



UNIONCOUNTY

north carolina

2023-CZ-002

VL Properties Rezoning
August 12, 2024



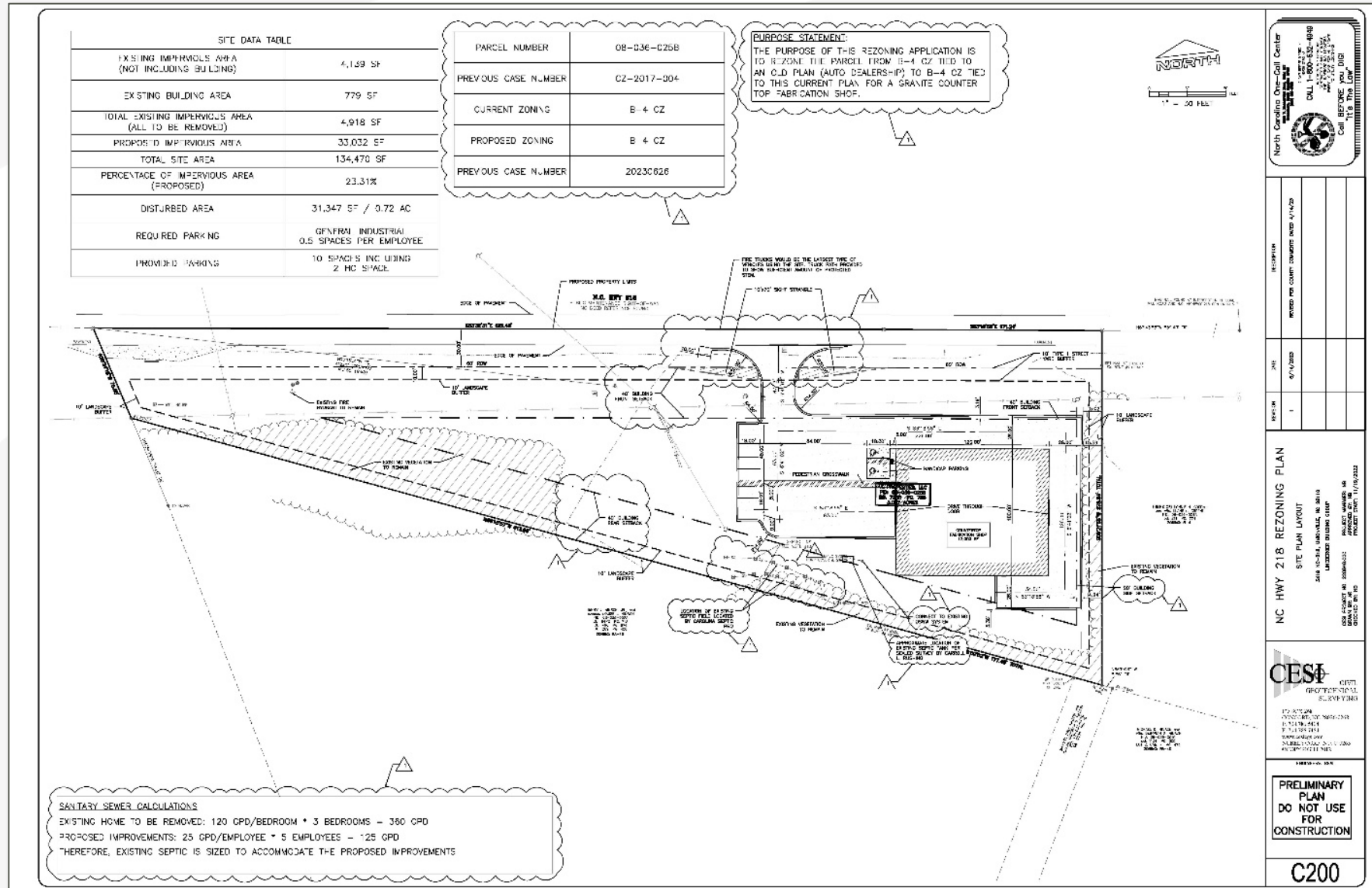
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Request and Conditions

This case is a request to amend the Zoning Map of Union County by rezoning one parcel of land totaling 3.087 acres appearing on the tax map as tax parcel 08-036-025B in the Goose Creek Township from B-4 With Conditions to B-4 with Modified Conditions. The applicant requests the rezoning in order to build a 12,000 square foot counter top manufacturing facility. The rezoning will include the following conditions:

