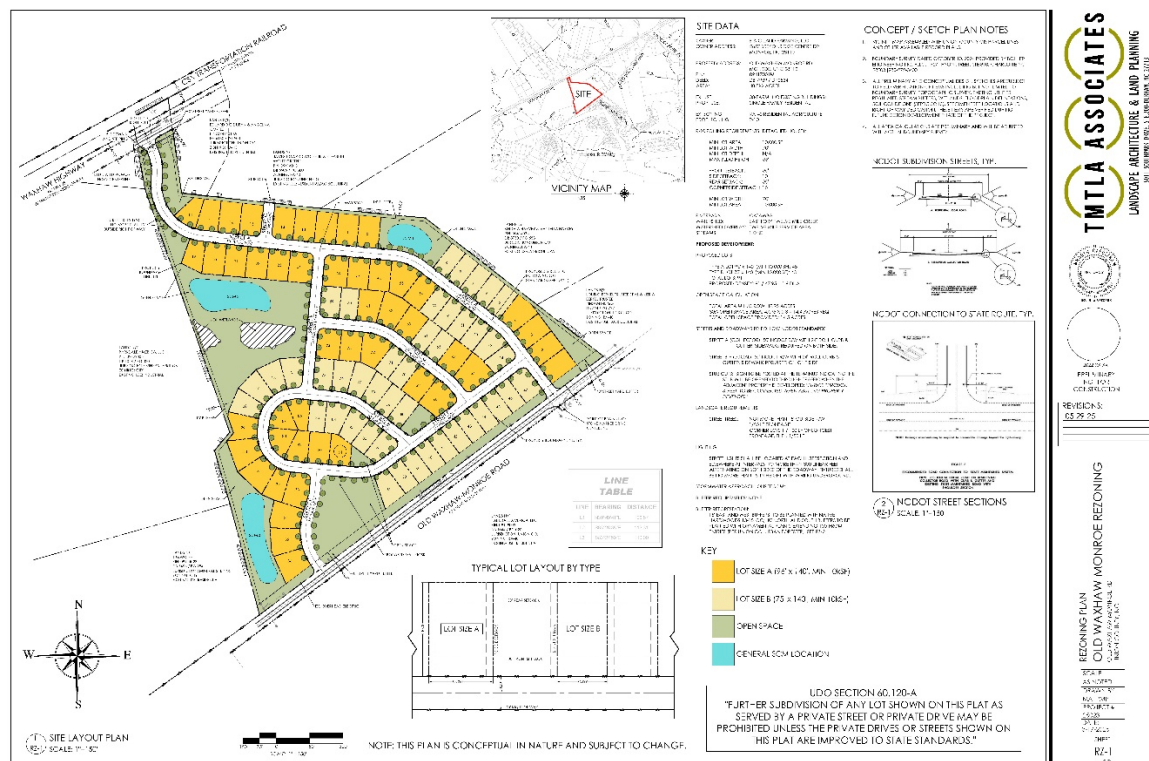


**Planning Staff Report - Rezoning Case # CZ-2025-004**  
**Staff Contact: Bjorn Hansen, Senior Planner**

**Summary of Request**

This case is requesting a revision of the Union County Zoning Map by rezoning one parcel totaling 48.592 acres appearing on the tax map as tax parcel 09-417-001M located on Old Waxhaw Monroe Road from RA-40 to R-10 with Conditions in order to develop a 91-home single-family residential development. The rezoning will include the following conditions:

1. Limited to site plan dated July 8, 2025
2. Uses limited to 91 single-family homes
3. Five-year vesting of development rights
4. Development will meet all requirements of the Union County Unified Development Ordinance on the date of approval



