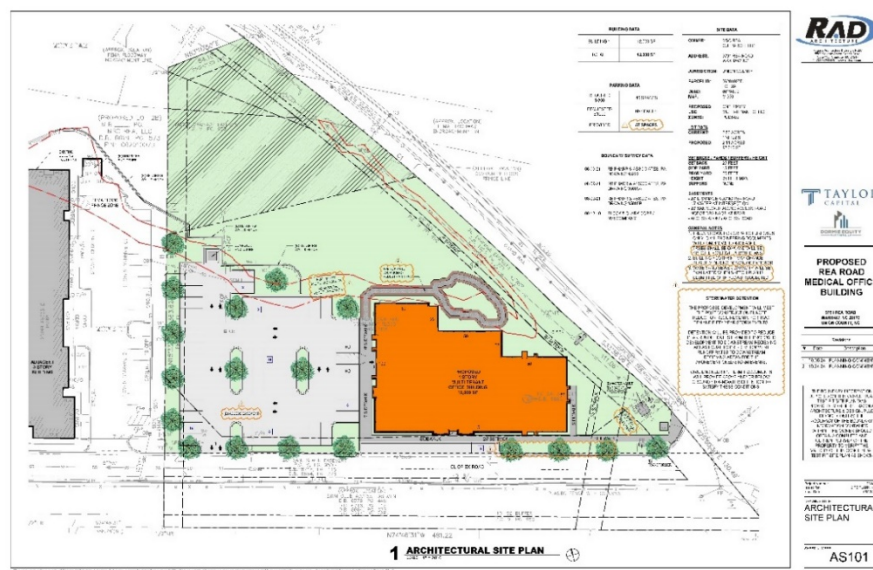


Planning Staff Report - Rezoning Case # CZ-2024-008
Staff Contact: Bjorn Hansen, Senior Planner

Summary of Request

This case is a rezoning request, petition CZ-2024-008, submitted by Dormie Equity Partners, LP (the "Applicant") for revision of the Union County Zoning Map by amending the approved Planned Unit Development district permit with associated conditions for a 2.53 acre parcel of land appearing on the tax map as tax parcel 06-201-007J in the Sandy Ridge Township under an existing legacy PUD6-B2 zoning district. The rezoning will include the following conditions:

1. Pursuant to Section 160D-108.1 of the North Carolina General Statutes and Section 80.020 of the Union County Unified Development Ordinance, the approval is vested for a period of five years.
2. Development will meet all requirements of the Union County Unified Development Ordinance.
3. The approval is limited to the site plan dated October 24, 2024.
4. The permitted uses on the site include all office uses, including medical office.
5. The site may include natural-surface pedestrian trails within areas that fall within a floodplain.
6. The site may include pedestrian-related improvements and plantings (including in the floodplain) as allowed under the Union County Unified Development Ordinance and other state, local, and federal regulations.



Owner/Applicant

Owners: MSC Rea Outparcel, LLC
725 Park Cedar Drive
Matthews, NC 28105

Applicant: Dormie Equity Partners, LP
1213 West Morehead Street, Fifth Floor
Charlotte, NC 28208

Property Information

Location: On the southwest side of the intersection of Rea and Tom Short Roads. Location more specifically described as tax parcel 06-201-007J.



Municipal Proximity: The site is immediately east of the Village of Marvin.

Existing Land Use and Development Status: The parcel is currently zoned PUD6-B2 and is undeveloped.