- 1) Limited to site plan dated March 21, 2024
- 2) Five-year vesting of development rights
- 3) Rental house to be removed
- 4) Design studio/ showroom will be constructed as part of the development
- 5) All machinery used in fabrication will be placed in the interior of the building
- 6) Development will meet all requirements of the Union County Unified Development Ordinance

Site Plan



Existing Conditions



ove Mill

Development Status

Development Status

Petition: CZ-2023-002

Name: VL Properties

Size: 3.087 acres

Tax Parcel: 08-036-025B



Legend

Rezoning Parcel

2020 Structures

Development Status

Developed

Underdeveloped

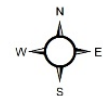
Undeveloped

Data Disclaimer
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Map Disclaimer
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0 250 500 1,000
Feet

Created on March 16, 2023 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Environmental Features

Environmental

Petition: CZ-2023-002

Name: VL Properties

Size: 3.087 acres

Tax Parcel: 08-036-025B



Legend

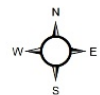
- Rezoning Parcel
- Streams
- Lakes
- Wetlands Areas

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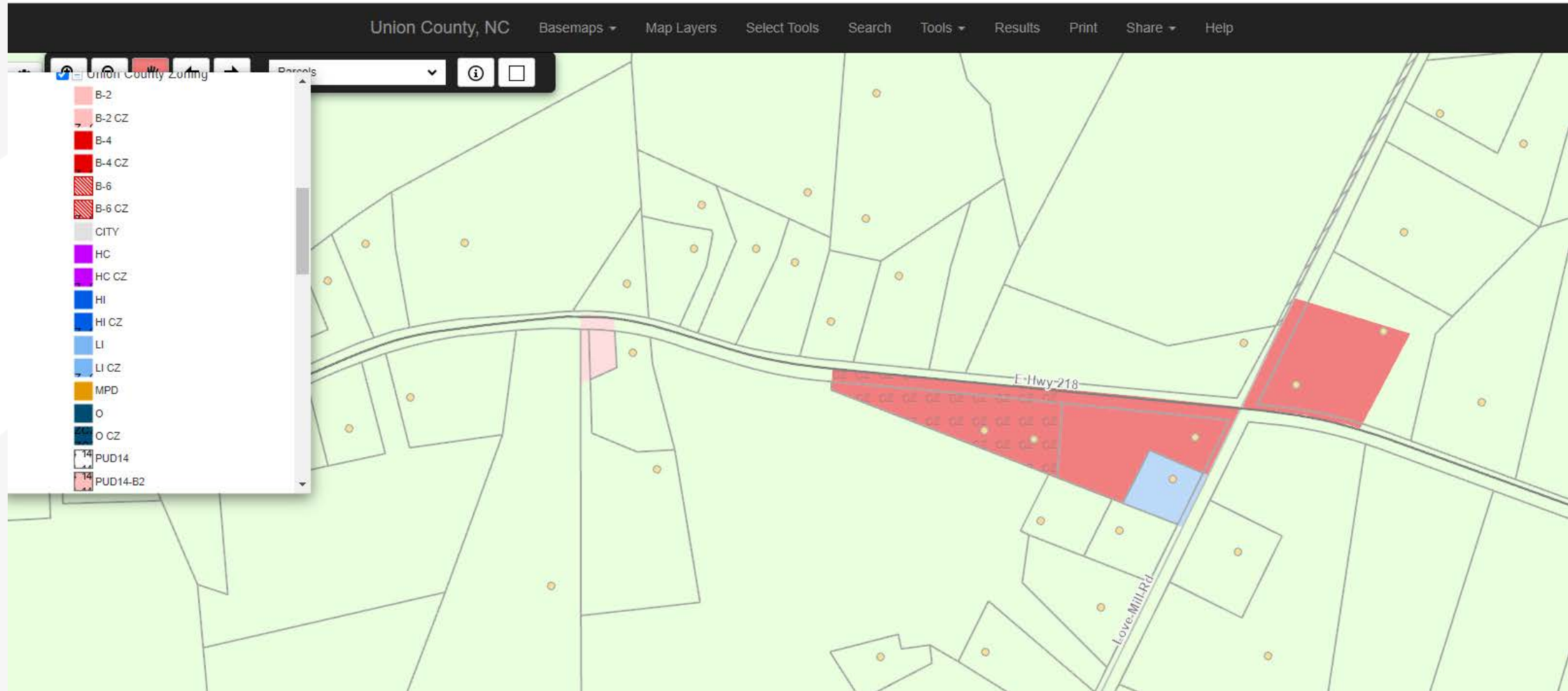
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Zoning



