



UNIONCOUNTY
north carolina

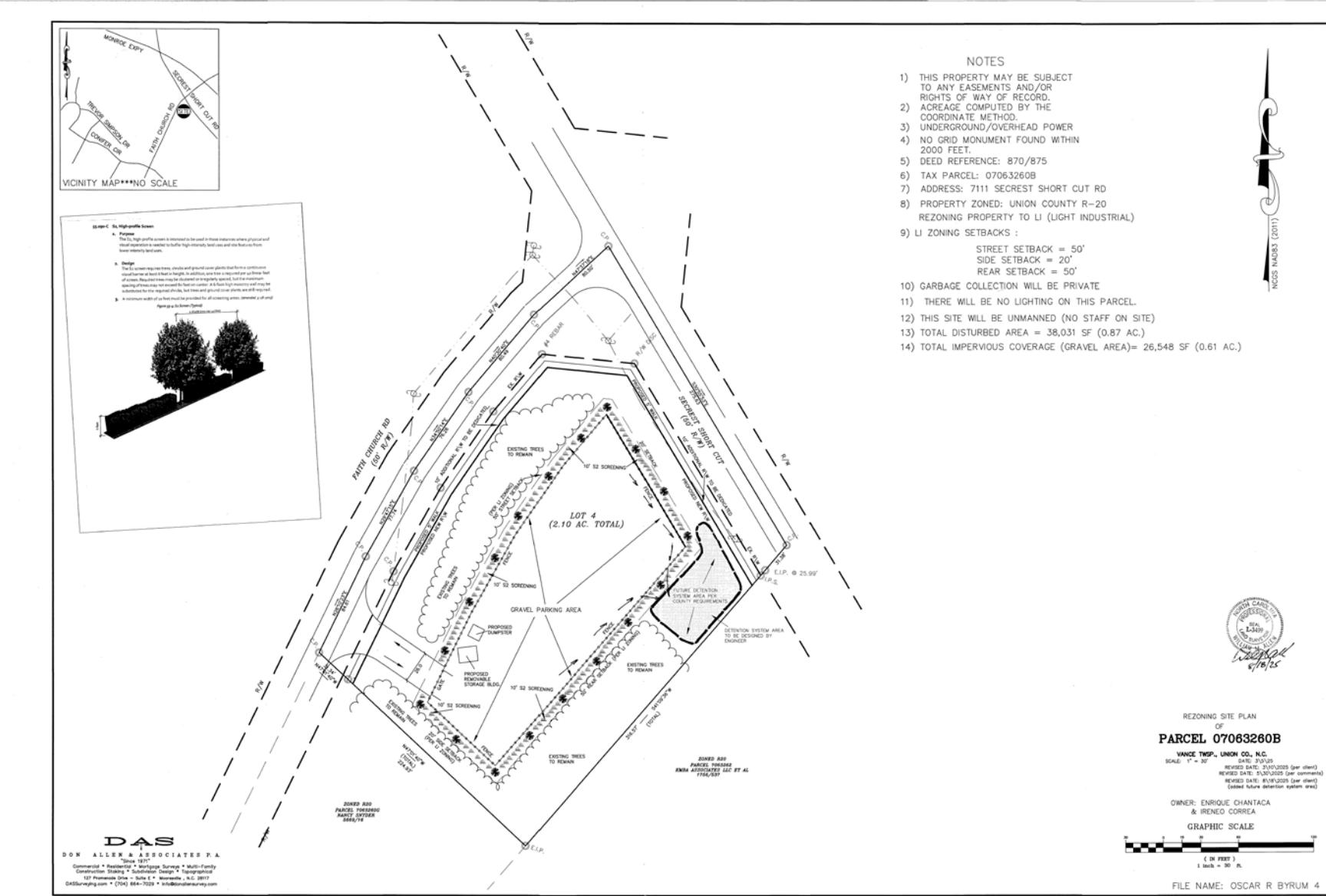
A dark, high-angle aerial photograph of a town. In the center, a large, light-colored building with a prominent, dark, conical steeple rises above the rooftops. The town is built on a hillside, with streets and smaller houses visible in the foreground and background. The overall image has a blue-tinted, slightly grainy quality.