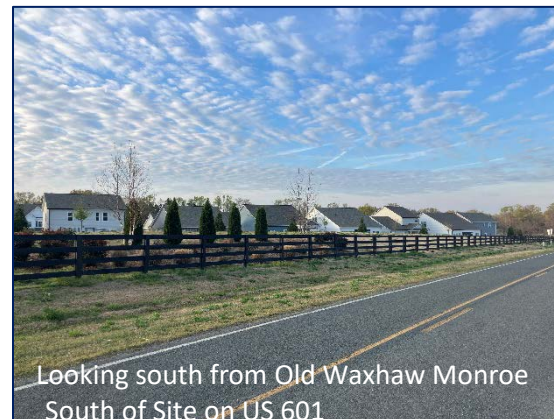
### Owner/Applicant

**Owner:** B&C Land Farming, LLC  
2627 Brekonridge Centre Drive  
Monroe, NC 28110

**Applicant:** TMTLA Associates  
5011 Southpark Drive, Suite 200  
Durham, NC 27713

### Property Information

**Location:** Between NC 75 and Old Waxhaw Monroe Road. Location more specifically described as tax parcel 09-417-001M.





**Municipal Proximity:** The site is immediately east of the town of Mineral Springs.

**Existing Land Use and Development Status:** The parcel is currently zoned RA-40. The site is cleared and used for agriculture.

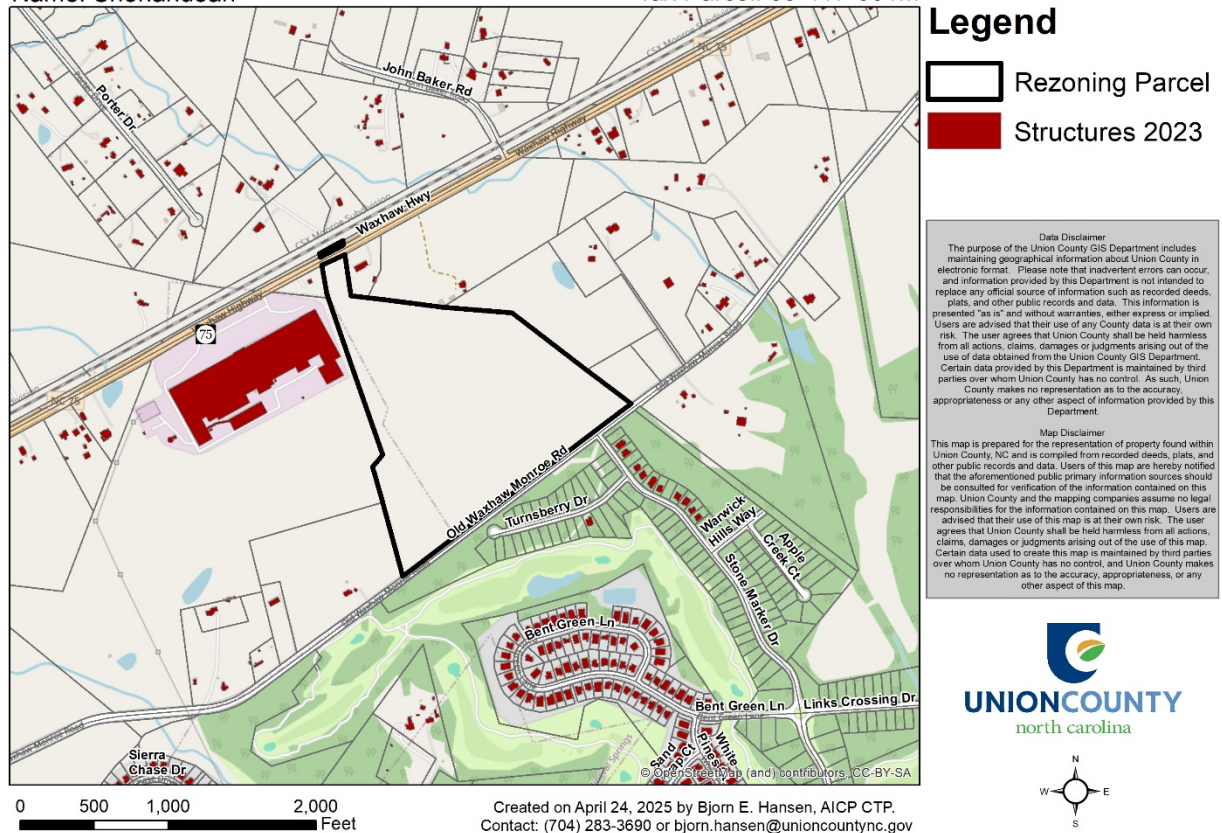
## Development Status

Petition: 2025-CZ-004

Name: Shenandoah

Size: 48.578 acres

Tax Parcel: 09-417-001M



**Environmental Features:** There are no streams or floodplains on site. The applicant has identified two wetlands, which are located inside open space for the development. The site is cleared for agriculture.