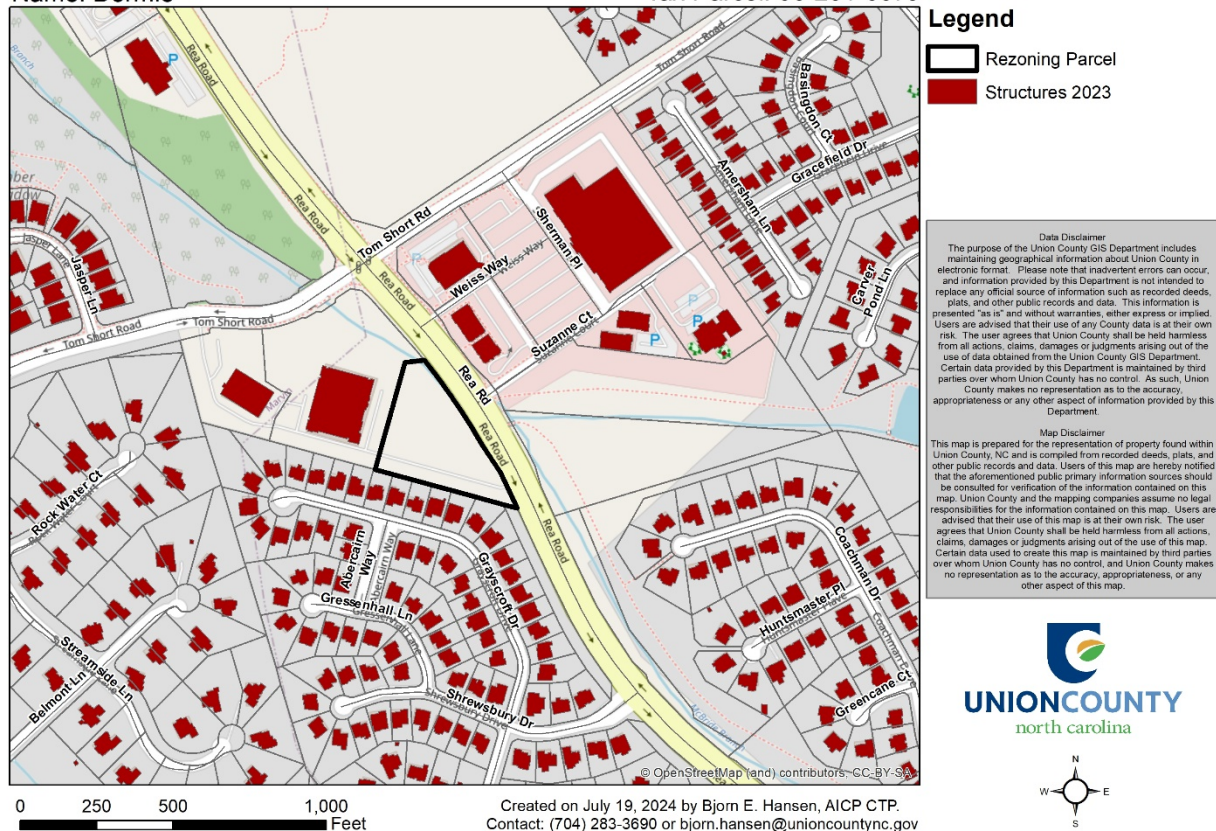
Development Status

Petition: 2024-CZ-008

Name: Dormie

Size: 2.53 acres

Tax Parcel: 06-201-007J



Environmental Features: There is a floodplain on the northern edge of the site and detention would be required as part of the site plan.