2025-CZ-005

Garcia Rezoning
January 12, 2026



Site Plan



Request and Conditions

- The request is to rezone from R-20 to Light Industrial (LI) with Conditions
- The rezoning will include the following conditions:
 - Limited to approved site plan
 - Uses limited to tow truck impound yard
 - Mitigation for unauthorized tree removal in required setbacks, specifically replanting 125% of all removed trees 12" in diameter or greater, including trees previously located in proposed stormwater pond.
 - Five-year vesting of development rights
 - Development will meet all requirements of the Union County Unified Development Ordinance on the date of approval

Existing Conditions



Development Status

Development Status

Petition: 2025-CZ-005

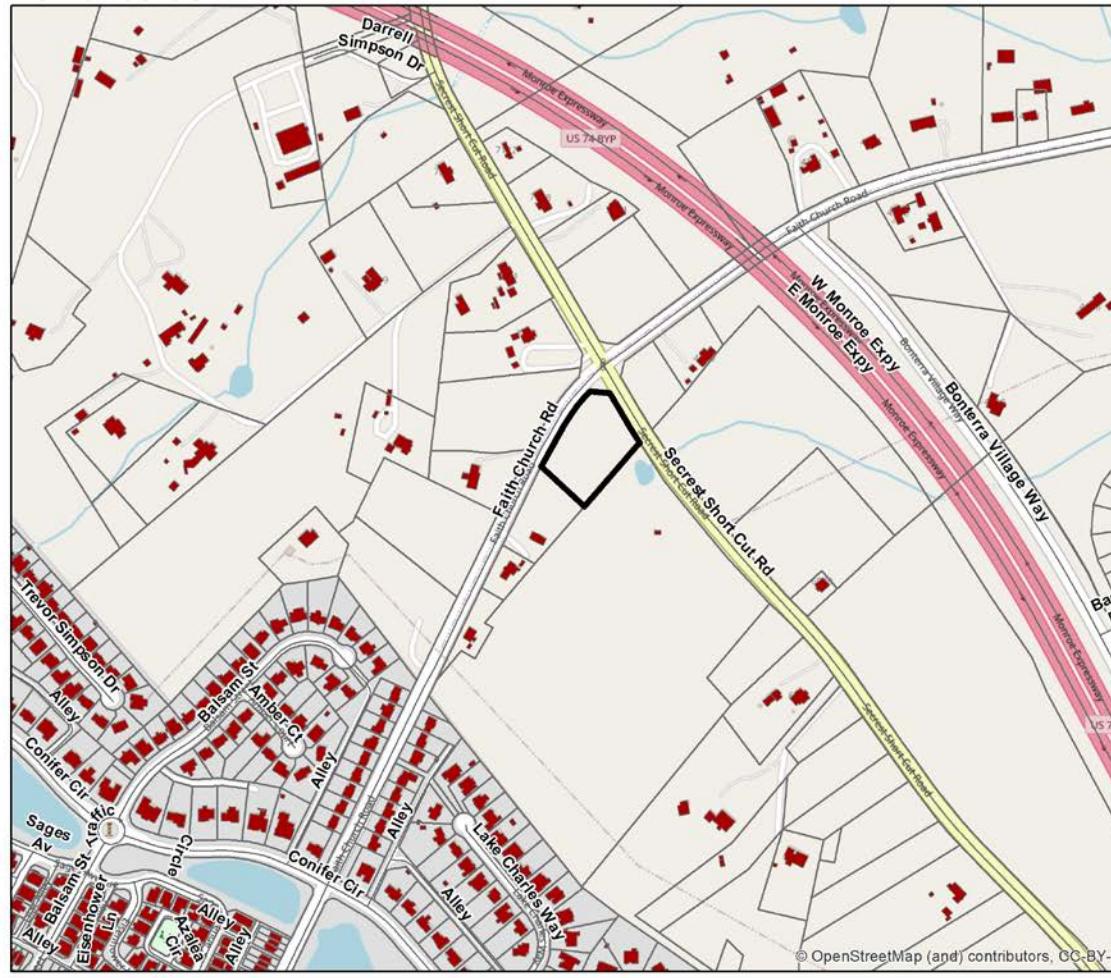
Name: Garcia