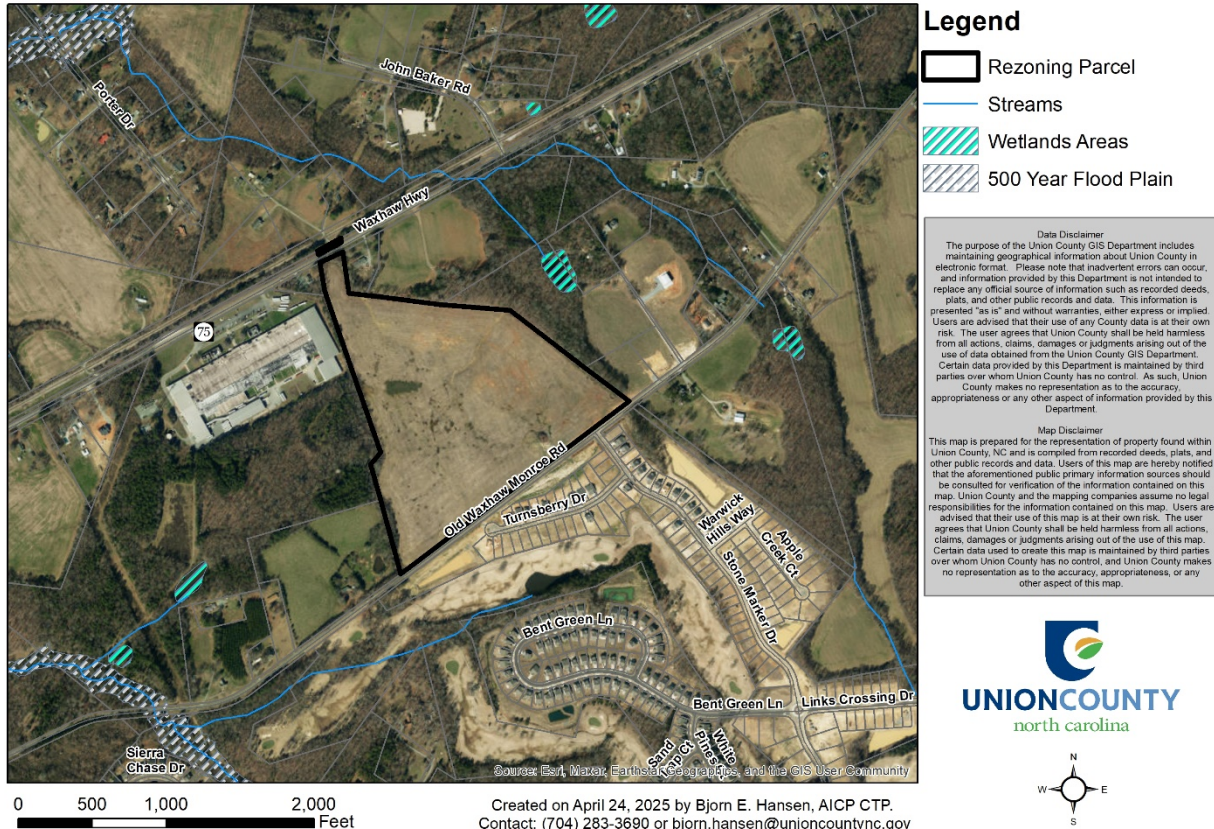
## Environmental Features

Petition: 2025-CZ-004

Name: Shenandoah

Size: 48.578 acres

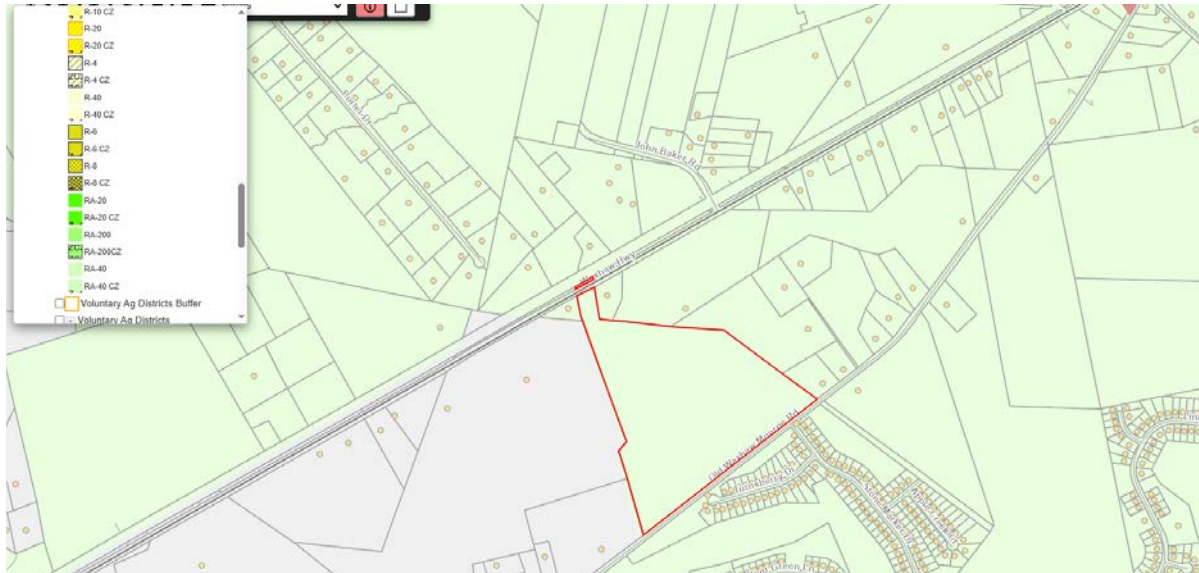
Tax Parcel: 09-417-001M



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

**Zoning and Land Use History:** The parcel site has been zoned RA-40 since zoning was initiated. This parcel is part of the original 2003 Stonebridge development, which received approval as a "Smart Growth" development. This portion of the site was approved for 67 lots of approximately 17,000 SF each. The commercial and industrial zoned properties at Rocky River and NC 75 occurred starting in the 1970s. There have been no special use permits immediately adjacent to the property, although several have been approved at properties adjacent to the same intersection.





**Schools:** Based on the provided information, the subdivision is currently assigned to the following schools:

|            | School Name              | 2024-2025<br>40th day ADM | Building<br>Capacity | Building<br>Utilization |
|------------|--------------------------|---------------------------|----------------------|-------------------------|
| Elementary | Western Union Elementary | 535                       | 601                  | 89%                     |
| Middle     | Parkwood Middle School   | 880                       | 984                  | 89.4%                   |
| High       | Parkwood High School     | 1083                      | 1376                 | 78.7%                   |

Utilizing information collected and analyzed on the demography report prepared for Union County Public Schools, the organization is currently tracking 3,334 vacant designed land (VDL) units within the assigned cluster. This number of VDL units potentially generates 667 students within the cluster.

Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and rest room facilities
- Rationing of access to the Media Center
- Insufficient parking and queuing space for parents to safely deliver or pick up their children
- Inadequate planning/meeting space for additional staff.

**Transportation:** This site will have access from NC 75 and Old Waxhaw Monroe Road. Access on NC 75 would be right in right out, while the access from Old Waxhaw Monroe Road would be full movement. A deceleration lane may be required for the access from NC 75. The eastern driveway on Old Waxhaw

Monroe would line up with Stone Marker Drive in the Stonebridge development. NC 75 carries approximately 7,500 vehicles per day, while Old Waxhaw Monroe carries approximately 550 vehicles per day. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis was not required for this rezoning. The proposed use would generate approximately 900 trips per day. The connection from NC 75 to Stone Marker is helpful to distribute traffic away from Potter Road south of NC 75 in downtown Mineral Springs.

