



Union County, NC
Land Use Board
Meeting Agenda

Tuesday, April 21, 2026

6:00 PM

Board Room, First Floor

Call to Order

Pledge of Allegiance and Moment of Reflection

Establish Voting Members

Additions and/or Deletions to the Agenda

Approval of the Agenda

Agenda Item(s)

[26-201](#)

Rezoning Petition CZ-2026-006 House of Pearls

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

John E. Wear, Senior Planner

ACTION REQUESTED:

Recommend approval or denial of proposed rezoning to the Board of Commissioners

BACKGROUND:

This case is a request to rezone an approximately 10.92 acre portion of one parcel totaling 12.21 acres appearing on the tax map as tax parcel 02-226-017 located on Camden Road from RA-40 with Master Planned Development. The request is to develop a long-term residential drug rehabilitation facility for up to 80 residents and staff. The rezoning request is a conditional rezoning and includes the following conditions:

FINANCIAL IMPACT:

None

Attachments: [2026-CZ-006 House of Pearls - Zoning Application](#)
[2026-CZ-006 House of Pearls - Letter of Intent](#)
[2026-CZ-006 House of Pearls - Site Plan](#)
[2026-CZ-006 House of Pearls LUB Staff report](#)
[Land Use Board Advisory Consistency and Reasonableness Statements - CZ-2026-006 \(House of Pearls\)](#)

26-200

Rezoning Petition CZ-2026-001 Marcham

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

John E. Wear, Senior Planner

ACTION REQUESTED:

Recommend approval or denial or proposed rezoning to the Board of Commissioners

BACKGROUND:

This case is requesting to rezone one parcel totaling 5 acres appearing on the tax map as tax parcel 09-414-109A along NC 75 from RA-40 to Light Industrial (LI) CZ with Amended Conditions in order to develop a landscaping supply business and limited construction equipment storage.

The rezoning will include the following conditions:

- 1) Limited to approved site plan dated March 6, 2026
- 2) Uses limited to landscaping supply business and construction equipment storage
- 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
- 5) Access may be restricted to right in right out in the future, at the discretion of the NCDOT, based on safety issues that may be created by this site

A community meeting was required and was held on March 30, 2026. A total of six residents attended the meeting and asked questions about fencing, lighting, traffic and stormwater impacts. No changes were made to the site plan as a result of the meeting.

FINANCIAL IMPACT:

None

Attachments: [2026-CZ-001 Marcham application redacted 1-12-26](#)
[2026-CZ-001 Marcham letter of intent 1-2-26](#)
[2026-CZ-001 Marcham community meeting minute March 2](#)
[Marcham 5 year vesting request 4-3-26](#)
[2026-04-07 Stone Pro-Sketch Plan](#)
[2026-CZ-001 Marcham Real Estate Impact Report March 2](#)
[2026-CZ-001 Marcham special permit response 3-25-26](#)
[2026-CZ-001 Marcham LUB Staff report](#)

26-237

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 17, 2026, meeting and decided to continue much of the discussion into April. 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 4-21-26](#)

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 #: 26-201

Agenda Date: 4/21/2026

TITLE:

Rezoning Petition CZ-2026-006 House of Pearls

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

John E. Wear, Senior Planner

ACTION REQUESTED:

Recommend approval or denial of proposed rezoning to the Board of Commissioners

BACKGROUND:

This case is a request to rezone an approximately 10.92 acre portion of one parcel totaling 12.21 acres appearing on the tax map as tax parcel 02-226-017 located on Camden Road from RA-40 with Master Planned Development. The request is to develop a long-term residential drug rehabilitation facility for up to 80 residents and staff. The rezoning request is a conditional rezoning and includes the following conditions:

FINANCIAL IMPACT:

None

Application for Conditional 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 0 Camden Road City Marshville State NC Zip 28103

Tax Parcel ID 02226017 Current Zoning Designation RA-40 Total Acres 12.21

Proposed Zoning Designation RA-40 (CD) Date Submitted 2/18/2026

Contact Information

Applicant Name Steve Merritt (His Perfect Love Ministries Inc)

Address PO Box 516 City Marshville State NC Zip 28111

Phone 704-622-6030 Fax _____ Email _____

Property Owner Name Steve Merritt (His Perfect Love Ministries Inc)

Address PO Box 516 City Marshville State NC Zip 28111

Phone 704-622-6030 Fax _____ Email _____

Applicant's Certification

Signature



Date

2/23/2026

Printed Name/Title

STEVEN D. MERRITT

CHAIRMAN OF BOARD

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

Signature



Date

2/23/2026

Printed Name/Title

STEVEN D. MERRITT

CHAIRMAN OF BOARD

Union County Office Use Only:

Case Number: _____ Date Received: _____

Amount of Fee: _____ Fee Ok: _____ Received by: _____

Contact Bjorn Hansen to begin the process. T. 704.283.2690 E. Bjorn.hansen@unioncountync.gov



**This document is only valid from July 1, 2025 - June 30, 2026

The House of Pearls is a non-profit, 501(c)3, Christian ministry dedicated to helping women rebuild their lives through the love of Jesus Christ.

House of Pearls is a long-term addiction and heart restoration program where women voluntarily reside at no cost to them and learn the healing power of the Word of God through intensive bible study and teaching. While in the program, the residents are also taught various life skills including:

- manners and etiquette**
- communication**
- accountability**
- budgeting**
- cooking**
- work ethics**
- G.E.D**

Embark on a journey of faith and recovery with our 1-year Faith Based Christian program, where faith meets recovery and transformation happens.

The purpose of House of Pearls is best summarized in our mission statement, which is, "To provide a safe environment for women to heal, restore, and rebuild their lives, embracing and representing the love of Jesus Christ." God has provided the Cross of Jesus Christ as the only true escape from bondage. At the House of Pearls, we seek to point women to the reality of the indwelling Christ as the ever-present Savior from sin and His provision of the Holy Spirit who transforms people in every area of their life. When coming to the House of Pearls, the ladies will embark on a journey of faith and recovery with our 1-year Faith Based Christian program, where faith meets recovery and transformation happens.

Camden Rd, Marshville, NC 28103 - House of Pearls Project

Tax Parcel **02226017**

Subject: Development of Faith Based Housing Community for Women in Recovery

To Whom It May Concern,

This Letter of Intent outlines our plan to develop a supportive residential community designed to provide a safe, structured, and restorative environment for women recovering from substance abuse.

The proposed property will include the construction of eight residential homes and one central gathering center. Each home will accommodate nine women residents and one live-in House Manager, creating a supportive, family-style living environment that fosters accountability, stability, and peer encouragement. In total, the community will serve up to seventy-two women at full capacity.

The central gathering center will include office space for administrative operations, meeting areas for group programming, and a full kitchen to support communal activities and life-skills training. This facility will serve as the heart of the community, offering educational programming, recovery meetings, counseling sessions, and workshops.

To ensure the safety and stability of the residents, onsite staff will be present 24 hours a day, seven days a week. An Executive Director will be onsite during normal business hours to oversee daily operations, staff supervision, program coordination, and compliance with all applicable regulations.

In addition to residential supervision, we will periodically host licensed counselors, pastors, educators, and trained volunteers who will provide supportive services, including recovery education, life-skills training, spiritual guidance (upon request), and personal development programming. These services are designed to equip residents with the tools necessary for long-term sobriety, employment readiness, and successful reintegration into independent living.

Our mission is to create a secure, faith based structured, and compassionate environment where women can heal, rebuild their lives, and develop the skills and confidence necessary to achieve sustainable recovery.

We are committed to operating this community responsibly, maintaining high standards of safety and accountability, and being a positive and collaborative presence within the surrounding community.

Thank you for your consideration of this important initiative. We welcome the opportunity to provide any additional information needed.

Sincerely,

Steven D. Merritt

His Perfect Love Ministries – House of Pearls

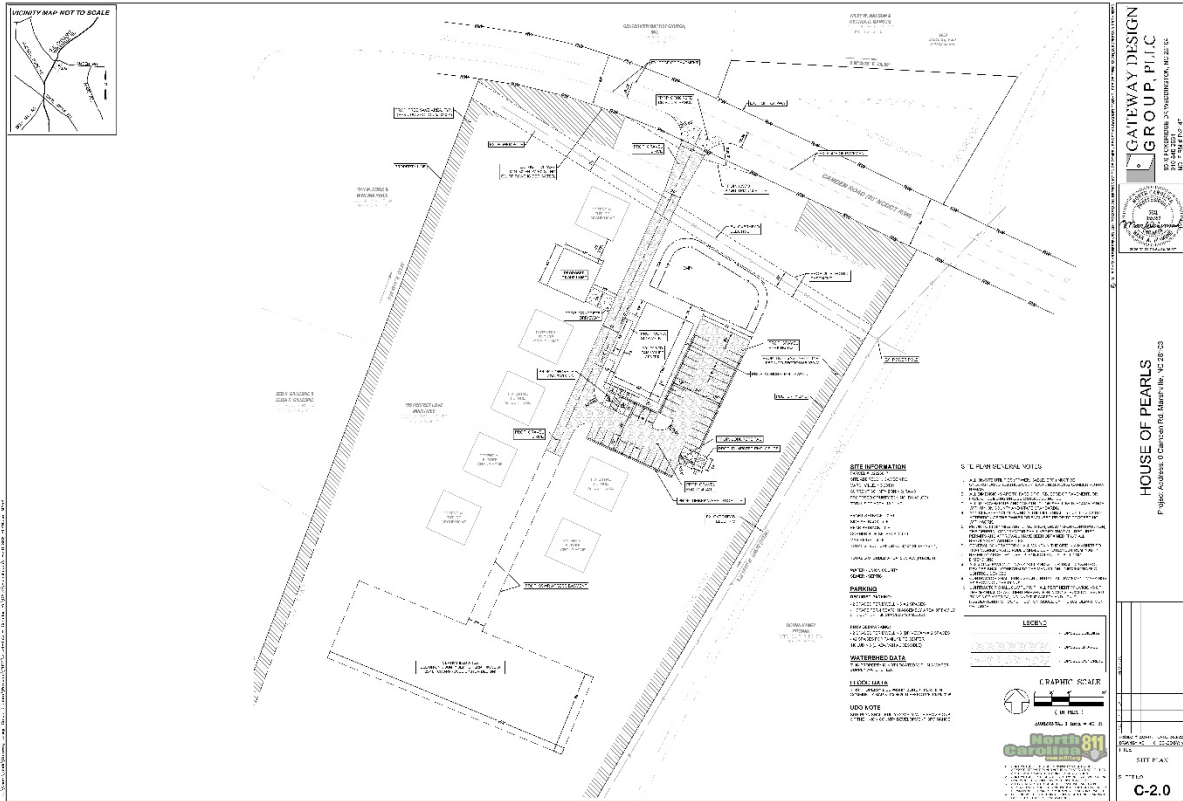
704-622-6030

Sdmerritt13@aol.com

Rezoning Request CZ-2026-006 House of Pearls

This case is a request to rezone an approximately 10.92 acre portion of one parcel totaling 12.21 acres appearing on the tax map as tax parcel 02-226-017 located on Camden Road from RA-40 with Master Planned Development. The request is to develop a long-term residential drug rehabilitation facility for up to 80 residents and staff. The rezoning request is a conditional rezoning, and includes the following conditions:

- The use shall be limited to a residential recovery and life-skills program.
- The maximum duration of residency for program participants shall be twenty-four (24) months. The minimum duration of residency for program participants shall be ninety (90) days.
- The use shall not include medical detoxification or inpatient clinical treatment services.
- The use shall not be converted to a shelter, boarding house, correctional facility, halfway house for parolees, or a use not specifically allowed by these conditions.
- Overnight occupancy shall be limited to enrolled program participants and on-site staff only.
- The maximum number of residents shall not exceed 80.
- The development may occur in phases.
- All outdoor lighting shall utilize full cutoff fixtures and shall be directed away from adjacent properties.
- Organized outdoor activities shall not occur on site between 9 PM and 7 AM.
- A local contact person shall be provided to adjacent property owners and the County and updated annually.
- No onsite parking for resident vehicles.



Contact Information

1. Staff: John Wear, Senior Planner, 704-283-3605, john.wear@unioncountync.gov
2. Owner: His Perfect Love Ministries, Inc., PO Box 516, Monroe, NC 28111
3. Applicant: Steve Merritt, PO Box 516, Monroe, NC 28111

Property Information

Located on the south side of Camden Road east of Old Pageland Marshville Road. Location more specifically described as tax parcel 02-226-017.





Site



North of Site



West of Site



East of Site

Municipal Proximity

The site is approximately four miles south of Marshville and Wingate.