Transportation

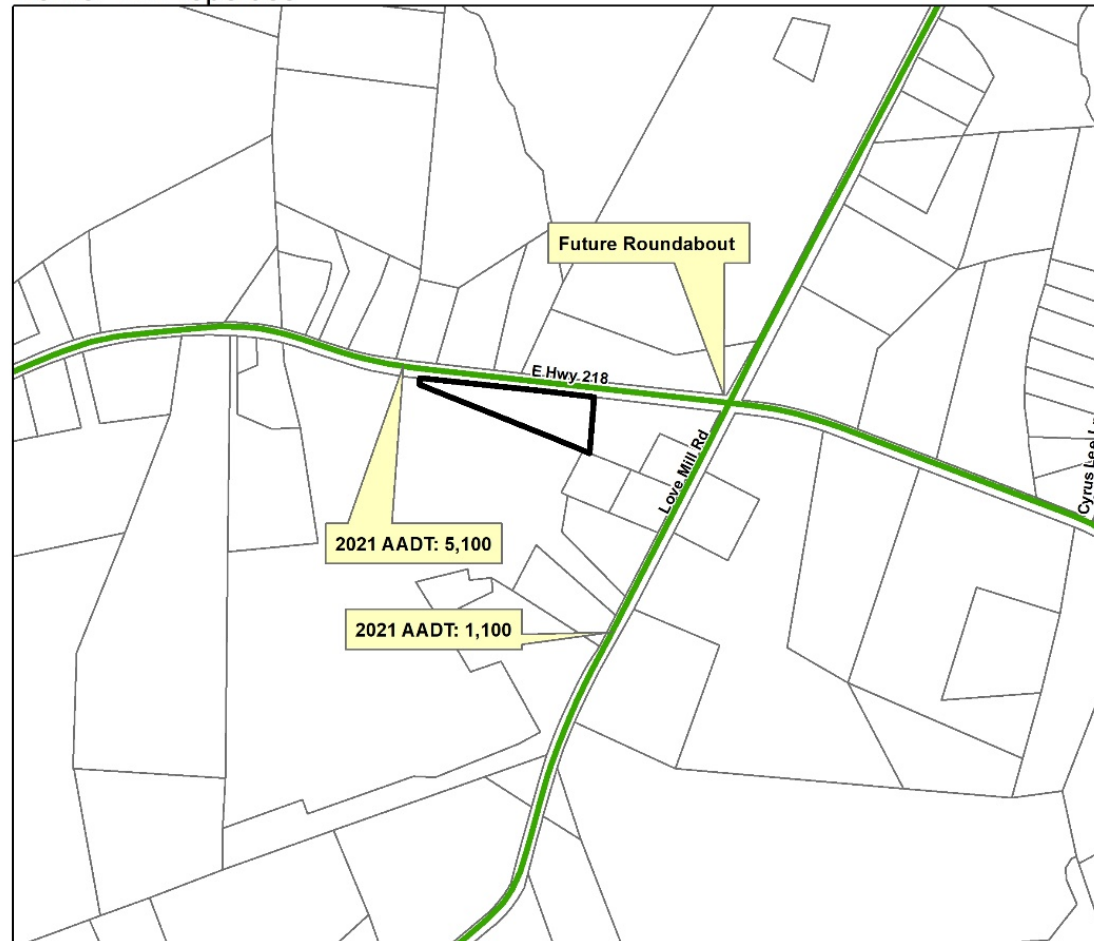
Transportation

Petition: CZ-2023-002

Name: VL Properties

Size: 3.087 acres

Tax Parcel: 08-036-025B

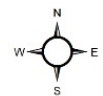


Legend

- Rezoning Parcel
- CRTPO CTP Highway Layer
- Future Cross-Section
- 2 Lane with Paved Shoulder