Size: 2.027 acres

Tax Parcel: 07-063-260B

Legend

- Rezoning Parcel (White)
- Structures 2023 (Red)



0 250 500 1,000 Feet

Created on April 14, 2025 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

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Environmental Features



Environmental Features

Petition: 2025-CZ-005

Name: Garcia

Size: 2.027 acres

Tax Parcel: 07-063-260E

Legend

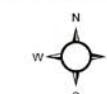
The legend consists of four entries: 'Rezoning Parcel' with a black square icon, 'Streams' with a blue line icon, 'Wetlands Areas' with a green and white diagonal striped icon, and '500 Year Flood Plain' with a blue and white diagonal striped icon.

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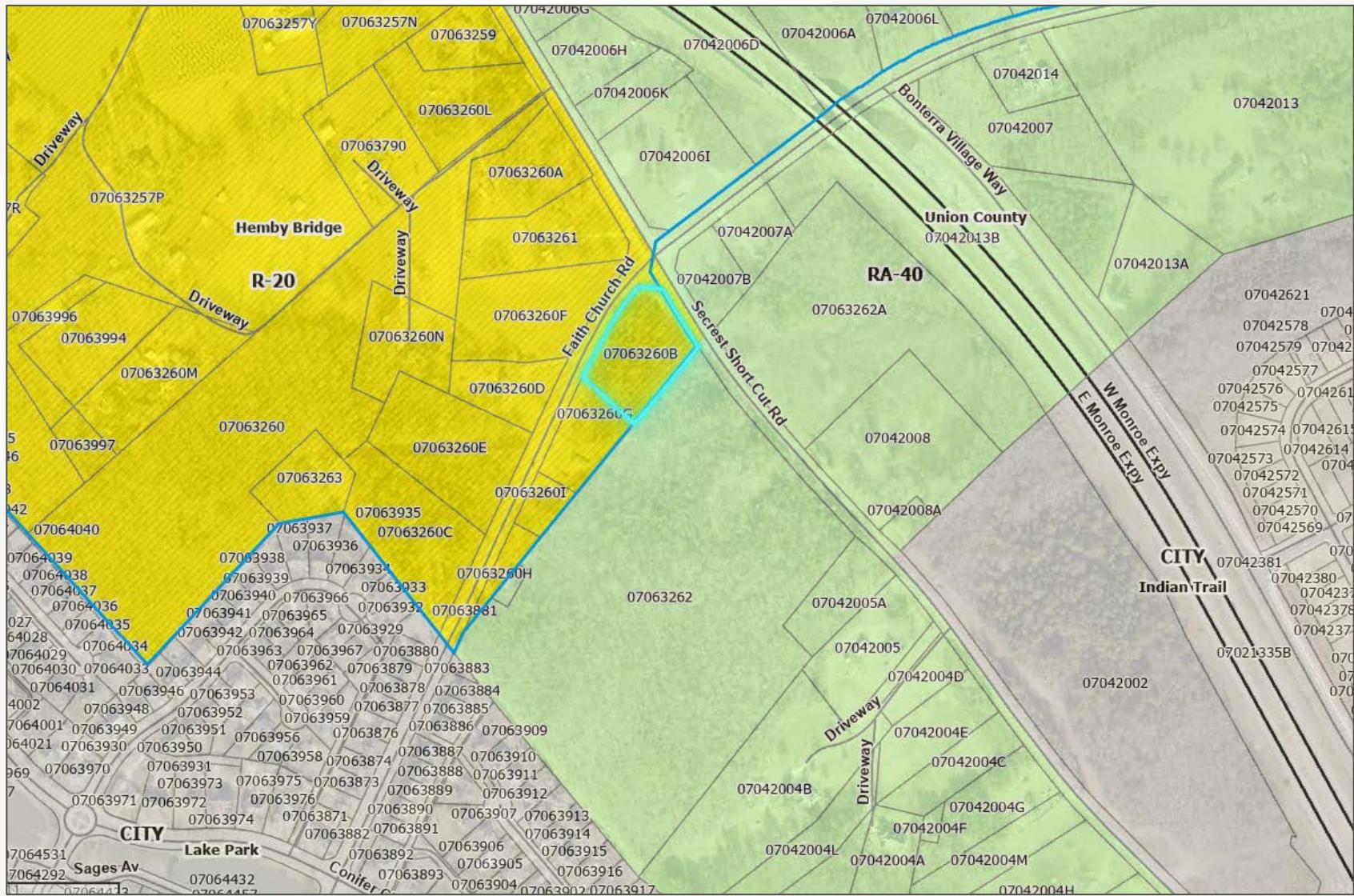
UNION COUNTY north carolina