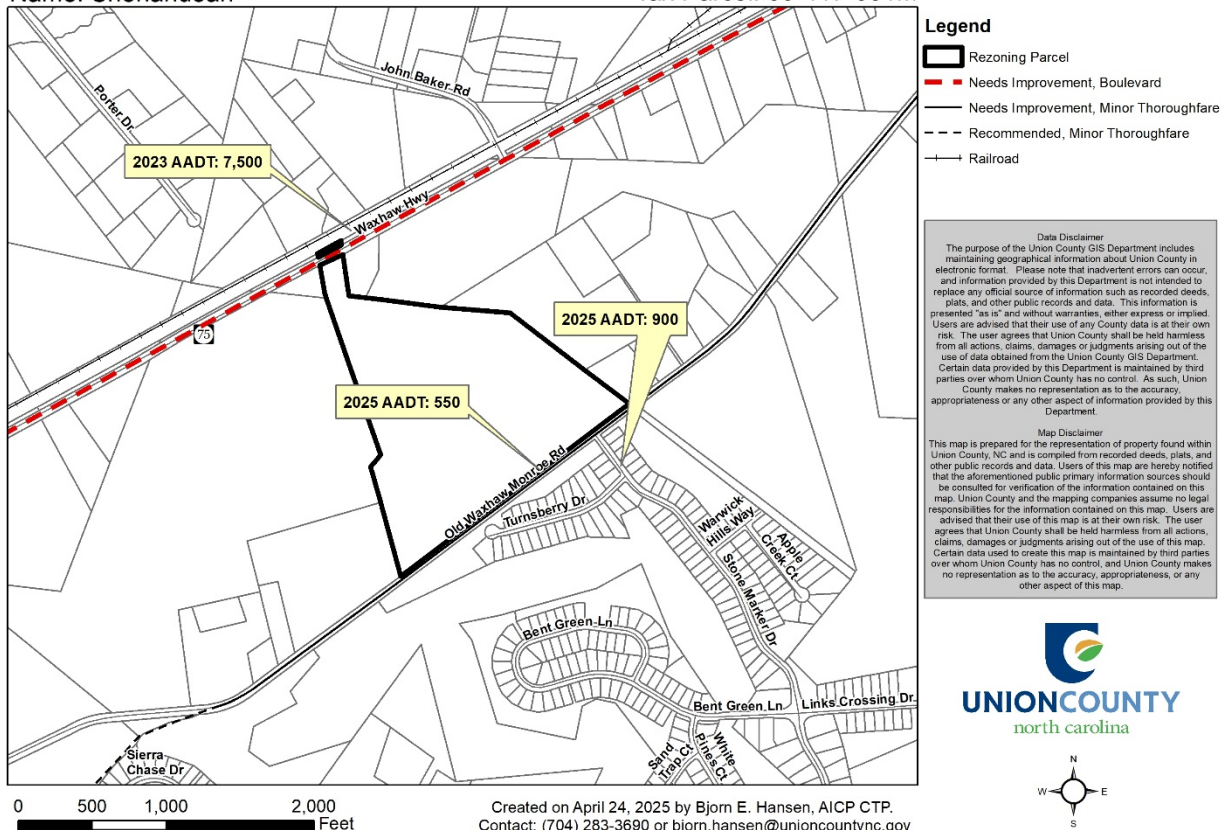
## Transportation

Petition: 2025-CZ-004

Name: Shenandoah

Size: 48.578 acres

Tax Parcel: 09-417-001M



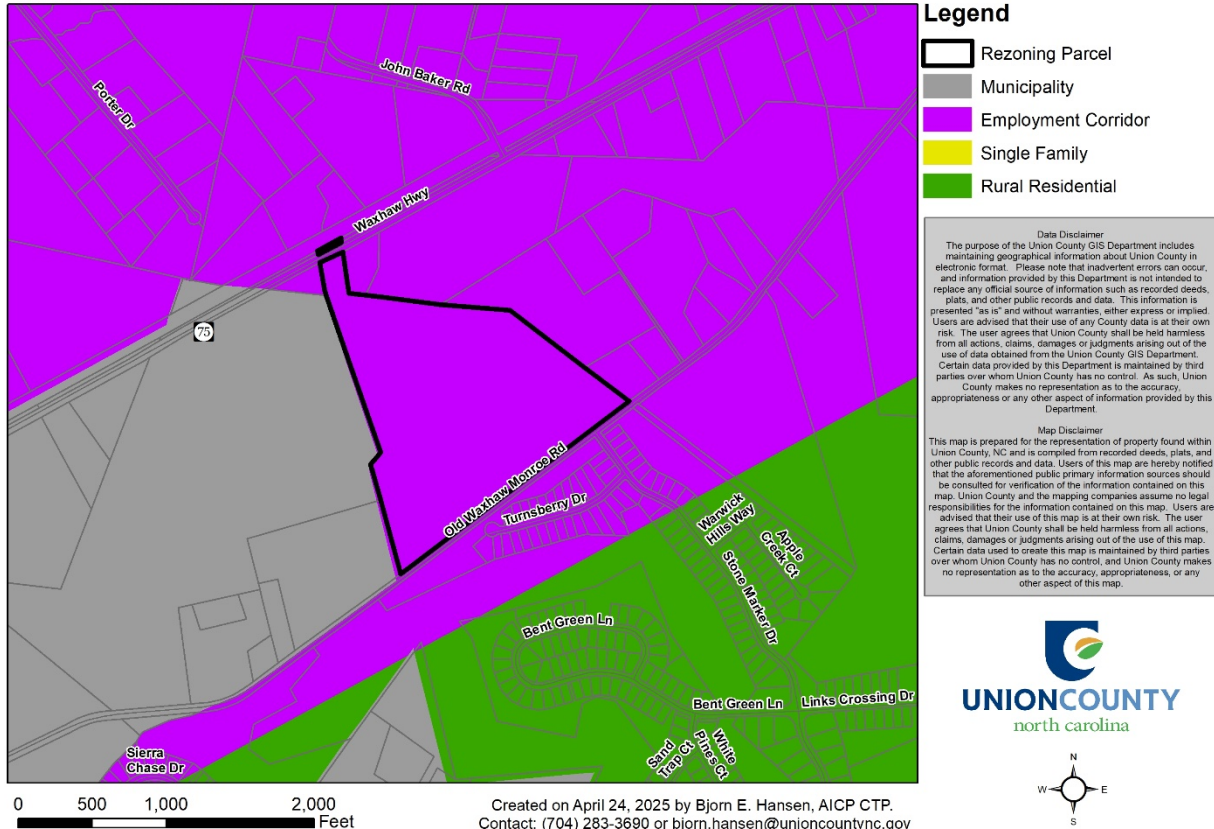
## Planning Documents

**Union County Comprehensive Plan:** The Union County 2050 comprehensive plan identifies this area as an Employment Corridor overlaid upon Rural Residential. NC 75 serves as the boundary between Single Family Residential (two units per acre) and Rural Residential (one unit per acre). The Single Family Residential district is intended for areas with utilities and access to major roads. The Rural Residential district is intended for areas without utilities or near major roads further from developed areas.

## Land Use Map

Petition: 2025-CZ-004  
Name: Shenandoah

Size: 48.578 acres  
Tax Parcel: 09-417-001M



### Public and Municipal Comments

**Public Comments:** A community meeting was held July 8, 2025. Seven residents attended and asked questions about buffering, road connections, home prices, and schedule. No changes were made to the site plan as a result of this meeting. One person spoke in opposition at the Land Use Board meeting, citing small lot sizes and loss of environmental features.

**Municipal Comments:** Mineral Springs was consulted for feedback. They oppose R-10 zoning on their border.

#### Land Use Board Recommendation

The Land Use Board unanimously recommended denial at its July 15, 2025, meeting, citing concerns over cut through traffic, density, and opposition by Mineral Springs.

#### Staff Comments and Recommendation

This part of Union County is identified for employment uses as an overlay over rural residential and agricultural land uses. The rezoning proposes single-family residential at approximately two units per acre. The area is immediately south of the Single-Family Residential district in the land use map. The proposed site has access to NC 75, utilities, and provides additional road connections to the Stone Bridge development immediately south of the site. The proposed site plan meets the requirements of the unified development ordinance and provides greater than the required 30 percent open space, consistent with the requirements in the Rural Residential portions of the land use map. Finally, the schools serving this development have capacity. **Because of these aspects of the development, staff recommend approval of this rezoning application.**