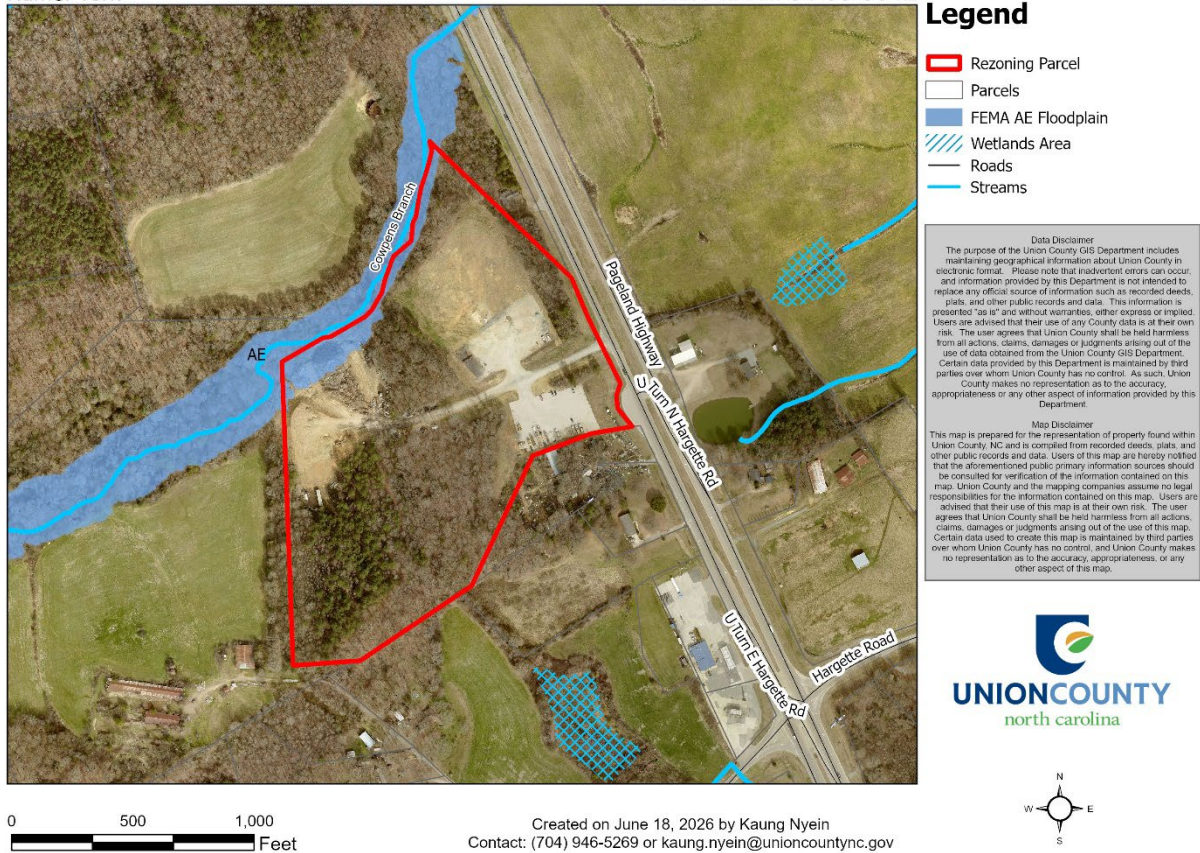
There are a stream and floodplain on the northern boundary of the parcel.

Environmental Features

Petition: 2026-RZ-009

Name: York

Size: 26.06 acres
Tax Parcel: 04-03-9012



Utilities

Water and sewer are not available to the site.

Zoning and Land Use History

This property has been zoned RA-40 since zoning was initiated in Union County. The site has been used for a one-acre reclamation landfill since 2017, which was permitted to correct a zoning violation. The front of the site is currently being used as a parking area and equipment storage. There is currently an open zoning complaint on the property for the parking area, equipment storage, and material storage in the floodplain. This is a relatively new complaint and, as of the writing of this staff report, has not been fully investigated. In addition, the NCDOT has no driveway permit for the current access to this site.