0 250 500 1,000
Feet

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Zoning



Transportation

Transportation

Petition: 2025-CZ-005

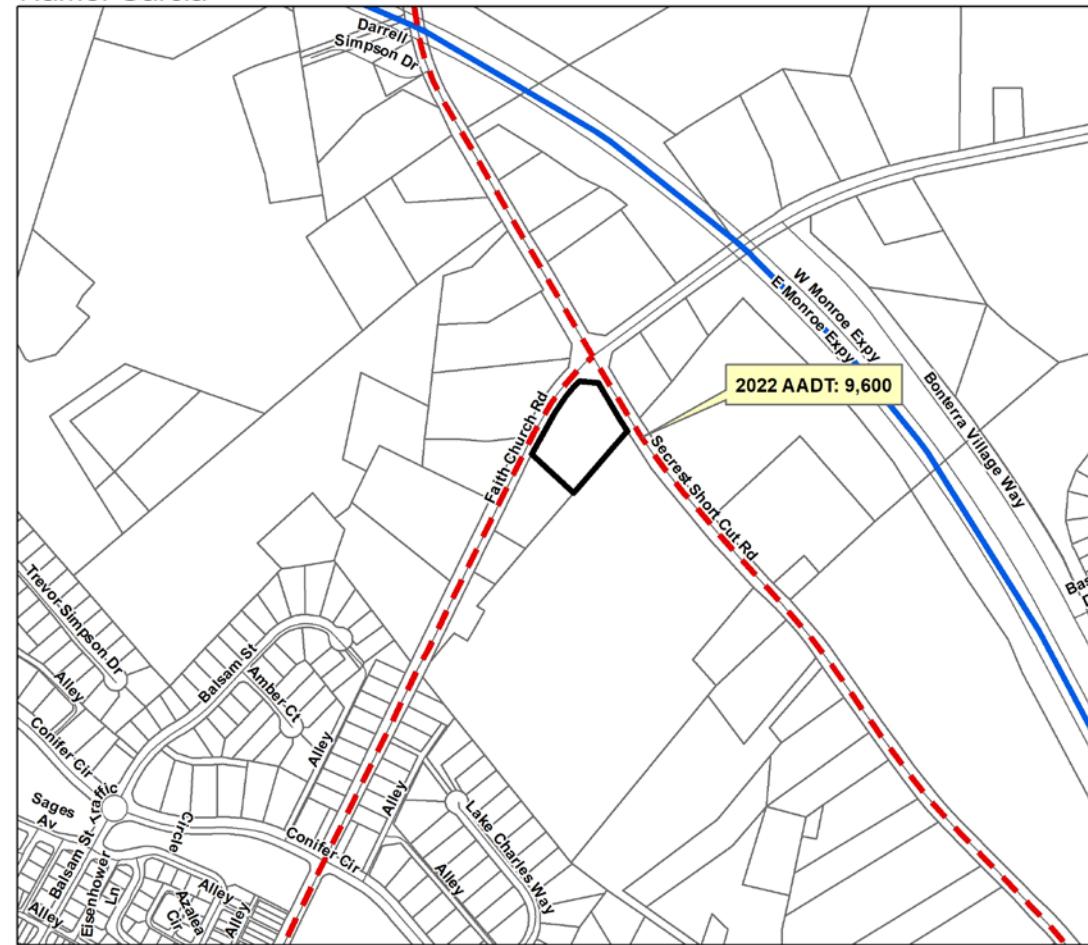
Name: Garcia

Size: 2.027 acres

Tax Parcel: 07-063-260B

Legend

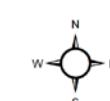
- Rezoning Parcel (Black Box)
- Existing, Freeway (Blue Line)
- Needs Improvement, Boulevard (Red Dashed Line)