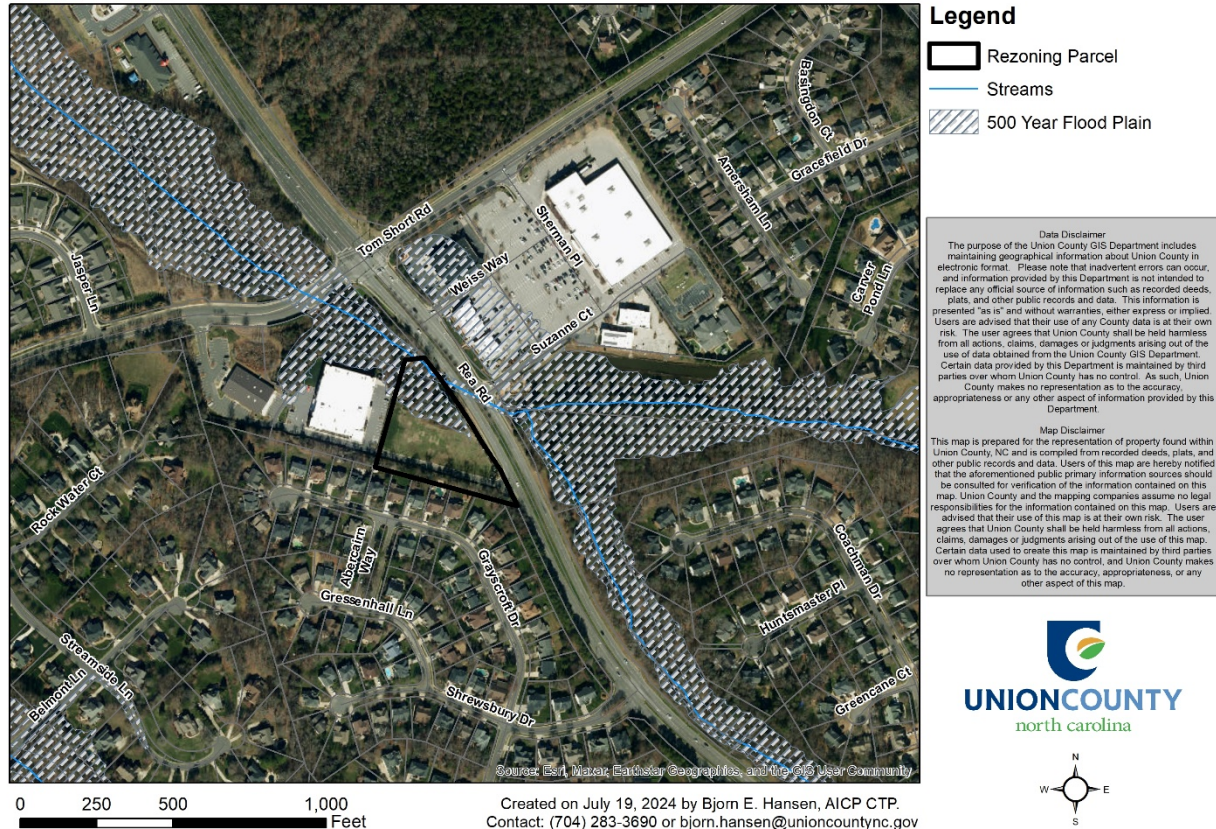
Environmental Features

Petition: 2024-CZ-008

Name: Dormie

Size: 2.53 acres

Tax Parcel: 06-201-007J



Utilities: Public water and sewer are available to the site.

Zoning and Land Use History: The site has been zoned as PUD6 since 2004, when it was rezoned as part of the overall site that now includes the Kohls, vacant land on the northeast corner of Tom Short and Rea Roads, and portions of Hunter Oaks. There were three unsuccessful and one successful rezoning from R-40 to R-20, which resulted in 246 acres of residential development in the immediate vicinity of the site. There also was an approved townhouse development on the county line north of this site approved in 2018. There have been two commercial rezonings proposed since 2018, including the approved shopping center north of the Lighthouse Child Care Facility and denied telecommunications tower behind Lighthouse. There have been five special use permits at this intersection, all relating to the implementing the PUD zoning of the overall development. All five were approved, and all have been implemented, with the exception of the large vacant parcel on the northeast corner of Rea and Tom Short.

Transportation: This site is off of Rea Road, which is a NCDOT-maintained facility. It has a 2022 daily traffic count of 22,000 vehicles per day. There are no funded road improvements in the vicinity of the project. This site is expected to generate approximately 400 trips per day, which did not meet Union County or NCDOT thresholds for a traffic impact analysis. No improvements to Rea Road are recommended as part of this rezoning or site plan. The site would use the existing driveway off of Rea Road.