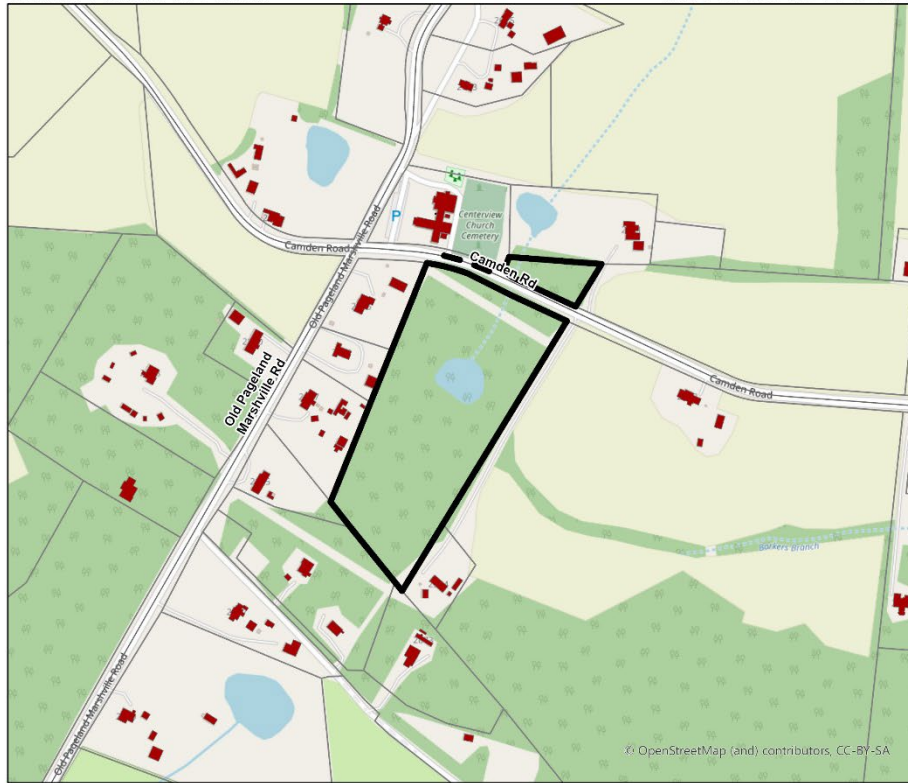
Existing Land Use and Development Status

The parcel is currently zoned RA-40 and is undeveloped and forested.

Development Status

Petition: 2026-CZ-006
Name: House of Pearls

Size: 12.21 acres
Tax Parcel: 02-226-017



Legend

- Rezoning Parcel
- Parcels
- Roads
- 2023 Structures

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.



Created on March 11, 2026 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov



Environmental Features

There is a stream on the northern edge of the site that is incorporated into the stormwater pond. There are no other environmental features.

Environmental Features

Petition: 2026-CZ-006
Name: House of Pearls

Size: 12.21 acres
Tax Parcel: 02-226-017



Legend

- Rezoning Parcel
- Parcels
- Roads
- Streams
- Wetlands Areas

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0 250 500 1,000 Feet

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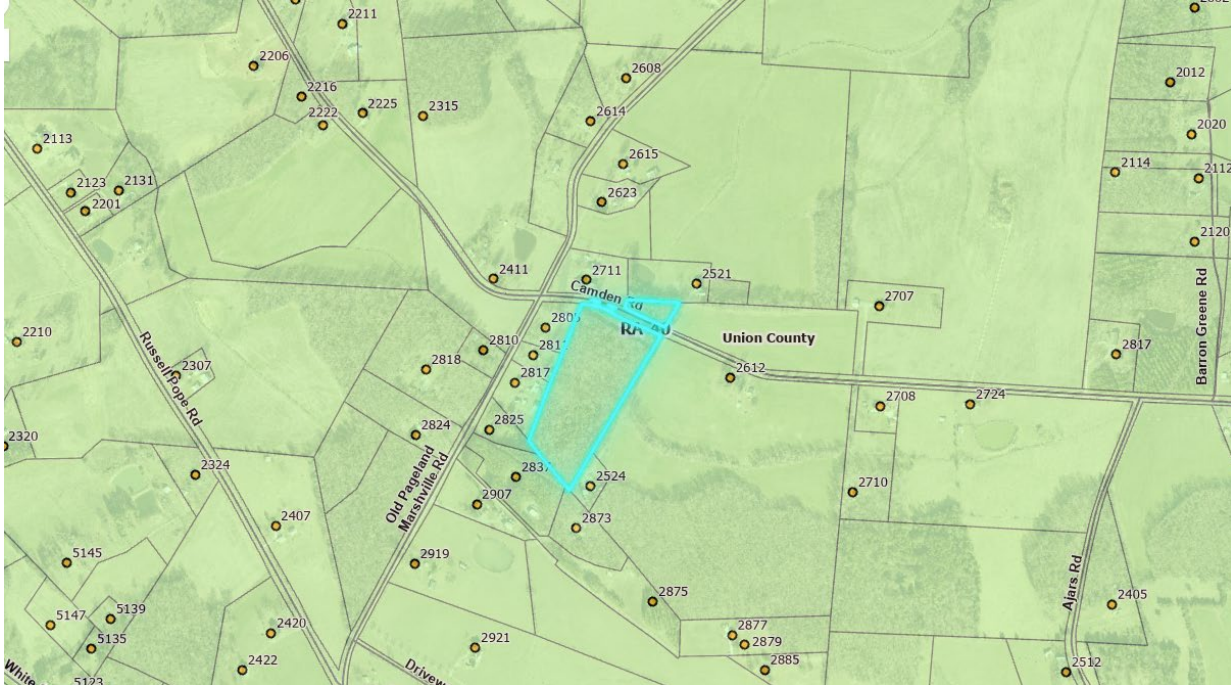
Utilities

Public water is available to the site with an extension from Old Pageland Marshville Road. The site will utilize an engineered septic system.



Zoning and Land Use History

There have been no proposed rezonings or special use permits on this site or in the immediate vicinity since zoning was implemented in Union County. The site is undeveloped.



Schools

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



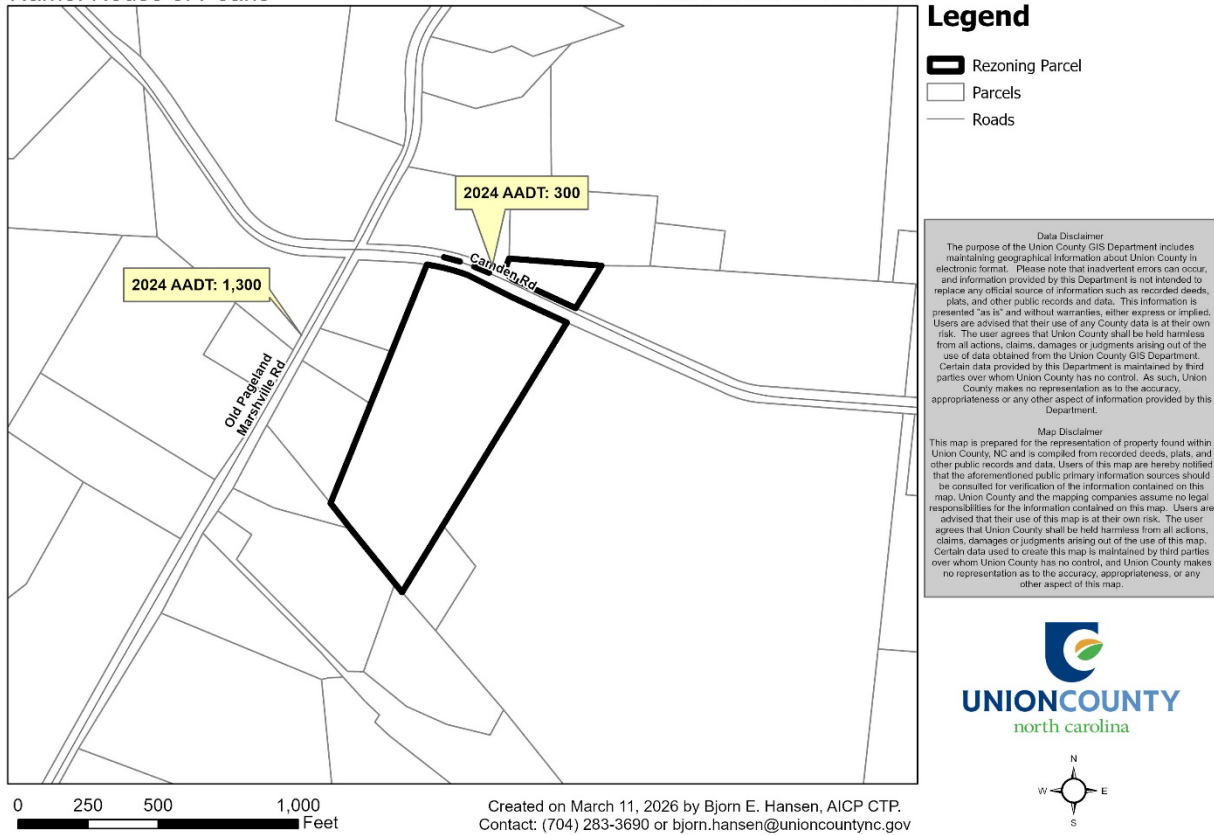
Transportation

This site is on Camden Road, which is a NCDOT-maintained facility. This section of Camden Road carries approximately 300 vehicles per day. 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. The anticipated traffic impact from this site is expected to be low.

Transportation

Petition: 2026-CZ-006
Name: House of Pearls

Size: 12.21 acres
Tax Parcel: 02-226-017



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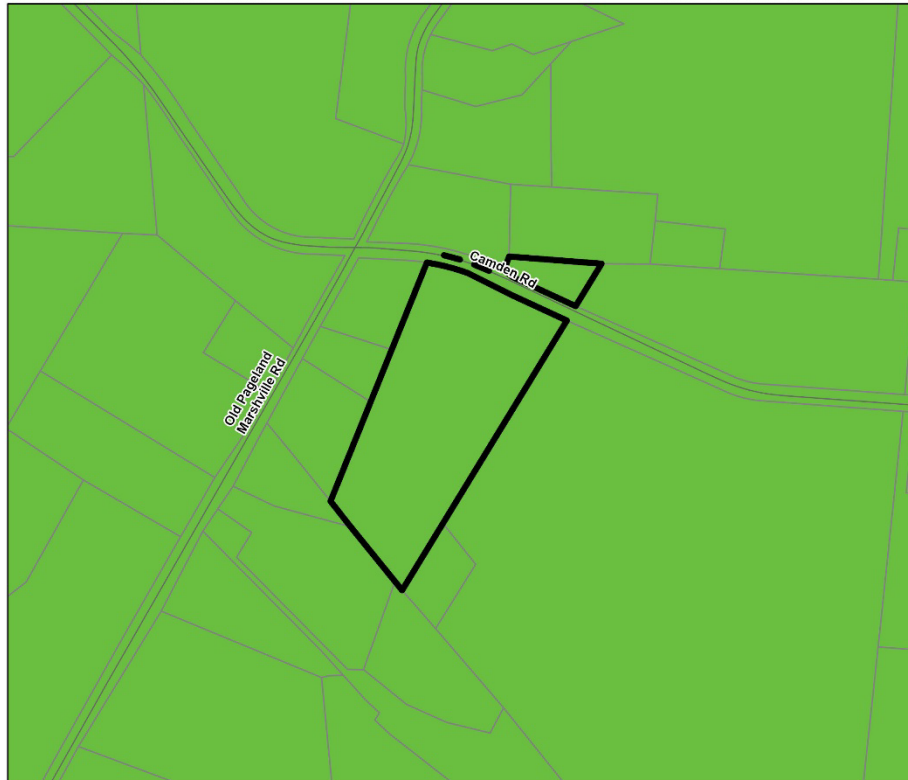
Union County Comprehensive Plan

The Union County 2050 comprehensive plan identifies this area as Rural Residential. Group living facilities such as what is proposed in this rezoning are typically accommodated on RA-40 zoned properties through the special use permit (SUP) process.

Land Use Map

Petition: 2026-CZ-006
Name: House of Pearls

Size: 12.21 acres
Tax Parcel: 02-226-017



Legend

- Rezoning Parcel
- Parcels
- Roads
- Rural Residential

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0 250 500 1,000 Feet

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Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov



Public and Municipal Comments

Public Comments

A community meeting was required and was held on March 31, 2026. A total of 19 residents attended the meeting and asked questions about fencing, signage, lighting, and stormwater impacts. No changes were made to the site plan as a result of the meeting.

Municipal Comments

Marshville and Wingate were not consulted 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 April 21, 2026 meeting.

Planning Department

This part of Union County is identified for rural residential and agricultural land uses. The proposed zoning is consistent with the adopted Plan because the use is typically allowed through the special use permit process. A SUP is not possible due to the phasing proposed for this facility – a new SUP would be required for every additional structure built one year after the SUP was granted. The proposed zoning district would provide flexibility for the owner and the proposed conditions limit future changes if the property is sold. The proposed use is therefore considered appropriate for the area. Because of these aspects of the development, staff recommend **approval** of this rezoning application.



**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 (CZ-2026-006), submitted by Steve Merritt, requesting a revision of the Union County Zoning Map by rezoning an approximately 10.75 acre portion of one parcel of land totaling approximately 12.21 acres appearing on the tax map as tax parcel 02-226-017 along the south side of Camden Road from RA-40 to Master Planned Development and adoption of an associated Master Planned Development Plan.