The truck stop south of this site was rezoned from R-20 to B-3 in 1981. A rezoning for a convenience store was approved for a parcel on the southeast corner of US 601 and Hargette Road was approved in 2025. A 1.46 acre parcel approximately one-half mile east of the site was rezoned from R-40 to RA in 1986. A four acre parcel approximately a half mile south of

Because this rezoning request is commercial in nature, UCPS was not consulted for comments.

This site is on US 601, which is an NCDOT-maintained facility. This section of US 601 carries approximately 14,000 vehicles per day. A significant percent of traffic is trucks. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis (TIA) was not required for this rezoning because the uses are not known. The current driveway was not permitted by the NCDOT and may have to be revised if commercial development is proposed on the site.

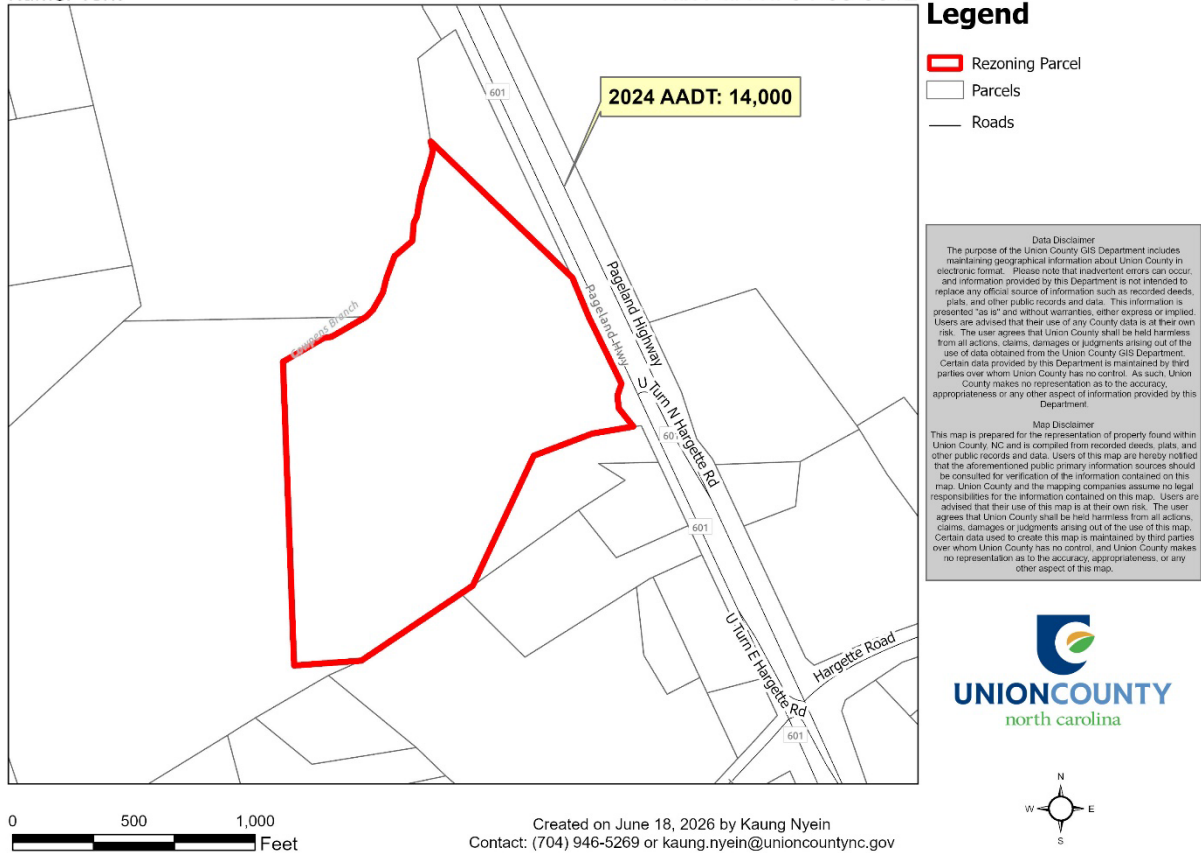
Transportation

Petition: 2026-RZ-009

Name: York

Size: 26.06 acres

Tax Parcel: 04-03-9012



Union County Comprehensive Plan

The Union County 2050 comprehensive plan identifies this area as an Employment Corridor overlaid upon Rural Residential. Employment Corridors have access to transportation infrastructure such as railways, airports and major roads, and have available land within close proximity to similar uses. Employment Corridors connect employment nodes and other large job centers throughout the County and neighboring counties. A variety of employment uses may be appropriate along these corridors. Potential development uses include a larger landfill, general industrial, distribution, logistics, and agri-business.