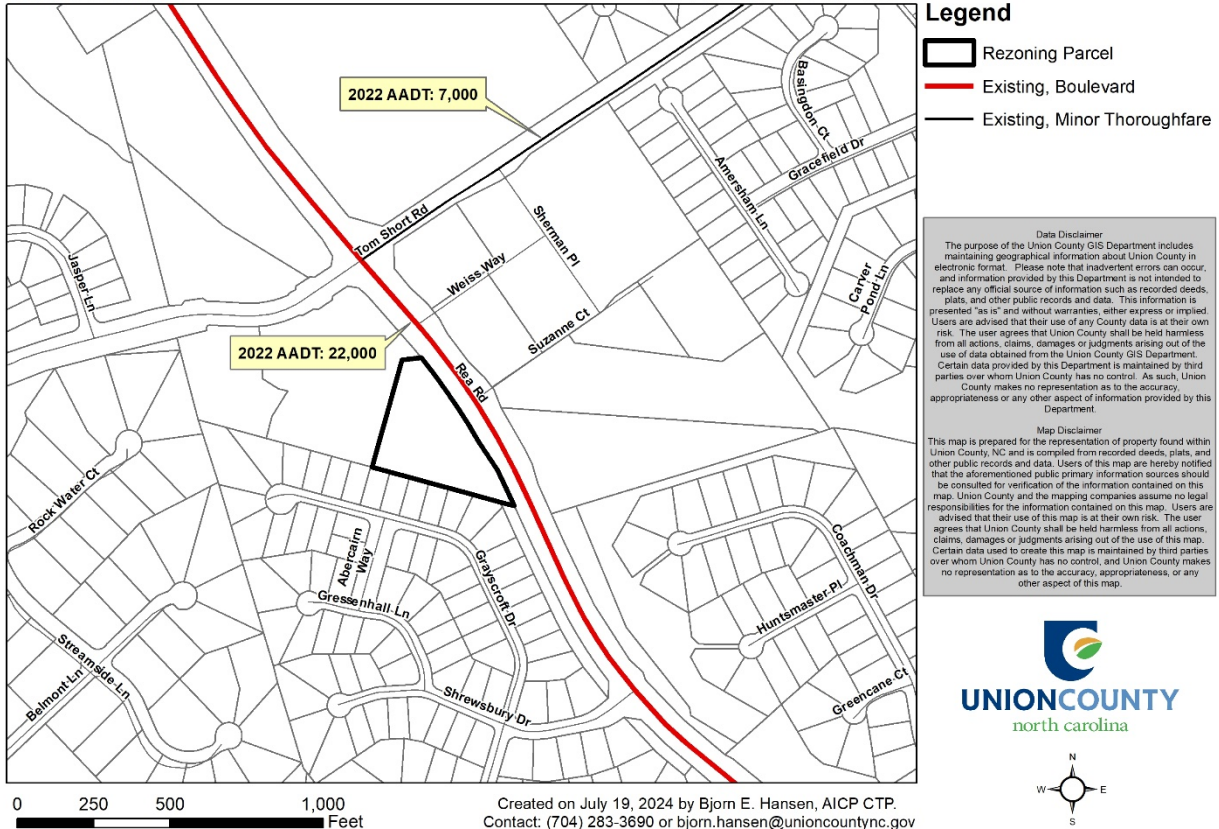
Transportation

Petition: 2024-CZ-008

Name: Dormie

Size: 2.53 acres

Tax Parcel: 06-201-007J



Planning Documents

Union County Comprehensive Plan: The Union County 2050 comprehensive plan identifies this area part of a small commercial center. A Small community center typically serves a larger population and includes 125,000 square feet to 400,000 of square feet of leasable space. The typical trade area of a Community Center is three to six miles. Small community centers should be anchored by a commercial use such as a grocery store or retailer. The surrounding land use is for single-family residential at a density of approximately two units per acre.