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

Motion

(i) Recommend approval of rezoning petition CZ-2026-006 and associated Master Planned Development Plan; 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 and the Unified Development Ordinance of Union County, North Carolina (the “UDO”), the Union County Land Use Board does hereby recommend that the Union County Board of Commissioners adopt the proposed map amendment and associated Master Planned Development Plan (“MPD Plan”), as approval is reasonable and the proposal and MPD Plan are 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 and associated MPD Plan (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 under the amendment and MPD Plan is consistent with the Comprehensive Plan. The Comprehensive Plan’s Land Use Map identifies this area as Rural Residential. The Comprehensive Plan provides that Rural Residential areas are identified for agricultural and low-density residential development patterns. This map amendment and associated MPD Plan do not increase the density of development from an overall low density residential development.
2. The proposed use under the amendment and the MPD Plan is also consistent with the Rural Land Use Plan by conserving lower-density residential development in an area identified as rural for purposes of the Rural Land Use Plan.
3. The use, proposed rezoning, and associated MPD Plan comply with the standards for a Master Planned Development set forth in Section 20.020 of the UDO. The development would be difficult to carry out in the planned time frame otherwise under the applicable zoning regulations. It further provides greater public benefits than could be achieved using conventional zoning regulations. The proposed use under the rezoning and associated MPD Plan promotes, without limitation, flexibility and creativity in

responding to changing social, economic, and market conditions through providing group home and recovery housing (which responds to changing social and economic conditions compared to many traditional housing models such as single-family housing).

4. The development will result in public benefits that are equal to or greater than those that would have resulted from development under conventional zoning (non-Master Planned Development) regulations. Specifically, the Master Planned Development proposed will provide a public benefit of allowing development of a group home that may provide a community service that would not be able to be developed in such a manner using conventional zoning regulations.
5. There are appropriate terms and conditions imposed to protect the interests of surrounding property owners and residents, existing and future residents of the Master Planned Development, and the general public. These conditions include, without limitation, agreement on adherence to a site plan that takes into account the impacts of the use and imposes conditions on the number of residents (which will reduce any impacts to neighboring properties).
6. Group home facilities are allowed in the existing zoning district, RA-40 under the UDO with a special use permit. However, utilizing the special use permit method under the UDO would require implementation within one year. This rezoning and associated MPD Plan would allow for flexibility to develop the property over a longer period in a manner that would otherwise already be allowed on the property through the special use permit process.
7. The use set forth under the conditions would meet Union County development standards.
8. 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.
9. The immediate surrounding properties are zoned for residential uses, which is similar to the use proposed under this rezoning and associated MPD Plan for a residential use as a group home.
10. 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 group living and recovery opportunities in Union County. 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.

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

Motion

(i) Recommend denial of rezoning petition CZ-2026-006 and associated Master Planned Development Plan; 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 and the Unified Development Ordinance of Union County, North Carolina (the “UDO”), the Union County Land Use Board does hereby recommend that the Union County Board of Commissioners deny the proposed map amendment and associated Master Planned Development Plan (the “MPD Plan”), 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 and associated MPD Plan is reasonable and in the public interest because:

1. The proposed rezoning and associated MPD Plan could facilitate ongoing and potential future higher density group living uses in close proximity to existing residential uses. Higher density residential uses are inconsistent with low-density development contemplated for Rural Residential areas identified by the Comprehensive Plan (the proposed development is located in a Rural Residential area in the Comprehensive Plan).
2. Allowing group home use on the property 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.
3. The proposed use under the amendment and the MPD Plan is also inconsistent with the Rural Land Use Plan as it could potentially allow for future higher-density residential development and other group homes in the area, which is identified as rural for purposes of the Rural Land Use Plan.
4. The use, proposed rezoning, and associated MPD Plan do not comply with the standards for a Master Planned Development set forth in Section 20.020 of the UDO. A group home development is allowed to be carried out in the existing zoning district with a special use permit; thus, it is not difficult or impossible to carry out such a group home development under the applicable zoning regulations. Given that a group home may be developed utilizing the existing zoning with a special use permit, there would not be greater public benefits than could be achieved using conventional zoning regulations.
5. The terms and conditions proposed to be imposed do not sufficiently protect the interests of surrounding property owners and residents, existing and future residents of the Master Planned Development, and the general public. There could be additional restrictions imposed on the use and numbers of residents which would ensure sufficient protection that are not set forth in the proposed rezoning and associated MPD Plan.



Union County, NC

Staff Report

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

File #: 26-200

Agenda Date: 4/21/2026

TITLE:

Rezoning Petition CZ-2026-001 Marcham

DETERMINATION OF CONFLICTS

INFORMATION CONTACT:

John E. Wear, Senior Planner

ACTION REQUESTED:

Recommend approval or denial or proposed rezoning to the Board of Commissioners

BACKGROUND:

This case is requesting to rezone one parcel totaling 5 acres appearing on the tax map as tax parcel 09-414-109A along NC 75 from RA-40 to Light Industrial (LI) CZ with Amended Conditions in order to develop a landscaping supply business and limited construction equipment storage. The rezoning will include the following conditions:

- 1) Limited to approved site plan dated March 6, 2026
- 2) Uses limited to landscaping supply business and construction equipment storage
- 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
- 5) Access may be restricted to right in right out in the future, at the discretion of the NCDOT, based on safety issues that may be created by this site

A community meeting was required and was held on March 30, 2026. A total of six residents attended the meeting and asked questions about fencing, lighting, traffic and stormwater impacts. No changes were made to the site plan as a result of the meeting.

FINANCIAL IMPACT:

None

Application for Conditional 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 4521 Waxhaw Hwy City Monroe State NC Zip 28112

Tax Parcel ID 09414019A Current Zoning Designation RA-40 Total Acres 5

Proposed Zoning Designation Light Industrial Date Submitted 1-12-2026

Contact Information

Applicant Name Tom Marcham

Address 2904 McNeely Farms Dr City Waxhaw State NC Zip 28173

Phone 847-302-8577 Fax _____ Email _____

Property Owner Name Tom Marcham

Address 2904 McNeely Farms Dr City Waxhaw State NC Zip 28173

Phone 847-302-8577 Fax _____ Email _____

Applicant's Certification

Signature _____

Date 1/15/25

Printed Name/Title Tom Marcham

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

Signature _____

Date 1/15/25

Printed Name/Title Tom Marcham

Union County Office Use Only:

Case Number: 2026-CZ-001 Date Received: 1-12-26

Amount of Fee: \$1000 Fee Ok: BEA Received by: BEA

Contact Bjorn Hansen to begin the process. T. 704.283.2690 E. Bjorn.hansen@unioncountync.gov



* This document is only valid from July 1, 2025 - June 30, 2026

Dear Union County Zoning Department,

January 2, 2026

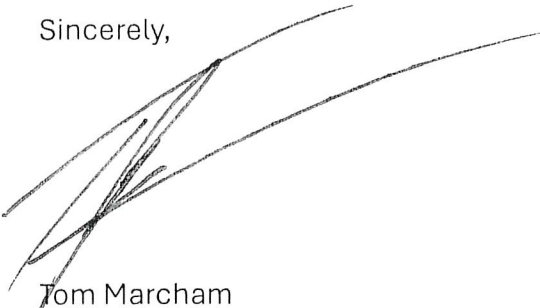
My name is Tom Marcham, I am writing to introduce myself. My son Stone and I own and operate Stone Pro Grading LLC. We are currently based in Waxhaw, North Carolina, and operate as a small grading and excavating company serving Union County and the greater Charlotte area.

We have recently purchased the property located at 4521 Waxhaw Highway, in unincorporated Union County with a Monroe mailing address. We are seeking to relocate our business operations to this site. In addition to headquartering Stone Pro Grading LLC, we are also proposing to open Stone Pro Material Sales. This business would operate as a wholesale and retail material yard offering mulch, stone, rock, sand, black soil, and other landscape materials to both contractors and the general public.

We believe this proposed use would be a good fit for the property and a beneficial addition to the surrounding area. This would not be a large-scale operation. The material yard would employ four to six people. It would be designed as a low-impact facility. We will make the property visually appealing through the use of a gated entrance, professional landscaping, and decorative berms.

Accordingly, we are requesting that the property be rezoned from Residential RA-40 to Light Industrial zoning to accommodate this proposed use.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Marcham', written over a series of horizontal lines that serve as a guide for the signature's length and placement.

Tom Marcham

Stone Pro Grading LLC

THE DUGGAN LAW FIRM

PO Box 481

Monroe, NC 28111

Telephone (704) 776-9610

cduggan@dugganlegal.com

Christopher M. Duggan, Esq.
Licensed in North Carolina
and New York

April 6, 2026

Via Email bjorn.hansen@unioncountync.gov

Bjorn Hansen

Union County Planning Department

500 N. Main Street

Monroe, NC 28112

Re: Stone Pro Materials 4521 Waxhaw Highway Parcel ID: 09414019A

Dear Mr. Hansen

As you know a community meeting was held on March 30, 2026 at 6:00pm at the Mineral Springs Voluntary Fire department for the zoning change at the above referenced property from residential to light industrial. I am attaching a copy of the sign-up sheet for the meeting wherein six (6) residents appeared for the meeting. Also in attendance was Bjorn Hansen and John Wehr from Union County, the undersigned, the applicant representatives Tom Marcham and Stone Marcham, and Frank Cantrell, the engineer on the project.

The meeting was opened by the undersigned to provide a summary of the zoning change request and the intended use at the property. Mr. Tom Marcham addressed the residents to discuss the intended use of the property. Mr. Marcham advised the residents that the intended use was for landscaping supply material such as mulch, stone and black dirt bulk and retail sales. In addition, the applicant intends to have space available for the storage of landscaping equipment. The applicant advised the residents that the use did not contemplate any grinding or general dumping of material, other than material delivery. This representation was welcomed news to the residents as there was a concern that there would be grinding of material on the property. A question was raised as to why the applicant did not purchase a property already zoned light industrial. The applicant advised that there was not property that would fit the desired use but that the subject property was in the anticipated employment corridor of the County Land Use Plan.

One resident inquired as to whether the property would be fenced along the parameter of the property. The applicant advised that, along with the required S2 screening that will be along the property, the property would indeed be fenced along the parameter. Questions were also raised regarding dust generated from the property. The applicant advised that the retail and parking area would be paved and the area where the bulk material will be stored will have stone surface but that they will have a water truck present to make sure that the amount of dust generated from the machines would be limited. There was also a concern raised about hours of operation and lighting. The applicant advised that the intended hours of operation would be Monday-Friday 7:30am to 5:00pm and Saturday from 7:30am to 1:00pm or potentially open later based upon market conditions. Sunday open to public based upon market conditions. In all cases 5:00pm will be the latest time to be open. Regarding the lighting, there would be some security lights on the property/building that would be down

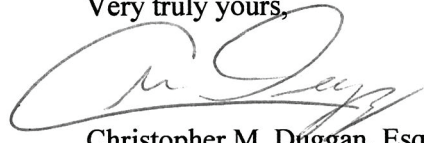
facing and motion activated. The height of the stand-alone lights is anticipated to be approximately 10'-12'. However, because the property will be secured by a gate, it is anticipated that the amount of security lighting will be limited. Residents were advised that a photometric study will be required by the County. Questions were raised about water runoff and the engineer on the project advised the residents regarding the anticipated dry retention pond will be installed to limit the amount of water runoff from the site. The residents were informed that the site will be serviced by County water and onsite septic, which will be maintained. Finally, the residents were informed that the access to the property will be right in and right out, with a left turn available for traffic traveling west on Hwy 75.

The general overall sentiment of the residents in attendance was positive. They represented that the intended use would have a low impact on the neighboring properties and the intended use would be preferable to a more intense commercial use or a housing development. The comment was made that the County needs more low impact commercial uses similar to the use proposed by the applicant. The residents therefore seemed to approval of the zoning change as represented by the applicant.

While approval would come with a 2-year vesting period, the applicant also requests the additional five 5 years for vesting.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Christopher M. Duggan, Esq.

CMD:st
Enc.

Stone Pro Material Sales
Community Meeting
March 30, 2026

Sign-in Sheet

Print Name

Address

E-mail

Frank Cantrell

Frank@pdoengineering.com

Lady Simpson 4420 Old Waxhaw Main St.

DAVIS B. CONLEY

1518 CLARENCE SECRET RD
MONROE, NC 28110

DAVIS@HARTNICK.EDU

Erick D. Helms

3.27 acres Old Waxhaw Monroe Rd.

Bjorn Hansen

500 N. Main St

bjoern.hansen@uniercountync.gov

John Wear

500 N. Main St.

john.wear@uniercountync.gov

Richard Ashley

4513 Waxhaw Hwy.

rashley4@carolna.gov
RF.COM

Kathya Ed Davis

4513 Waxhaw Hwy.

Eddavis569@gmail.com
kadavis31@gmail.com

From: [Marcham, Tom](#)
To: [Bjorn Hansen](#)
Cc: [Frank Cantrell](#); cduggan.dugganlegal.com
Subject: Stone Pro Material sales/4521 Waxhaw Hwy,
Date: Friday, April 3, 2026 3:03:18 PM

WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.