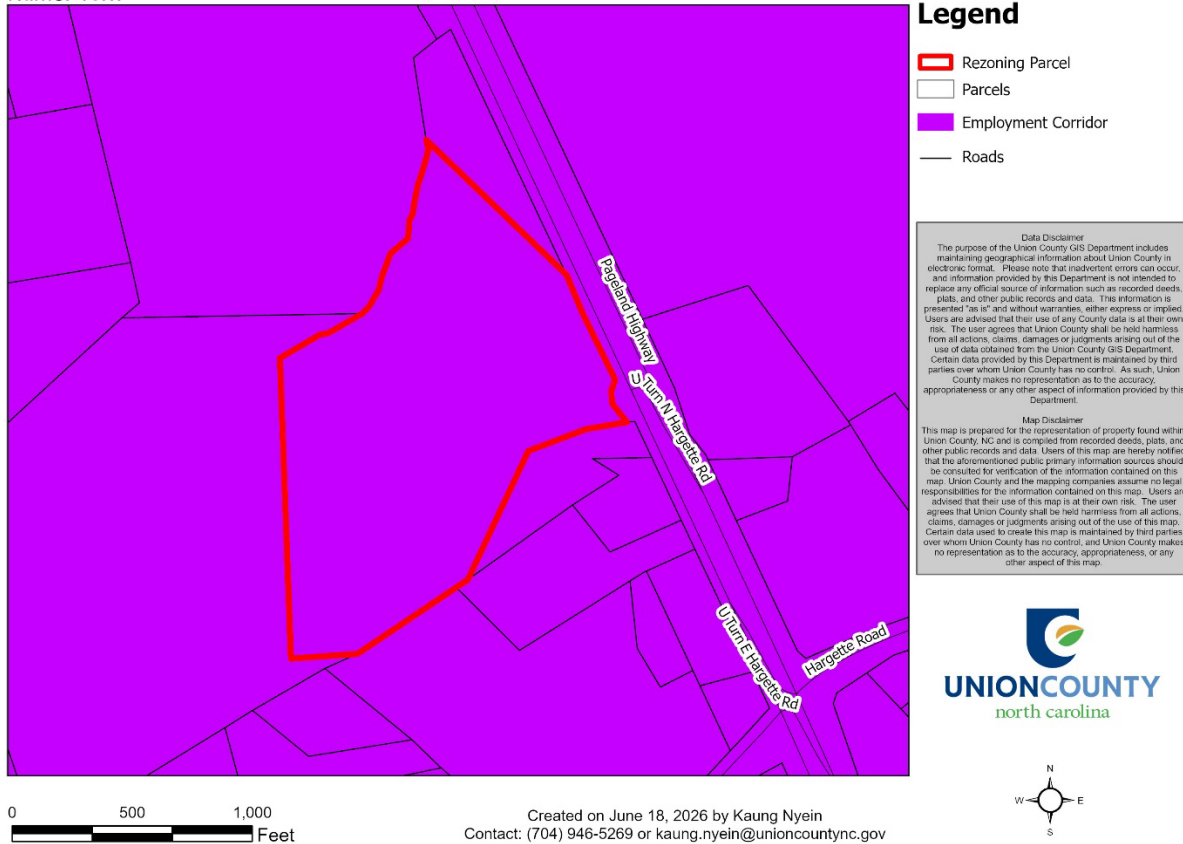
Land Use Map

Petition: 2026-RZ-009

Name: York

Size: 26.06 acres

Tax Parcel: 04-03-9012



Public and Municipal Comments

Public Comments

A community meeting was not required. No comments have been received.

Municipal Comments

Monroe was not contacted due to the distance to their municipal limits.

Recommendations

Land Use Board

The Land Use Board is scheduled to review this rezoning request at its July 21, 2026, meeting.

Planning Department

This part of Union County is identified for employment uses as an employment corridor overlay of rural residential and agricultural land uses. The proposed zoning is therefore consistent with the Land Use Map. Because this is a straight rezoning request, all potential uses must be considered when making a recommendation. The large size of the parcel and proximity to US 601 are positives, although the lack of utilities would limit industrial development and may make it more attractive as a landfill or other material storage uses. Because of these aspects of the development, staff recommend **approval** of this rezoning application.