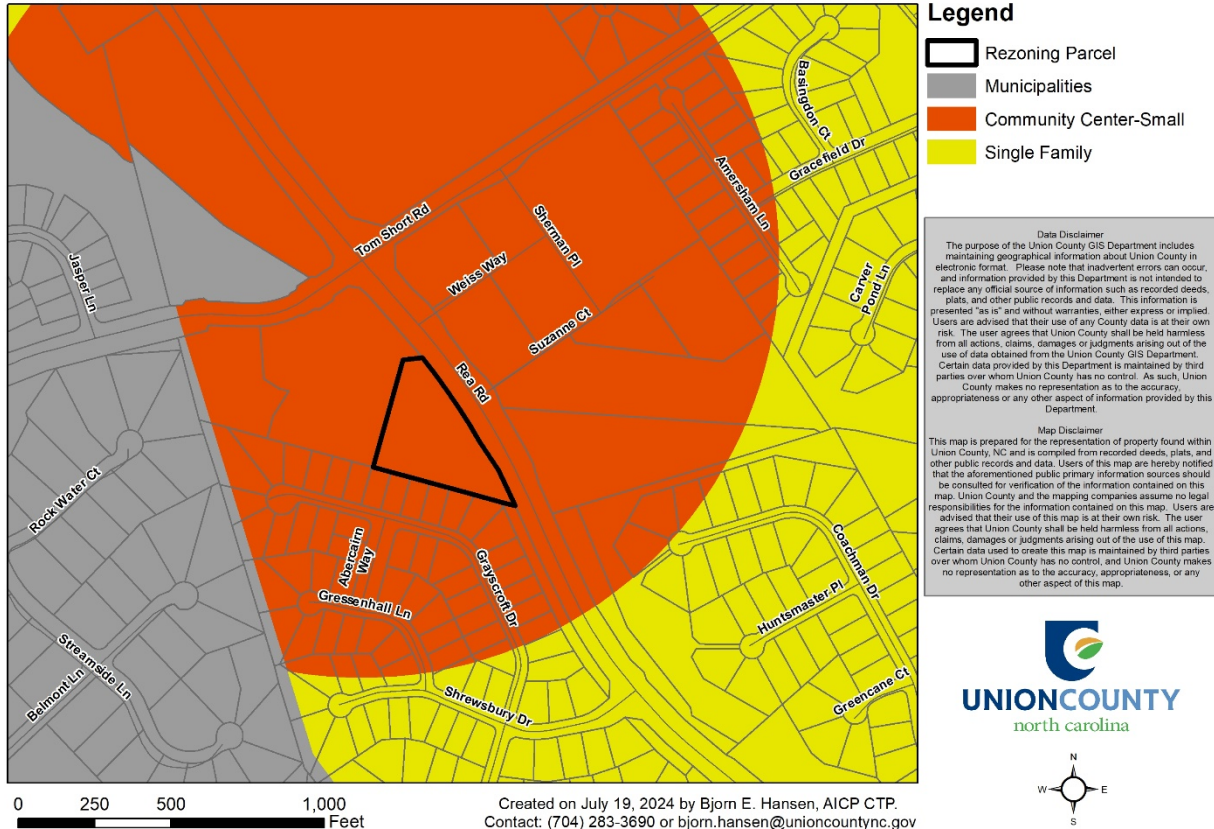
Land Use Map

Petition: 2024-CZ-008

Name: Dormie

Size: 2.53 acres

Tax Parcel: 06-201-007J



Public and Municipal Comments

Public Comments: A community meeting was held October 8, 2024. Three residents attended the meeting and asked about the process for rezoning and parking requirements. No changes were made based on feedback. No additional comments have been received by staff.

Municipal Comments: Marvin is less than a quarter mile west of the site and was contacted for comments. They did not have any comments about the proposed rezoning.

Land Use Board Recommendation

The Land Use Board reviewed this proposal at its November 19, 2024, meeting and unanimously recommended approval of the proposed rezoning, citing consistency with the adopted plan and limited traffic impacts.

Staff Comments and Recommendation

This part of Union County is identified as a commercial node, as well as single-family residential land uses. This proposal for medical office uses is consistent with the PUD zoning for the site and the commercial node designation for the area. The proposal can meet Union County development standards and will have a low impact on adjacent roads. **Because of these aspects of the development, staff recommend approval of this rezoning application.**