Bjorn,

We understand if we are approved for the requested zoning change to Light Industrial zoning at our property located at 4521 Waxhaw Hwy , Monroe NC we would have a 2 Year vesting period to start our project, however we are asking to have this extended to a 5-year vesting period . Thanks for your consideration, we look forward to working with you..

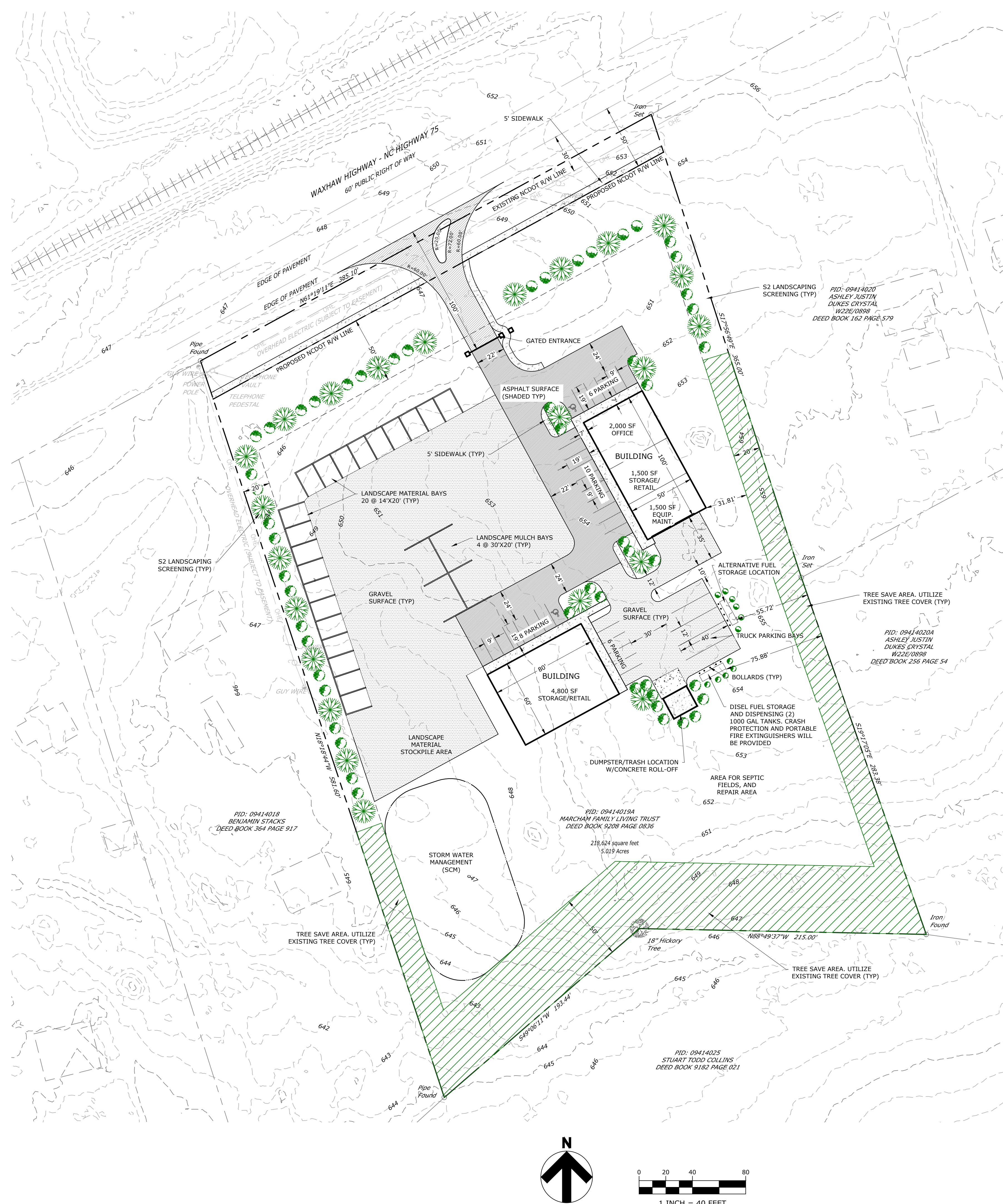
Thomas Marcham
General Manager
Mercedes Benz of South Charlotte
704-889-4444
Tmarcham@penskeautomotive.com



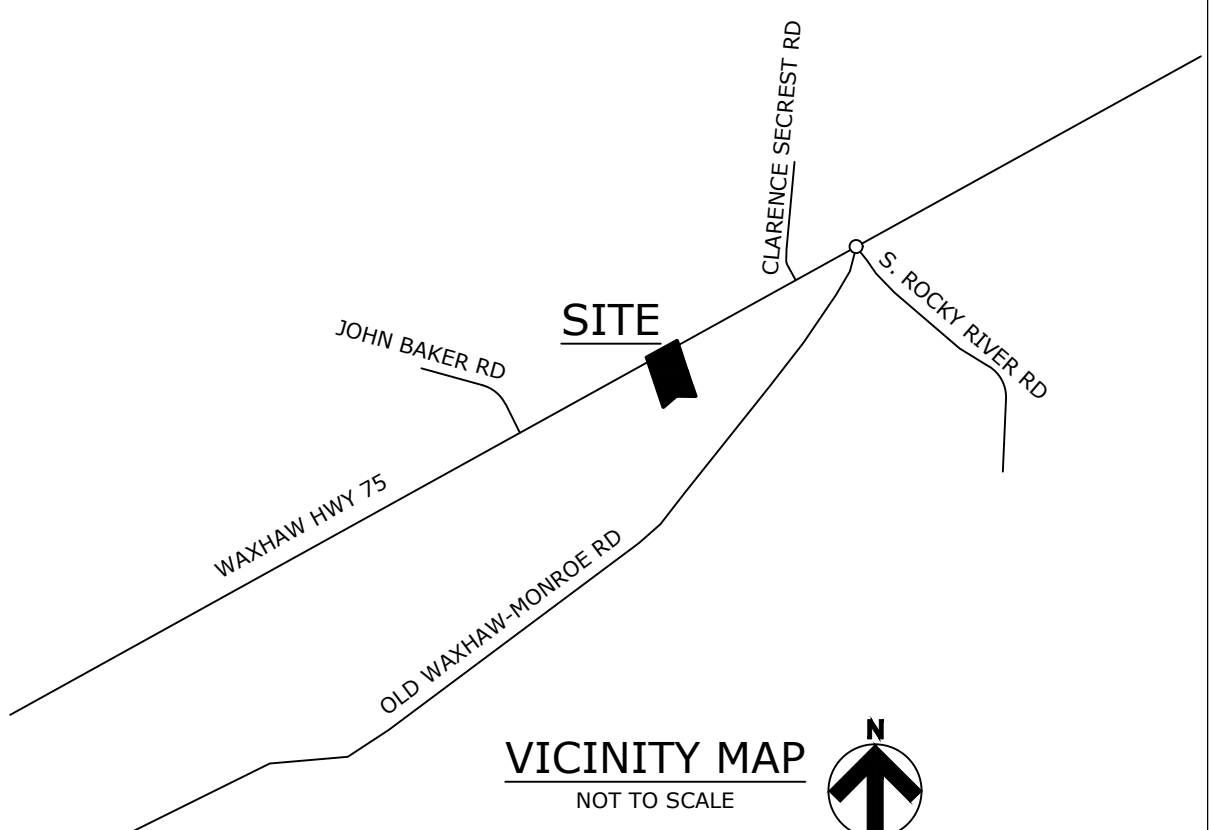
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- GENERAL NOTES / CONDITIONS OF APPROVAL:
- LIMITED TO APPROVED SITE PLAN DATED APRIL 7, 2026
 - USES LIMITED TO LANDSCAPING SUPPLY BUSINESS AND SITE WORK CONSTRUCTION EQUIPMENT STORAGE.
 - OUTDOOR RETAIL STORAGE WILL BE UTILIZED.
 - PARKING IS PROVIDED FOR TRUCKS AND EQUIPMENT AS SHOWN.
 - DIESEL FUEL STORAGE AND DISPENSING TANKS PROVIDED AS SHOWN ON PLAN.
 - THERE WILL BE NO CRUSHING, GRINDING, PULVERIZING OF MATERIALS ON SITE. SUPPLYING FINISHED PRODUCTS ONLY.
 - OUTDOOR LIGHTING WILL BE PROVIDED ON SITE AND WILL CONFORM TO UNION COUNTY STANDARDS. LOCATION AND TYPES OF LIGHTS WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENT SUBMITTALS.
 - 50' RIGHT OF WAY DEDICATION TO NCDOT WILL BE PROVIDED, AS MEASURED FROM THE CENTERLINE OF THE ROAD ALONG THE FRONTAGE R/W OF WAXHAW HIGHWAY. PER DISCUSSIONS WITH NCDOT, ACCESS FROM NC 75 IS RIGHT IN AND RIGHT OUT TRAVELING EASTBOUND. WESTBOUND TRAFFIC WILL BE ALLOWED TO ACCESS SITE BY A LEFT TURN.
 - SEWER SERVICE SHALL BE BY SEPTIC SYSTEMS. THE APPROXIMATE AREA FOR THE PROPOSED SEPTIC FIELD IS SHOWN ON THIS PLAN. WATER SERVICE SHALL BE PUBLIC WATER. CONNECTION WILL BE AT THE FRONTAGE R/W OF WAXHAW HIGHWAY.
 - THIS PLAN SHALL FULLY COMPLY WITH ALL PROVISIONS OF THE UNION COUNTY DEVELOPMENT ORDINANCE.
 - FIVE-YEAR VESTING OF DEVELOPMENT RIGHTS WILL BE ISSUED.



OWNER: MARCHAM FAMILY LIVING TRUST
 DEVELOPER INFO: STONE PRO GRADING, LLC
 CONTACT: THOMAS MARCHAM
 EMAIL: tmarcham@penskeautomotive.com
 PHONE: 847-302-8577

ENGINEER: POB ENGINEERING, PLLC
 FRANK CANTRELL, 704-564-3824
 frank.cantrell@pobengineering.com

DEVELOPMENT SUMMARY

SITE ADDRESS: 4521 WAXHAW HWY

GROSS SITE AREA: 5.02±
 DISTURBED AREA: 3.44
 PARCEL No.: 09414019A
 DEED BOOK / PAGE: 9208/0836
 EXISTING ZONING: RA-40
 EXISTING USE: VACANT

PROPOSED ZONING: LI CZ
 PROPOSED USE: LANDSCAPE SUPPLIES

PARKING REQUIREMENTS	REQUIRED	PROVIDED
OFFICE - 1 SPACE PER 300 SF	2,000 SF/300 SF	7
STORAGE/RETAIL - SPACE PER 400 SF	6,300 SF / 400 SF	16
VEHICLE REPAIR AND MAINTENANCE	2 SP PER BAY	4
TOTAL PARKING	27	30

PROPOSED HI ZONING

BUILDING SETBACKS REQUIRED

FRONT	50'
SIDE	20'
REAR	50'
MAX. BUILDING HEIGHT	100'

PROPOSED STREETS: / PRIVATE DRIVES AS SHOWN ON PLAN

- S2 LANDSCAPE AREA
- TREE SAVE AREA, EXISTING TREES TO BE UTILIZED
- ASPHALT PAVING
- GRAVEL AREAS

CONCEPT PLAN FOR REZONING APPLICATION

STONE PRO MATERIAL SALES
 STONE PRO GRADING, LLC
 MINERAL SPRINGS, UNION COUNTY, NORTH CAROLINA

NO.	DATE	DESCRIPTION	BY

DRAWN | FC
 DESIGNED | FC
 CHECKED | DC
 PROJECT # | P250145

SHEET NUMBER
C-100

POB Engineering
 16439 Bastille Dr.
 Charlotte, NC 28278
 704-564-3824
 Frank.Cantrell@pobengineering.com

NORTH CAROLINA COL P-1888

SEAL 039811
 FRANK L. CANTRELL
 ENGINEER

CONCEPT PLAN
 NOT FOR CONSTRUCTION
 April 7, 2026

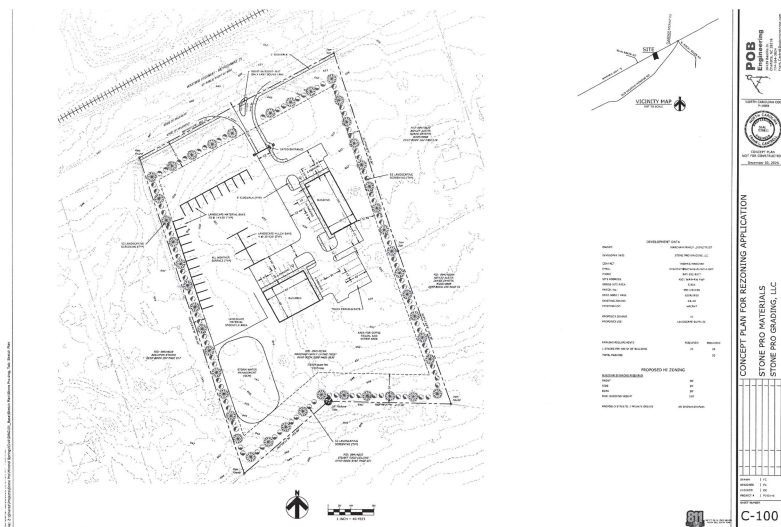




Morrison Appraisal, Inc.