Union County, NC

Staff Report

Union County Government
Center
500 North Main Street
Monroe, North Carolina
www.unioncountync.gov

File #: 26-441

Agenda Date: 7/21/2026

TITLE:

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.



UNIONCOUNTY
north carolina

Minor Subdivision Discussion Continued

Land Use Board
May 19, 2026



UNIONCOUNTY
north carolina

Minor Subdivision Discussion

1. Discussion of the UDO definition of “Lot” in Section 105.130.
No decisions were made. The LUB wanted to continue discussions on this item.
2. Discussion of minor vs. major lot threshold/parent parcel date
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
The LUB wanted information on how other counties deal with family subdivisions

UDO Definition of “Lot”

Definitions

Article 105.130 of the Union County UDO

Lot

A parcel of land whose boundaries have been established by some legal instrument, such as a recorded deed or a recorded map and that is recognized as a separate legal entity for purposes of transfer of title. **If a public body or any authority with the power of eminent domain condemns, purchases, or otherwise obtains fee simple title to or a lesser interest in a strip of land cutting across a parcel of land otherwise characterized as a lot by this definition, or a private street is created across a parcel of land otherwise characterized as a lot by this definition, and the interest thus obtained or the street so created is such as effectively to prevent the use of this parcel as one lot, then the land on either side of this strip constitutes a separate lot.**

Major vs. Minor Lot Threshold

Definitions

Article 105.200 of the Union County UDO

Subdivision, Minor Any subdivision that does not result in the creation of more than 8 lots out of a single tract since February 14, 1978

Subdivision, Major Any subdivision other than a minor subdivision.

Major vs. Minor Lot Threshold

Lot or record proposed amendment

Article 105

Section 105.200 Terms Beginning with “S”

Subdivision, Minor

Any subdivision that does not result in the creation of more than 8 lots out of a lot of record ~~single tract since February 14, 1978~~. that do not, under the terms of this ordinance, require the construction of new streets, public water or sewer facilities, sidewalks, or similar infrastructure and public facilities.

Major vs. Minor Lot Threshold

Gaston County

- No more than 5 lots
- No new infrastructure

Iredell County

- No more than 5 lots
- No new infrastructure
- Three year waiting period for another minor instead of parent parcel

Stanly County

- No more than 4 lots
- No new infrastructure
- No further division within 12 months

Major vs. Minor Lot Threshold

Lincoln County

- No more than 20 lots
- No new infrastructure
- No further division within 10 years

Cabarrus County

- No more than 5 lots
- No new infrastructure
- 1 minor subdivision out of the parent tract (June 20, 2005)

Johnston County

- No more than 3 lots out of parent tract within preceding 5 years
- No new infrastructure

Major vs. Minor Lot Threshold

Randolph County

- No more than 3 lots
- Access to an existing state-maintained road

Davidson County

- No more than 10 lots
- No new infrastructure
- Access to an existing state-maintained road

Chatham County

- No more than 5 lots
- Access to an existing public street

Major vs. Minor Lot Threshold

Henderson County

- No more than 10 lots in a 5-year period
- Excludes phasing “exemption”

Pender County

- No more than 10 lots

Family Subdivision

- Lineal descendent requirement – usually parent to child or grandparent to grandchild and vice versa.
- Maximum per year and/or maximum per lot of record or maximum number over a certain number of years
- Road frontage and easement access requirements
- Ownership requirements

Family Subdivision Standards

Gaston County

- Up to 5 lots
- 1-acre minimum lot size
- 2 lineages
- No road frontage requirement
- Must own property for 3 years

Iredell County

- No more than 1 lot
- Lot size based on zoning district
- Immediate family members
- No road frontage requirement
- Must own property for 3 years

Family Subdivision Standards

Stanly County

- 1 conveyance per person
- Lot size based on zoning district
- Child of the grantor
- No road frontage requirement
- Must own property for 3 years

Lincoln County

- 1 per tract
- Lot size based on zoning district
- 2 lineages
- No road frontage requirement
- Must own property for 3 years

Questions



UNIONCOUNTY
north carolina