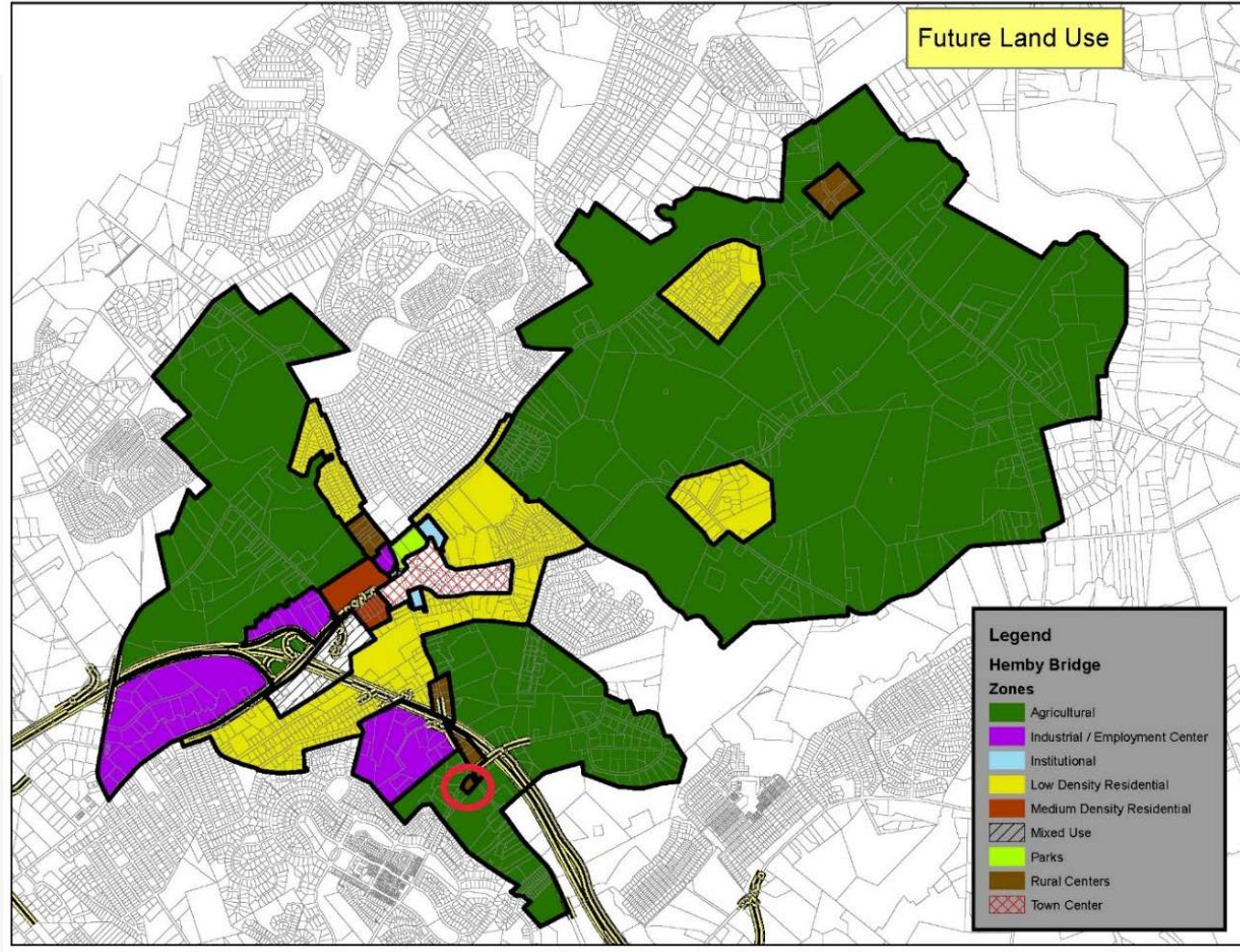
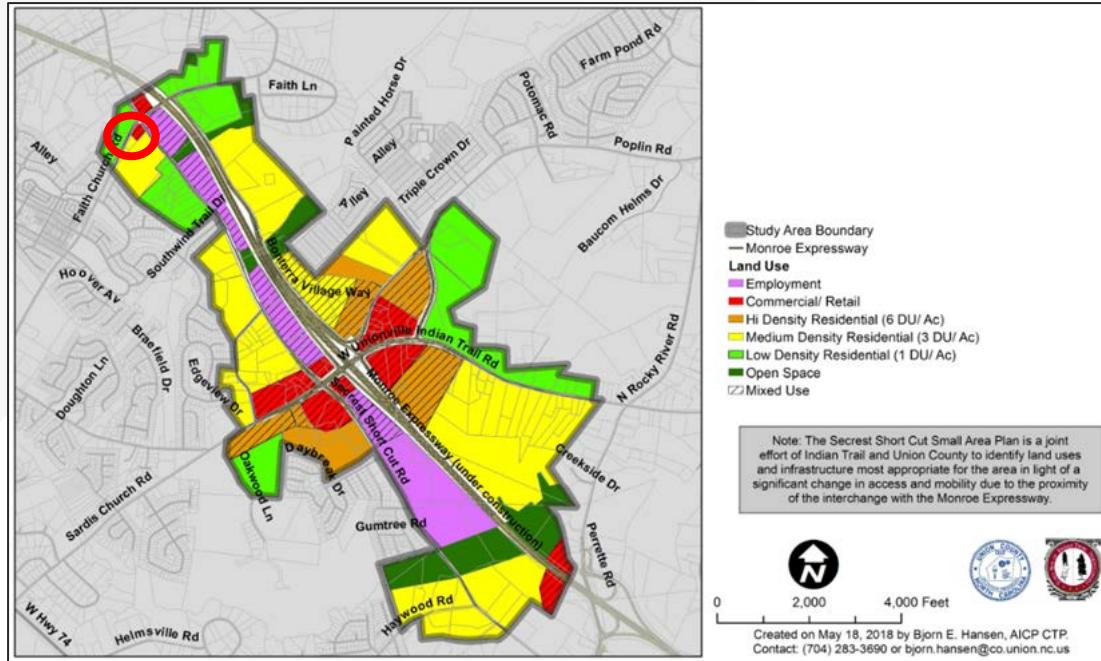
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Land Use Maps



Schools

UCPS provided the following comments:

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

Utilities

Public water is available to the site but utilities are not required for proposed uses.