Providing Exceptional Value since 1985

Impact Study
4521 Waxhaw Highway
Parcel ID: 09414019A
Monroe, North Carolina



As of
February 9, 2026

Prepared For
Chris Duggan
The Duggan Law Firm, PC
101 S. Main Street
Monroe, NC 28112

Prepared by
MORRISON APPRAISAL, INC
Andrew Morrison, MAI, CCIM,
North Carolina Certified General-A7253

March 25, 2026

Christopher Duggan, Esq.
The Duggan Law Firm, PC
101 S. Main Street
Monroe, NC 28112

Re: Impact Study
4521 Waxhaw Highway
Parcel ID: 09414019A
Monroe, North Carolina

Dear Mr. Duggan:

At your request, I have completed an impact study concerning the proposed conditional rezoning of the above-referenced property, which includes a request to rezone the property from RA-40 (Residential Agricultural) to Light Industrial, along with a Special Use Permit to allow for outdoor storage. This analysis was conducted to assist in evaluating whether the proposed rezoning is expected to substantially injure the value of abutting properties.

The subject property consists of approximately 5.00 acres located along Waxhaw Highway in Union County, North Carolina. The property is currently vacant and situated within a predominantly rural area characterized by a mix of residential, agricultural, and infrastructure-related land uses.

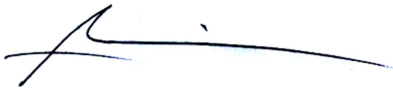
The scope of this assignment included an analysis of market data, comparable property conditions, and case studies involving residential properties located in proximity to light industrial and contractor-oriented uses. The purpose of this analysis was to determine whether the proposed use would be expected to result in a measurable and material reduction in the value or marketability of surrounding residential properties.

Based on the analysis contained within the accompanying report, it is my opinion that the proposed rezoning and associated site plan are not expected to result in a measurable or consistent reduction in the value of surrounding properties. Accordingly, the available market evidence does not support a conclusion that the proposed use would substantially injure the value of abutting properties.

This analysis has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and is subject to the assumptions and limiting conditions contained within the report.

Thank you for the opportunity to be of service. Please feel free to contact me with any questions or if additional analysis is required.

Andrew G. Morrison, MAI, CCIM



Subject Property – 4521 Waxhaw Highway

All photographs were taken at the time of inspection and are representative of site conditions.



Site Frontage along Waxhaw Highway



Highway View – Westbound Direction



Interior of Site – North View



Rear of Site – South View



View from Rear Toward Waxhaw Highway



Adjoining Property – West Boundary

IMPORTANT FACTS AND CONCLUSIONS

Property Location	4521 Waxhaw Highway, Union County, NC
Parcel ID	09414019A
Property Owner	Marcham Family Living Trust
Study Requested By	Christopher Duggan, Esq., The Duggan Law Firm, PC
Intended Use	To assist the client in evaluating the potential impact of a proposed rezoning on surrounding properties
Intended User	Christopher Duggan and associated parties involved in the rezoning process
Date of Study	March 9, 2026
Property Rights Considered	Fee Simple
Current Zoning	RA-40 (Residential Agricultural)
Proposed Zoning	Light Industrial (Conditional Rezoning) with Special Use Permit for outdoor storage
Site Area	Approximately 5.00 acres
Current Use	Vacant land
Proposed Use	Light industrial use with associated outdoor storage, as depicted in the submitted site plan
Scope of Analysis	Analysis of market data, comparable property conditions, and case studies to evaluate whether the proposed use is expected to result in a measurable and material impact on surrounding property values
Extraordinary Assumptions	The proposed development will be constructed in substantial accordance with the submitted site plan
Hypothetical Conditions	None
Conclusion	Based on observed market behavior and analysis of comparable conditions, the proposed rezoning and associated use are not expected to result in a measurable or consistent reduction in the value or marketability of surrounding properties, and therefore are not expected to substantially injure the value of abutting properties

PURPOSE AND SCOPE OF WORK

Purpose of the Study

The purpose of this analysis is to evaluate whether the proposed conditional rezoning of the subject property, including a Light Industrial classification and associated Special Use Permit for outdoor storage, is likely to result in a measurable and material reduction in the value or marketability of surrounding residential properties.

This study is specifically intended to assist the client in determining whether the proposed use would be expected to “substantially injure” the value of abutting properties, as required in the rezoning review process.

Intended Use and Intended User

The intended use of this report is to provide market-based analysis and support for consideration in the rezoning process.

The intended user of this report is Christopher Duggan, Esq., and associated parties involved in the evaluation of the proposed rezoning. No other use or user is intended or authorized.

Scope of Work

The scope of work for this assignment included the collection, analysis, and interpretation of market data relevant to residential properties located in proximity to light industrial, contractor-oriented, or similar non-residential uses.

The analysis included a review of comparable market conditions, transaction data, and case study examples in which residential properties are situated near similar uses. Key indicators considered include sale price, price relationships, and general marketability characteristics, including relative positioning within the market and exposure time.

In addition, the subject property and surrounding area were analyzed with respect to land use patterns, site characteristics, and the proposed development layout, including buffering, access, and overall site design as depicted in the submitted site plan.

This assignment does not include the development of an opinion of market value for the subject property or any surrounding properties. Rather, the analysis is limited to evaluating whether a measurable and consistent pattern of impact is evident in the marketplace.

Nature of the Assignment

This study is an analysis of market behavior and is not intended to be an appraisal, appraisal review, or appraisal consulting assignment as defined by the Uniform Standards of Professional Appraisal Practice (USPAP). No opinion of market value is developed as part of this assignment.

The conclusions presented herein are based on observed market data and are intended to reflect the behavior of typical market participants under similar conditions.

Assumptions and Limiting Conditions

This analysis assumes that the proposed development will be constructed in substantial accordance with the submitted site plan and applicable zoning conditions.

The analysis is based on information available as of the date of this report and assumes that no significant changes in market conditions or regulatory requirements occur that would materially alter the conclusions

PROPERTY DESCRIPTION AND SITE CONTEXT

Property Description

The subject property is located at 4521 Waxhaw Highway in Union County, North Carolina, and is identified as Parcel ID 09414019A. The site consists of approximately 5.00 acres and is currently vacant, with a prior residential improvement having been removed.

The property is generally rectangular in shape and features frontage along Waxhaw Highway, a primary transportation corridor within the area. Based on site inspection and available mapping, the topography appears generally level to gently sloping and suitable for development. The site is primarily wooded, with natural vegetation providing existing screening along portions of the perimeter.

Access to the property is proposed via Waxhaw Highway. According to the client's conversations with NCDOT and minimal traffic impacts, NCDOT is not requiring a left turn lane into property.

Subject Property Summary

Attribute	Description
Location	4521 Waxhaw Highway, Union County, NC
Parcel ID	09414019A
Site Area	±5.00 acres
Current Use	Vacant land
Prior Use	Residential (demolished)
Current Zoning	RA-40 (Residential Agricultural)
Proposed Zoning	Light Industrial (Conditional)
Proposed Use	Light industrial with outdoor storage
Access	Waxhaw Highway
Topography	Generally level to gently sloping
Vegetation	Primarily wooded with natural buffering

Proposed Development

The proposed development consists of a light industrial use with associated outdoor storage areas, subject to conditional rezoning and a Special Use Permit.

Based on the conceptual site plan provided, the development is designed with a centrally located building footprint, surrounded by internal circulation and designated parking areas. Outdoor storage areas appear to be located within the interior of the site and are not positioned directly along the roadway frontage.

The plan indicates the use of perimeter buffering, including landscaped and wooded areas, intended to provide visual screening from adjoining properties. The overall layout reflects an effort to internalize operational components and minimize external visibility.

While the conceptual plan is preliminary in nature, it provides sufficient detail to evaluate the general layout, access, and relationship of the proposed use to surrounding properties.

Proposed Development Overview

Feature	Description	Impact Relevance
Building Location	Centrally located on site	Reduces edge impact
Outdoor Storage Buffering	Located within interior of site	Limits visibility
	Perimeter landscaping and wooded areas	Provides visual screening
Access Design	Controlled ingress/egress	Minimizes traffic disruption
Site Size	5.00 acres	Allows separation from neighbors

Site and Locational Characteristics

The subject's location along Waxhaw Highway provides both visibility and accessibility, which are characteristics commonly associated with a range of land uses beyond strictly residential development.

The size of the parcel, combined with existing vegetation and the proposed buffering shown on the site plan, allows for separation between the proposed use and adjoining properties. This separation is an important consideration in evaluating potential external impacts.

Overall, the subject property is not located within a densely developed residential subdivision, but rather within a broader rural setting where a variety of land uses coexist.

ZONING AND FUTURE LAND USE

Current Zoning

The subject property is currently zoned RA-40 (Residential Agricultural) by Union County.

This zoning classification is intended to support low-density residential development and agricultural uses, generally characterized by large lot sizes and rural land use patterns. While certain limited non-residential uses may be permitted within this district, light industrial uses and outdoor storage are not permitted by right and require rezoning and/or special approval.

As such, the proposed use cannot be developed under the current zoning designation.

Proposed Zoning

The proposed rezoning seeks to reclassify the subject property to a Light Industrial designation, along with a Special Use Permit to allow for outdoor storage.

The proposed use consists of a light industrial operation with associated outdoor storage areas, as depicted in the submitted conceptual site plan. This type of use is more intensive than those permitted under the current RA-40 zoning and therefore requires discretionary approval through the rezoning process.

Comprehensive Plan and Land Use Guidance

Union County has adopted long-range planning documents, including the Union County 2050 Comprehensive Plan and the Rural Land Use Plan, which provide guidance on future land use patterns and development policies.

The 2050 Comprehensive Plan identifies the importance of coordinating land use patterns with infrastructure and transportation corridors, noting that development along major roadways often reflects a broader range of uses and intensities .

Additionally, the Rural Land Use Plan emphasizes the preservation of rural character while recognizing ongoing development pressures and the need for flexibility in land use decisions .

These planning documents acknowledge that rural areas are subject to change over time, particularly along transportation corridors where access and visibility support a variety of land uses.

Land Use Context and Compatibility

The subject property is located along Waxhaw Highway, a primary transportation corridor that introduces influences beyond purely residential use.

As illustrated in the accompanying exhibits, the surrounding area is characterized by a mix of:

- Low-density residential uses
- Agricultural and vacant land
- Existing infrastructure, including a railroad corridor

This pattern is consistent with a transitional rural corridor environment, where a range of land uses may coexist.

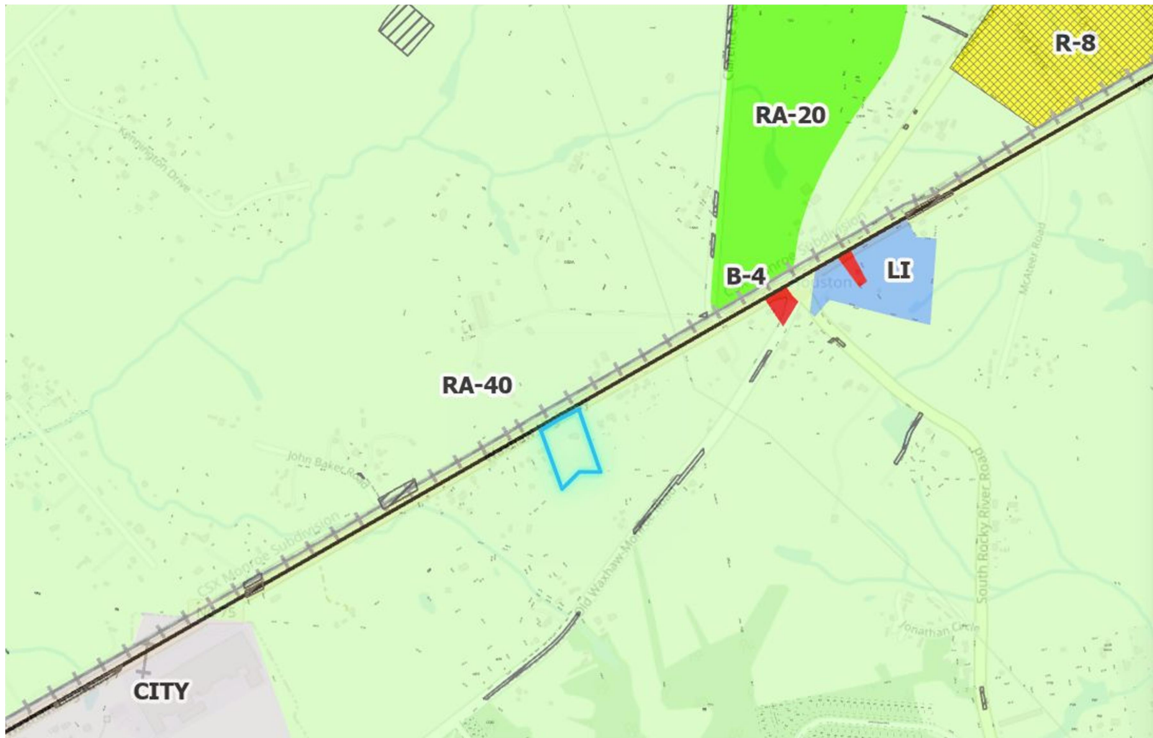
The Union County 2050 Plan specifically recognizes that land use maps provide general guidance and cannot fully capture site-specific conditions such as buffering, infrastructure, and design elements that influence compatibility .