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Land Use Plan

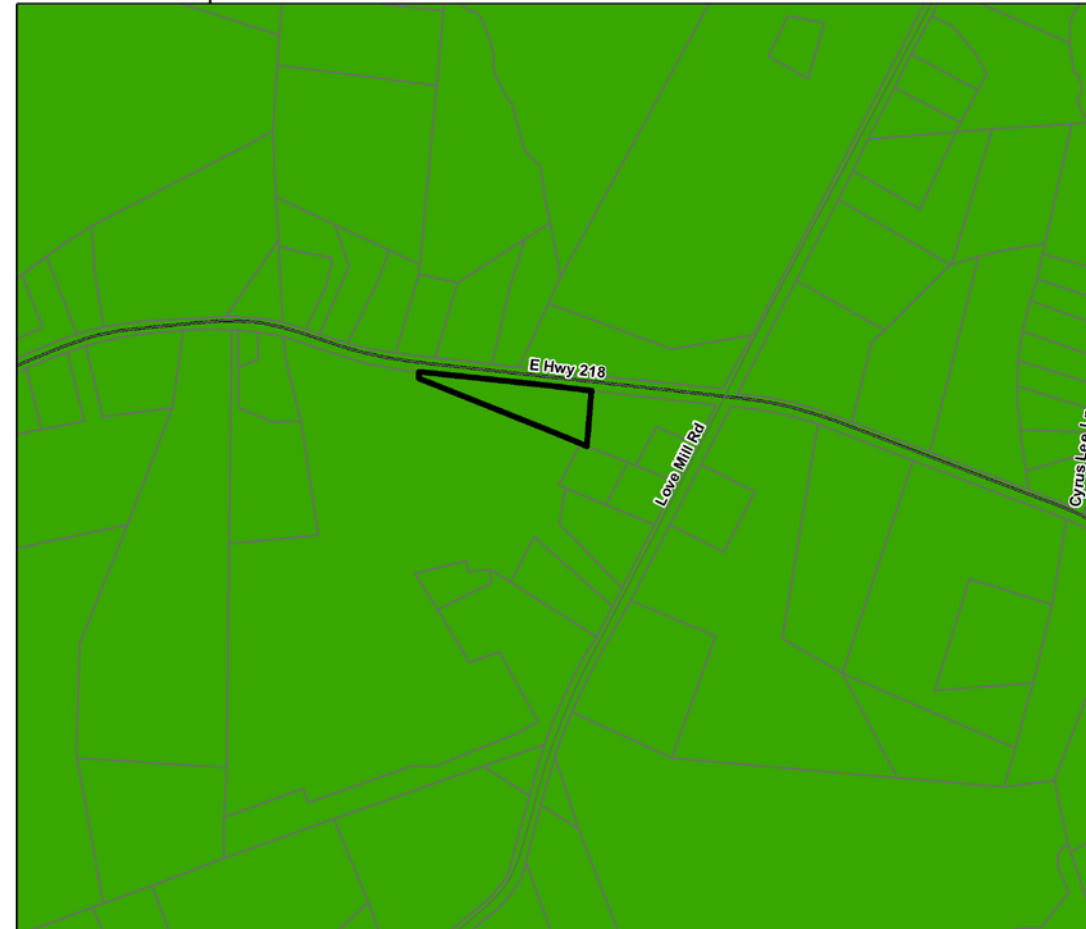
Land Use Plan

Petition: CZ-2023-002

Name: VL Properties

Size: 3.087 acres

Tax Parcel: 08-036-025B



Legend

- Rezoning Parcel
- Rural Residential

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Schools

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

Utilities

- The parcel would use Union County water and septic service.

Public Feedback

- Community meeting held April 9, 2024, with five attendees
- Attendees expressed concerns about noise, stormwater runoff, and impacts on property values.
- No changes were made based on the feedback.
- One person spoke against the proposal, citing water runoff and aquifer impact from the manufacturing process.

Municipal Feedback

- Municipal feedback was not solicited.

Staff Report and Recommendation

NEGATIVES OF PROPOSAL

- The proposed land use is inconsistent with the Plan, as the subject property is in an area identified as rural residential in the Plan, with an identified commercial node in the adopted Plan approximately one mile away.
- The proposed land use will generate traffic impacts on nearby transportation systems beyond those expected from rural residential land uses recommended in the adopted Plan for the property.
- The proposed land use will increase impervious surface, which can increase the potential for increased stormwater runoff.

POSITIVES OF PROPOSAL

- The existing property is already zoned for business at a similar intensity, minimizing potential impacts from this rezoning compared to the current zoning of the property.
- There are existing business uses on nearby properties, which is consistent with the proposed use for this property.
- The rezoning will promote the general welfare of Union County by increasing business opportunities within the county while not significantly increasing the intensity of permitted uses on the property.
- The proposed land use will have access to an identified truck route, minimizing truck traffic on inadequate roads which may not be identified as truck routes.

STAFF RECOMMENDATION: Approval

PLANNING BOARD RECOMMENDATION: Denial, on a 3-2 vote at the June 18, 2024 Land Use Board meeting. The Board cited concerns over traffic and harmony with the surrounding area in its denial vote.

Questions



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