Public Feedback

- A community meeting was held November 26, 2025. One member of the public attended. Because the meeting was the night before Thanksgiving, the applicant elected to hold a second community meeting, which occurred December 8, 2025. A total of 13 residents attended the meeting, expressing concerns over the trees cut down, driveway access, and incompatible uses with nearby uses.
- Over 30 residents have submitted comments opposing the proposed rezoning

Municipal Feedback

- Hemby Bridge, Indian Trail, and Lake Park were contacted for comments. Each municipality provided comments and opposed the proposed development
 - Traffic
 - Inconsistency with adopted plans
 - Removed trees on site

Staff Report and Recommendation

NEGATIVES OF PROPOSAL

- The proposed use is inconsistent with the land use map uses identified for this area as set forth in the Hemby Bridge Plan and the Secrest Short Cut Plan. The Hemby Bridge Plan's Future Land Use Map identifies this area as a Rural Center. Rural Centers are areas located at various locations throughout the Hemby Bridge Plan's area. These are mainly areas where some commercial uses currently exist and where it is appropriate to expand. New developments should be relatively small scale and should be handled through the Conditional Rezoning Process. A rezoning to light industrial with conditions, to include a tow truck business with vehicular storage, is inconsistent with such uses contemplated in a Rural Center because of its industrial nature (rather than a smaller commercial use).
- The Secrest Short Cut Plan's Recommended Land Use Plan Map identifies this area as commercial/retail. Such areas are identified in the Secrest Short Cut Plan as commercial and retail uses recommended to balance the land use plan, but are also identified to take advantage of the opportunity the newly created regional access provides. A towing operation with vehicular storage is a light industrial use and is not consistent with the retail or commercial uses contemplated for this area under the Secrest Short Cut Plan.
- The proposed use is inconsistent with the Comprehensive Plan as continued and future allowed industrial use on the property could result in increased congestion on the roads and streets adjacent and nearby to the property, with traffic congestion being an area of concern identified in the Comprehensive Plan.
- The proposed rezoning will facilitate ongoing and potential future industrial uses in close proximity to existing residential uses, including residential uses in areas identified by the Plan as Agricultural. Supporting agriculture is one of the goals identified by the Comprehensive Plan.

Staff Report and Recommendation

POSITIVES OF PROPOSAL

- The proposed use is consistent with the land use map uses identified for this area as set forth in the Hemby Bridge Plan and the Secrest Short Cut Plan. The Hemby Bridge Plan's Future Land Use Map identifies this area as a Rural Center.
- The Secrest Short Cut Plan's Recommended Land Use Plan Map identifies this area as commercial/retail. Such areas are identified in the Secrest Short Cut Plan as commercial and retail uses recommended to balance the land use plan, but are also identified to take advantage of the opportunity the newly created regional access provides. A small-scale towing operation with vehicular storage is a business use that takes advantage of the regional access provided by the nearby Monroe Bypass.
- The proposed use is consistent with the Comprehensive Plan as it allows for a light industrial use in an area generally identified within an Employment Corridor in the Comprehensive Plan that could be an economic benefit for the County. Employment Corridors are contemplated under the Comprehensive Plan to include a variety of development uses, which may include industrial uses.
- The tract of land is not overly small for the general area in which it is located and is reasonable in size for the use contemplated.
- Although the immediate surrounding properties are zoned for residential uses primarily, the property is located at an intersection and is located less than one mile from an interchange with the Monroe Expressway. The property is also located within an approximately half-mile radius of several existing commercial or industrial uses. This includes an existing auto repair use which is a similar-type use to the one proposed.
- 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 increasing business opportunities in Union County, allowing a property with nearby non-residential uses in the area to also be allowed to conduct non-residential uses on its property, and increasing access to a use and service to nearby residents. The potential detriments of the use established by this rezoning include any increased noise, light, and traffic exposure resulting from the proposed use that could affect nearby properties.
- The use set forth under the conditions would meet Union County development standards.

STAFF RECOMMENDATION: DENIAL

LAND USE BOARD RECOMMENDATION: Board unanimously recommended DENIAL at its December 16, 2025, meeting, citing inconsistency with adopted plans or with adjacent development.

A nighttime aerial photograph of a small town. In the center, a church with a prominent, ornate steeple and a clock face is visible. The town is built on a hillside, with numerous houses and buildings of various sizes. The streets are dark, and the town is illuminated by streetlights and the glow from the windows of the buildings.

Questions



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