Accordingly, compatibility is evaluated not only based on zoning classifications, but also on site design, buffering, and observed market behavior.

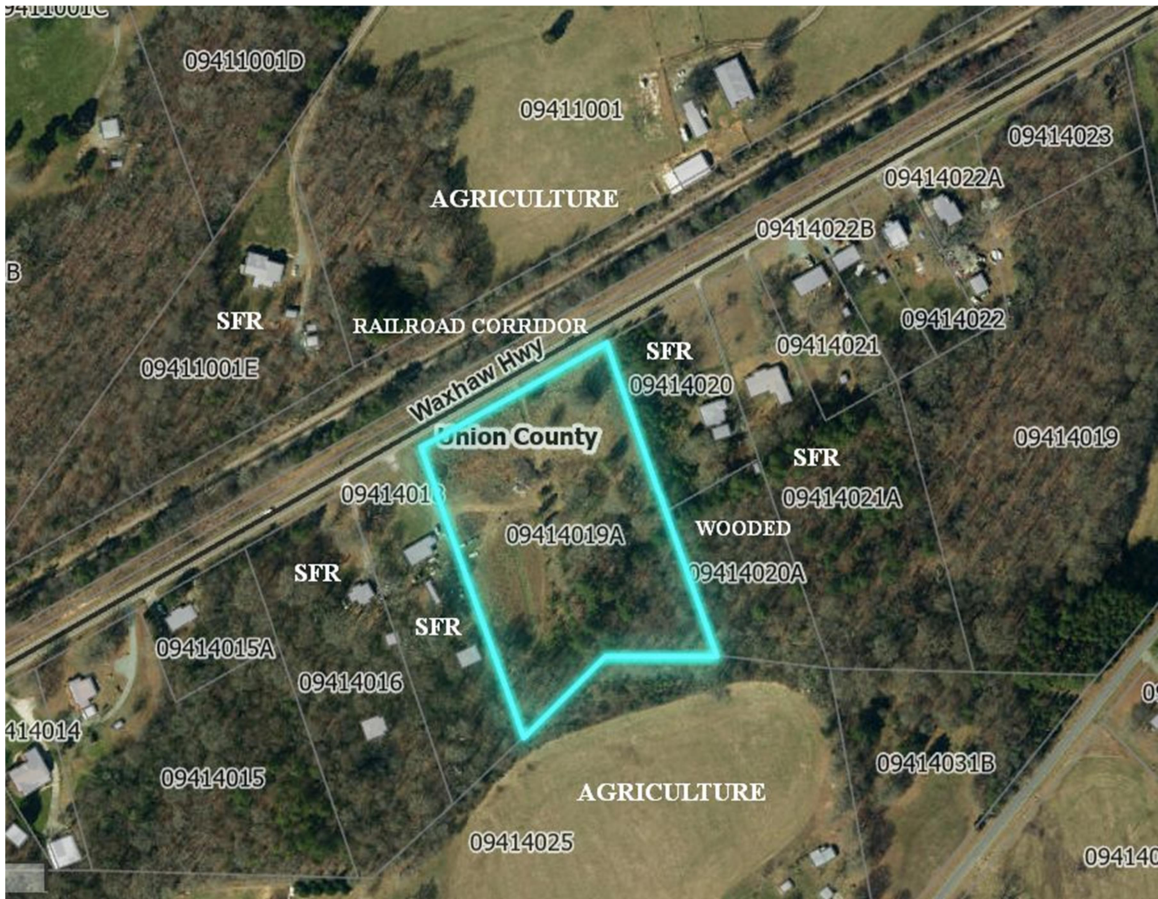
Zoning Summary

Category	Description
Current Zoning	RA-40 (Residential Agricultural)
Permitted Uses	Low-density residential and agricultural uses
Proposed Zoning	Light Industrial (Conditional)
Proposed Use	Light industrial with outdoor storage
Rezoning Requirement	Required to allow proposed use
Planning Context	Transitional rural corridor with mixed land use influences

ZONING MAP



SURROUNDING PROPERTIES



Parcel ID	Location	Current Use	Land Use	Comments
09414020	Adjacent East	Single-Family Residence	SFR	Improved residential parcel with typical rural homesite characteristics
09414021	Northeast	Single-Family Residence	SFR	Similar residential use with accessory structures observed
09414022 / 09414022A	Northeast Cluster	Single-Family Residences	SFR	Clustered residential development along Waxhaw Highway corridor
09414016	Southwest	Single-Family Residence	SFR	Rural residential parcel with spacing consistent with area
09414015	South	Single-Family Residence	SFR	Larger residential tract with lower density characteristics
09414025	South (Rear)	Agricultural / Vacant	AG	Open land with no significant improvements observed
09411001	North (Across Hwy)	Agricultural / Residential Mix	AG / SFR	Larger tract with residential improvements and open land areas
—	Across Waxhaw Hwy	Railroad Corridor	Infrastructure	Established rail line representing existing non-residential influence
—	Waxhaw Highway	Arterial Roadway	Infrastructure	Primary transportation corridor influencing surrounding land use patterns

The subject property is located within a rural corridor characterized by a mix of residential, agricultural, and infrastructure-related land uses.

Surrounding properties consist primarily of single-family residential dwellings situated on larger lots, interspersed with vacant and agricultural tracts. Development density is relatively low, with significant spacing between improvements.

In addition to residential and agricultural uses, the surrounding area is influenced by existing infrastructure elements, including Waxhaw Highway and a railroad corridor located across the roadway from the subject. These features contribute to a broader land use pattern that is not exclusively residential in nature.

The presence of these elements, along with the size and configuration of surrounding parcels, reflects a transitional land use environment typical of rural areas experiencing gradual change along transportation corridors.

Surrounding Properties and Area Characteristics

Photographs illustrate surrounding land use patterns and nearby property characteristics.



Market Evidence and Case Study Analysis

Impact Considerations Summary

Factor	Observation	Market Impact
Traffic	Controlled access design	Not expected to materially affect surrounding properties
Noise	Typical of light industrial use	Consistent with corridor influences
Visual Impact	Buffering and internalized layout	Limited visibility from adjacent properties
Compatibility	Mixed-use rural corridor	Consistent with surrounding land use pattern

Introduction

An important component of evaluating potential impact is the analysis of actual market behavior in similar settings. Rather than relying on theoretical assumptions regarding buyer preferences, this analysis considers how residential properties have performed when located in proximity to light industrial, contractor-oriented, or similar non-residential uses.

The following case studies were selected to evaluate whether measurable or consistent patterns of value diminution are observed in the marketplace. These case studies include both subdivision environments, where direct comparison between exposed and non-exposed properties is possible, and rural residential settings, where buyers evaluate properties across a broader competitive area.

The analysis focuses on identifying whether proximity to such uses results in measurable price differences, extended marketing times, or other indicators of reduced marketability. The objective is not to determine whether preferences may exist, but whether those preferences are reflected in observable and consistent market outcomes.

Case Study 1

Harkey Creek Subdivision – Monroe, Union County, North Carolina

Harkey Creek is a residential subdivision developed beginning in approximately 2020–2021, consisting of both attached townhome product and detached single-family homes. Portions of the subdivision, particularly along Kristy Lynn Drive and Rowan Lane, are located in proximity to existing contractor-oriented and light industrial uses.

The subdivision represents a transitional environment in which residential development interfaces with established non-residential uses. Within the subdivision, homes vary in degree of exposure, allowing for direct comparison between properties with differing proximity to these uses.

Subset A – Kristy Lynn Drive (Townhomes)

Sales Summary

Category	Count	Avg \$/SF	Median \$/SF
Kristy Lynn Drive (All Sales)	28	\$152.77	\$152.55
Non-Kristy Lynn (Subdivision)	23	\$143.98	\$140.44

Paired Sales Comparison

Unit Type	Exposed Range \$/SF	Non-Exposed Range \$/SF
1,773 SF	\$162 – \$169	\$149 – \$155
1,915 SF	\$153 – \$157	\$145 – \$152

Analysis

Within Kristy Lynn Drive, homes with the greatest proximity to adjacent non-residential uses do not exhibit a consistent pricing disadvantage. Paired comparisons of similar unit types indicate that more exposed units frequently achieved pricing equal to or exceeding that of less-exposed units.

While overall pricing differences between Kristy Lynn and other subdivision townhomes are influenced by timing of construction and market appreciation during 2021, direct comparisons within the same street do not demonstrate a consistent pattern of diminished value attributable to proximity.

Subset B – Rowan Lane (Single-Family)

Sales Summary

Metric	Value
Total Sales	22
Avg \$/SF	\$161.04
Median \$/SF	\$158.80
Range	\$125 – \$210

Resale Indicators

Address	Year	\$/SF	DOM
1304 Rowan Ln	2024	\$182.24	18
1311 Rowan Ln	2025	\$171.82	42
1356 Rowan Ln	2024	\$181.09	107

Broader Subdivision Context

Metric	Value
Total SFR Sales	105
Avg \$/SF	\$181.79
Median \$/SF	\$176.12

Analysis

The Rowan Lane sales, including both initial construction and subsequent resales, do not exhibit a pattern of reduced pricing or inferior performance relative to other homes within the subdivision. Resale transactions occurring after full build-out, when buyers had complete awareness of surrounding land uses, achieved pricing levels consistent with or exceeding earlier sales.

There is no observable clustering of lower sale prices for homes in closer proximity to adjacent uses, nor is there evidence of prolonged marketing periods or reduced buyer demand. When considered within the broader subdivision context, Rowan Lane properties are competitive within overall neighborhood pricing trends and do not occupy a distinct low-value segment.

Conclusion – Case Study 1

Within the Harkey Creek subdivision, including both townhome and single-family product types, the market does not demonstrate a measurable or consistent reduction in value for properties located in proximity to adjacent light industrial or contractor-oriented uses. This conclusion is supported by both initial construction sales and subsequent resale activity, as well as direct comparison of more exposed and less exposed properties within the same subdivision.

Case Study 2

9414 Machado Drive – Indian Trail, Union County, North Carolina

The subject property is located in a rural residential setting characterized by scattered single-family homes on one- to three-acre tracts across the Indian Trail, Fairview, and Unionville areas. In this market segment, buyers typically evaluate properties across a broader geographic area rather than within a single neighborhood.

The subject is located within the Piedmont school district, which is generally competitive with nearby Sun Valley and Porter Ridge districts. One comparable is located in the Weddington school district, which is typically considered superior and often commands a pricing premium.

Transaction Summary

Metric	Value
Sale Price	\$650,000
Price per SF	\$281
Living Area	2,312 SF
Site Size	1.40 Acres
Year Built	1992
Days on Market	48

Competitive Sales

Address	Sale Price	\$/SF	DOM
9414 Machado Dr	\$650,000	\$281	48
4516 Stryker Dr	\$680,000	\$295	3
3324 McLendon Rd	\$543,000	\$254	40
825 Fisher Ridge Rd	\$425,000	\$211	12
7702 Surry Ln	\$399,000	\$199	4

Analysis

The subject property achieved pricing toward the upper end of the competitive range and does not reflect a discounted position relative to comparable rural residential properties. The highest-priced comparable is located in the Weddington, which generally has higher home values; however, the subject's pricing remains competitive within the dataset.

The marketing period is within a typical range for rural residential properties and does not indicate diminished buyer interest. The level of renovation and condition observed at the subject is consistent with market-supported investment and does not indicate a location that is functionally impaired or avoided by buyers.

Conclusion – Case Study 2

The sale of 9414 Machado Drive does not demonstrate a measurable or consistent reduction in value attributable to its proximity to a contractor-oriented use. Within the broader rural residential market, the subject's pricing and market performance are consistent with similar properties and do not indicate a systematic discount associated with such proximity.

Observed Market Patterns

Across both case studies, the analysis does not identify a consistent or measurable pattern of value diminution associated with proximity to light industrial or contractor-oriented uses. In a subdivision environment where direct comparison is possible, exposed and non-exposed properties perform similarly. In a broader rural market where buyers have multiple location options, properties in proximity to such uses remain competitive and do not exhibit pricing or marketability penalties.

These findings indicate that while individual buyer preferences may vary, the market does not consistently translate those preferences into measurable differences in value.

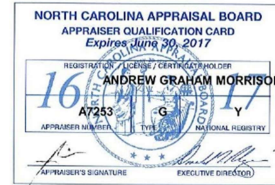
Summary Conclusion

Based on the analysis of the case studies presented, the market does not demonstrate measurable or consistent evidence that proximity to light industrial or contractor-oriented uses results in a reduction in residential property values. The observed data does not support a pattern of diminished pricing or marketability attributable to such proximity.

Andrew (Andy) Morrison, MAI, CCIM
613 Euclid Street
Monroe, NC 28110

NC Certified General #A7253
Member of the Appraisal Institute #497226

MAI Designated
CCIM Designated Member



EDUCATION

BS Degree – Appalachian State University
Political Science- Pre-Profession Legal Studies
Business Minor- December 2004

APPRAISAL COURSES ATTENDED AND PASSED WITH EXAM

R1 – Introduction to Real Estate Appraisal
Mingle Institute, Charlotte, NC- February 2005

R2 – Valuation Principles and Procedures
Mingle Institute, Charlotte, NC- April 2005

R3- Applied Residential Property Valuation
Mingle Institute, Charlotte, NC- May 2005

USPAP- Mingle Institute, Charlotte, NC- June 2005

G1- Introduction to Income Property Appraisal
Mingle Institute, Charlotte, NC- September 2005

G2- Advanced Income Capitalization Procedures
Mingle Institute, Charlotte, NC- October 2005

G3- Applied Income Property Valuation
Mingle Institute, Charlotte, NC- November 2005

Basic Income Capitalization
The Appraisal Institute, Greensboro, NC- May 2007

USPAP Update- Mingle Institute, Charlotte, NC- May 2007

Business Practices and Ethics-

The Appraisal Institute, Greensboro, NC- December 2007, Columbia, SC- May 2012

North Carolina General Certified Appraiser State Examination-
Passed December 2007

Report Writing and Valuation Analysis-

The Appraisal Institute, Greensboro, NC- July 2008

Advanced Income Capitalization-

The Appraisal Institute, Greensboro, NC- June 2009

USPAP Update- Mingle Institute, Charlotte, NC- July 2009

Market Analysis and Highest and Best Use-

The Appraisal Institute, Greensboro, NC- July 2009

Advanced Sales Comparison and Cost Approaches

The Appraisal Institute, Greensboro, NC- June 2010

Advanced Applications

The Appraisal Institute, Greensboro, NC- February 2011

Appraisal Institute Comprehensive Examination for the MAI Designation

Passed November 2011

USPAP Update- Erick Little & Company, Charlotte, NC- April 2012, April 2014

SEMINARS

Residential Development- Valuation Trends, Issues, and Challenges

Online- October 2009

Using Spreadsheet Programs in Real Estate Appraisals

The Appraisal Institute, Greensboro, NC- February 2010

The Appraiser and the Site To Do Business: Location, Timing and Demographics

Online-August 2010

Understanding and Using Investor Surveys Effectively

Online- January 2011

Perspectives from Commercial Review Appraisers

Online- July 2011

The Green Guide to Appraising
McKissock- May 2013

Deriving and Supporting Adjustments
McKissock- May 2013

Evaluation Appraisal Seminar
The NC Chapter of the Appraisal Institute, Oct 2014

Rural Land Valuation
The Appraisal Institute- January 2017

Supervisor/Trainee Course
CPCC- Harris Campus- April 2017

CCIM- CI101: Financial Analysis for Commercial Real Estate
Charlotte, NC- February 2018

CCIM- CI104: Investment Analysis for Commercial Real Estate
Charlotte, NC - March 2019

CCIM- Commercial Real Estate Negotiations
Charlotte, NC- May 2019

CCIM- User Decision Analysis For Commercial Real Estate
Charlotte, NC – October 2019

CCIM Comprehensive Examination for the CCIM Designation
Passed August 2020

March 25, 2026
Stone Pro Material Sales
Rezoning Request (PIN 09414019A)

Bjorn E. Hansen, AICP CTP, CZO
Senior Planner
Union County, NC

Mr. Hansen

Thank you for your correspondence and consideration. We are excited to bring this low impact commercial operation to Union County. As discussed in our letter of intent, the property we wish to rezone is located at 4521 Waxhaw Hwy, in unincorporated Union County. This low impact commercial development will offer wholesale and retail landscaping material offering mulch, stone, rock, sand, black soil and other landscape materials to both contractors and the general public.

We anticipate that the hours of operation will be from 7am-5pm Monday through Friday and 7am-3pm on Saturdays. The facility will be closed on Sundays. With the conversations had with NCDOT, the facility will be accessed by a right in/right out, for all vehicle traffic traveling east on Waxhaw Hwy and a left in for those customers traveling west on Waxhaw Hwy. Waxhaw Hwy is a primary road running from Monroe to the South Carolina line. At the entrance to our site the road is level and straight there will not be an issue with sight lines for departing and entering traffic.

The site will be served with County water and will have onsite septic. We don't anticipate much use of the septic facilities as we only expect to have at most 4-6 employees during peak hours. Electric will be provided by the local electric provider. Garbage service will be contracted with a waste removal company for the low impact development through onsite dumpster. While there will be a gate at the site for security during hours when the operation is closed, the same will be designed with either a lock box for fire or emergency services or a Yelp system.

The site is designed to have a stormwater retention pond to ensure control of stormwater management and water quality. All storm water and surface water will be directed to the onsite storm water management pond. No erosion or sedimentation leaving site is anticipated. Erosion and Sediment controls will be used during construction.

It is anticipated that the site will be in harmony with neighboring uses as described in our Impact Study commissioned and provided to the County. The site will have restricted access during hours when the site is closed and as such limited security lighting is anticipated for the site. In addition, significant screening will be provided around the property to include S2 Screening as well as natural buffers to allow for screening for our adjacent neighbors. The intended use will be in harmony with the adjacent land uses to include the railroad corridor, surrounding agricultural uses and surrounding residential uses.

The following outlines and answers 80.110-H Findings and Conclusions Required for Approval.

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

The proposed use is Light Industrial with outdoor storage of landscaping materials,

office space and indoor storage. This use will comply with all regulations and standards applicable to the LI CZ zoning district.

2. The Proposed development will not materially endanger the public health or safety. Considerations:

a. Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, sight lines at street intersections and curb cuts;
Using the ITE Trip Generation Rates for General Light Industrial 110 per disturbed acre the expected AM hour Trips would be 26, the PM hour would be 25 showing a minimal amount of additional traffic. Waxhaw Highway is straight and level through this area so sight lines will not be an issue. We will coordinate with Union County and NCDOT though the design phases for the intersection and driveway permits.

b. Provisions of services and utilities, including water, sewer, electrical, garbage collections and fire protection.
It is anticipated that water will be supplied by Union County Public Works, Sewer will be on site septic. Preliminary soils studies have been performed and will support the septic system. Electric will be provided by the local electricity company. Garbage collection will be contracted through a private provider with an onsite dumpster. Fire protection will be provided by the Mineral Springs Fire Department.

c. Soil erosion and sedimentation; and
Soil and Erosion Control permits will be obtained prior to starting any onsite construction and will be maintained throughout construction.

d. Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.
All county and state regulations will be met or exceeded for construction and separation for the septic systems, the temporary sediment control basins and the permanent stormwater control measures.

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

a. The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved; and
The property is currently vacant and situated within a predominantly rural area characterized by a mix of residential, agricultural, and infrastructure-related land uses. This site will be providing a buffer of S2 landscaping and utilizing the existing tree coverage to alleviate possible conflicts.

b. Whether the proposed development is so necessary to the public health, safety, and general welfare of the county as a whole as to justify it regardless of its impact on the value of abutting property.
This development will provide to the surrounding area landscaping supplies that contractors will utilize in the local area and be convenient to the local do it yourself yard and lawn care folks.

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

a. The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved or mitigated
The property is currently vacant and situated within a predominantly rural area

characterized by a mix of residential, agricultural, and infrastructure-related land uses. This site will be providing a buffer of S2 landscaping and utilizing the existing tree coverage to alleviate possible conflicts.

5. The proposed development will be in general conformity with the comprehensive plan. **Looking at the Union County 2050 Land Use Map, this site would fall in the Waxhaw Highway (Highway 75) Employment Corridor.**

The subject property is located within a rural corridor characterized by a mix of residential, agricultural, and infrastructure-related land uses.

Surrounding properties consist primarily of single-family residential dwellings situated on larger lots, interspersed with vacant and agricultural tracts. Development density is relatively low, with significant spacing between improvements.

In addition to residential and agricultural uses, the surrounding area is influenced by existing infrastructure elements, including Waxhaw Highway and a railroad corridor located across the roadway from the subject. These features contribute to a broader land use pattern that is not exclusively residential in nature.

The presence of these elements, along with the size and configuration of surrounding parcels, reflects a transitional land use environment typical of rural areas experiencing gradual change along transportation corridors.

We are very excited to work with Union County in developing our project. Please email or call me with any questions or concerns that have not been addressed.

Sincerely,

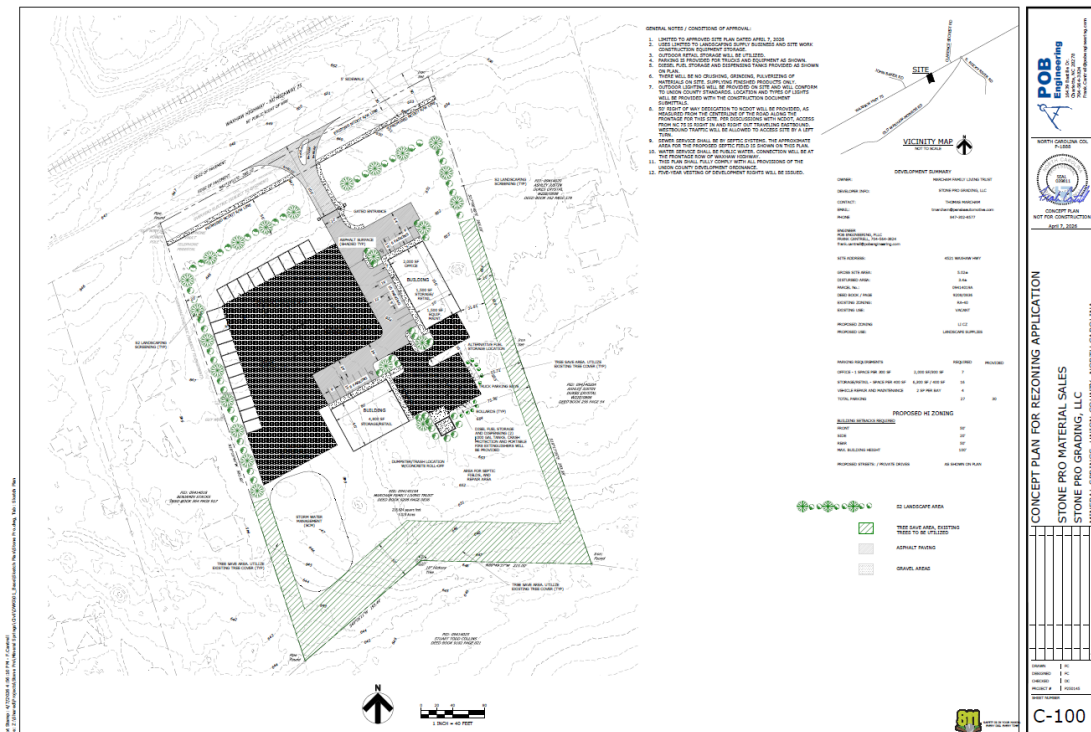


Thomas Marcham
847-302-8577

Rezoning Request CZ-2026-001 Marcham

This case is requesting to rezone one parcel totaling 5 acres appearing on the tax map as tax parcel 09-414-109A along NC 75 from RA-40 to Light Industrial (LI) CZ with Amended Conditions in order to develop a landscaping supply business and limited construction equipment storage. The rezoning will include the following conditions:

- 1) Limited to approved site plan dated March 6, 2026
- 2) Uses limited to landscaping supply business and construction equipment storage
- 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
- 5) Access may be restricted to right in right out in the future, at the discretion of the NCDOT, based on safety issues that may be created by this site



Contact Information

1. Staff: John Wear, Senior Planner, 704-283-3605, john.wear@unioncountync.gov
2. Owner: Marcham Family Living Trust, 2904 McNeely Farms Drive, Waxhaw, NC 28173
3. Applicant: Thomas Marcham, 2904 McNeely Farms Drive, Waxhaw, NC 28173

Property Information

Located on the south side of NC 75 west of Rocky River Road. Location more specifically described as tax parcel 09-414-109A.



Site



North of Site



West of Site



East of Site

Municipal Proximity

The site is approximately 2/3 of a mile east of Mineral Springs.

Existing Land Use and Development Status

The parcel is currently zoned RA-40 and is partially cleared. A single-family home was removed approximately six years ago.

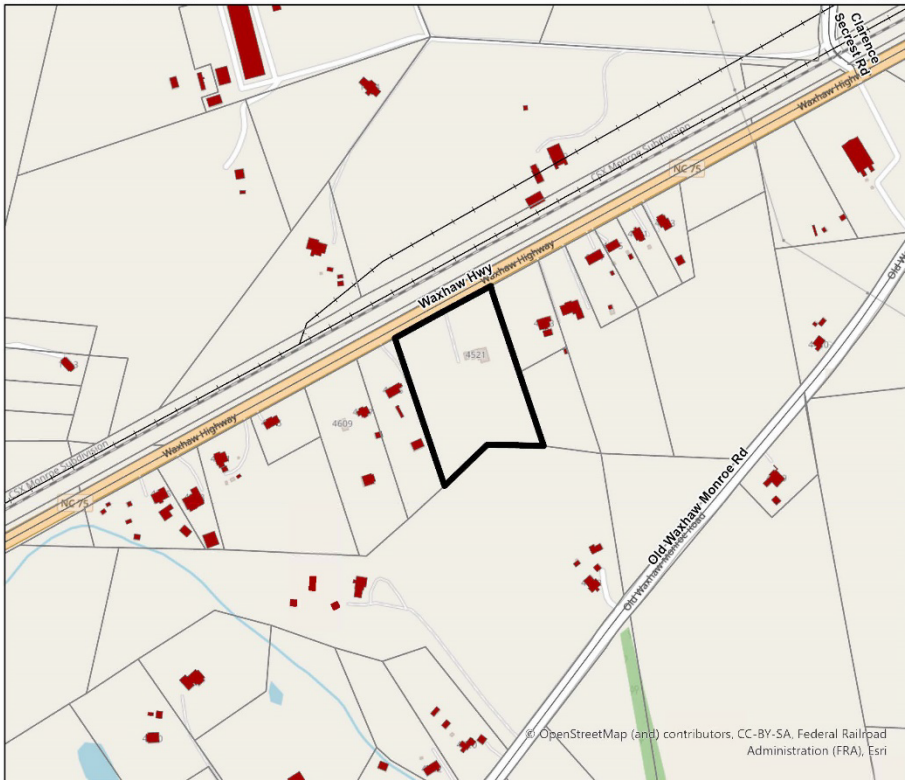
Development Status

Petition: 2026-CZ-001

Name: Marcham

Size: 5 acres

Tax Parcel: 09-414-019A



Legend

- Rezoning Parcel
- Parcels
- Railroad
- Roads
- 2023 Structures

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0 250 500 1,000 Feet

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 Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov



Environmental Features

There is a stream on the northern edge of the site that is incorporated into the stormwater pond. There are no other environmental features.

Environmental Features

Petition: 2026-CZ-001
Name: Marcham

Size: 5 acres
Tax Parcel: 09-414-019A



Legend

- Rezoning Parcel
- Parcels
- Railroad
- Roads
- Streams
- Wetlands Areas

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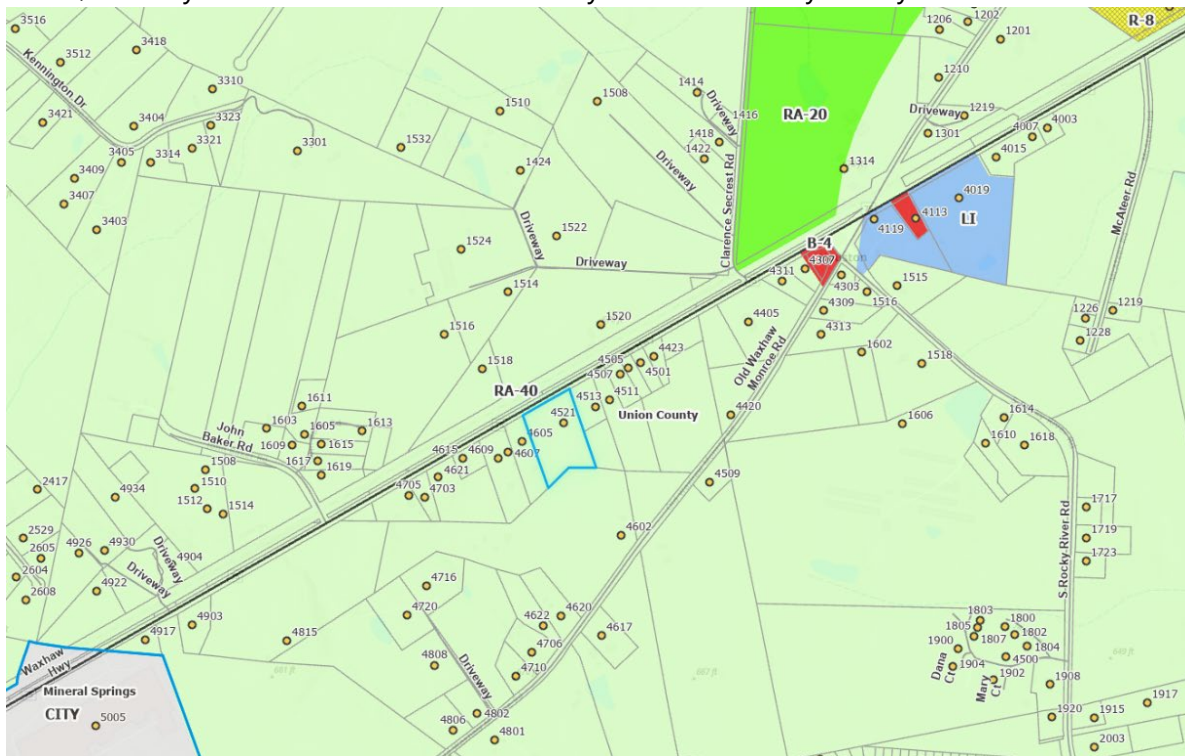


Utilities

Public water is available to the site. The site will use septic service and an area is shown on the site plan.

Zoning and Land Use History

The parcel site has been zoned RA-40 since zoning was instituted. There have been three proposed residential rezonings for higher density development within a half mile of the site since 2019. All three were denied. Three commercial or industrial rezonings were approved at the intersection of Rocky River and NC 75 between 1977 and 2013. Several special use permits have been approved at the intersection of Rocky River and NC 75 for a telecommunications tower, two daycares and for the Union County Humane Society facility.



Schools

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



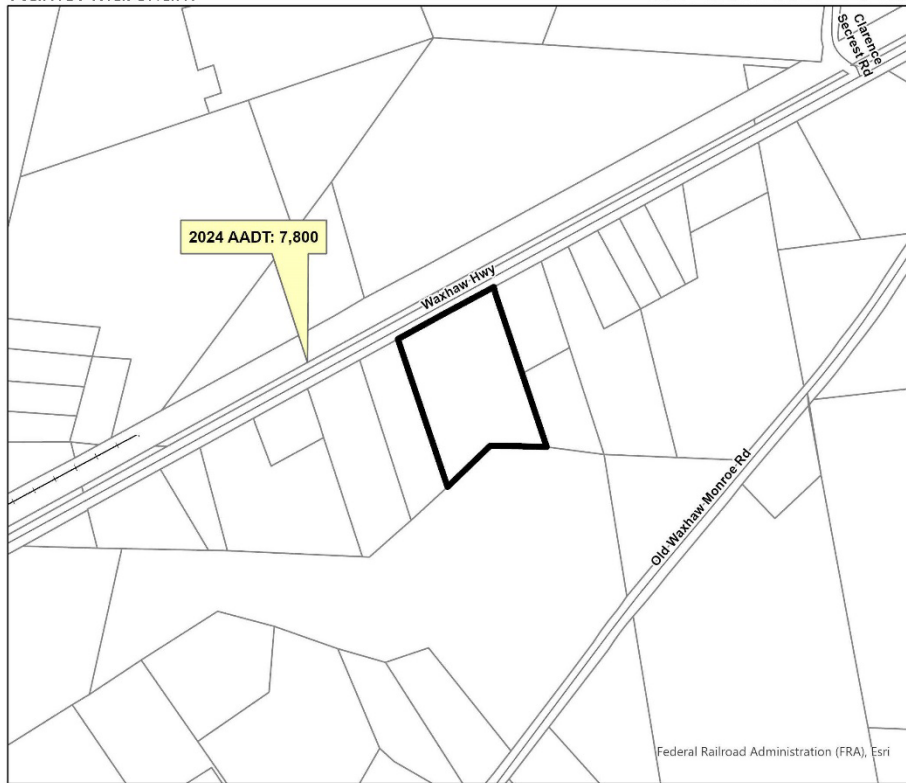
Transportation

This parcel is on NC 75, which is a NCDOT-maintained facility. NC 75 carries approximately 7,800 vehicles per day. The proposed use would have a low traffic impact but would have a high percentage of trucks and vehicles with trailers. Because of these concerns, the access from the site is limited to right outs, with these vehicles wanting to travel west to use the roundabout at Rocky River Road. There are no funded road improvement projects in the immediate vicinity of the rezoning. A Traffic Impact Analysis was not required for this rezoning.

Transportation

Petition: 2026-CZ-001
Name: Marcham

Size: 5 acres
Tax Parcel: 09-414-019A



Legend

- Rezoning Parcel
- Parcels
- Railroad
- Roads

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Union County Comprehensive Plan

The Union County 2050 comprehensive plan identifies this area as a Rural Residential area with an Employment Corridor Overlay. The uses proposed under Light Industrial zoning require a special use permit, which can be incorporated into the rezoning. The applicant has stated in their application, submitted documentation or staff have concluded through a site plan review that it meets the five findings of fact necessary for a special use permit:

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.
2. The proposed development will not materially endanger the public health or safety.
3. The proposed development will not substantially injure the value of abutting property, or is a public necessity.
4. The proposed development will be in harmony with the area in which it is located.
5. The proposed development will be in general conformity with the comprehensive plan.

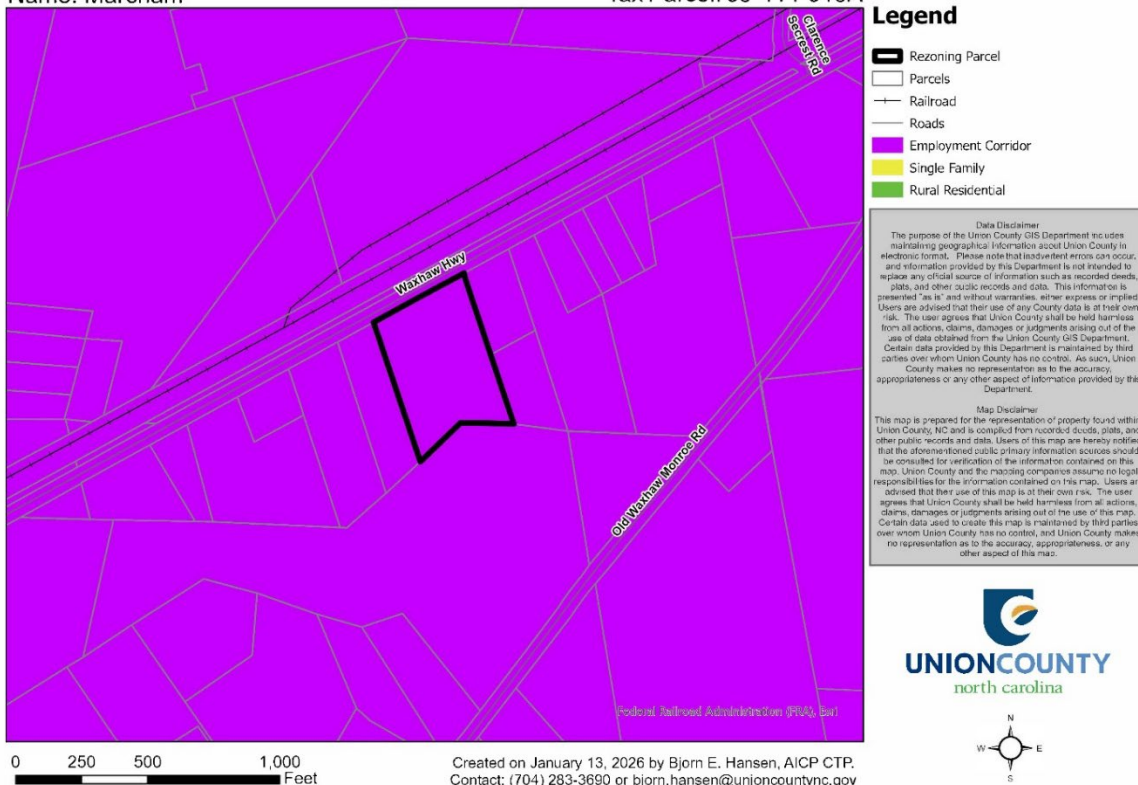
Land Use Map

Petition: 2026-CZ-001

Name: Marcham

Size: 5 acres

Tax Parcel: 09-414-019A



Public and Municipal Comments

Public Comments

A community meeting was required and was held on March 30, 2026. A total of six residents attended the meeting and asked questions about fencing, lighting, traffic and stormwater impacts. No changes were made to the site plan as a result of the meeting.

Municipal Comments

Mineral Springs was contacted and responded that they did not have any issues with the proposed rezoning.

Recommendations

Land Use Board

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

Planning Department

This part of Union County is identified as an Employment Corridor overlaid on rural residential and agricultural land uses. The proposed use is allowed in Light Industrial with a Special Use Permit, which the applicant had stated they meet the conditions for such a permit, and Light Industrial is an appropriate zoning designation in an Employment Corridor. The proposed traffic impacts are moderate and have been mitigated in the site plan and this use will provide options to residents in the area and increase business opportunities in Union County. The proposed use is therefore considered appropriate for the area. 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 #: 26-237

Agenda Date: 4/21/2026

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 17, 2026, meeting and decided to continue much of the discussion into April. 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

April 21, 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



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