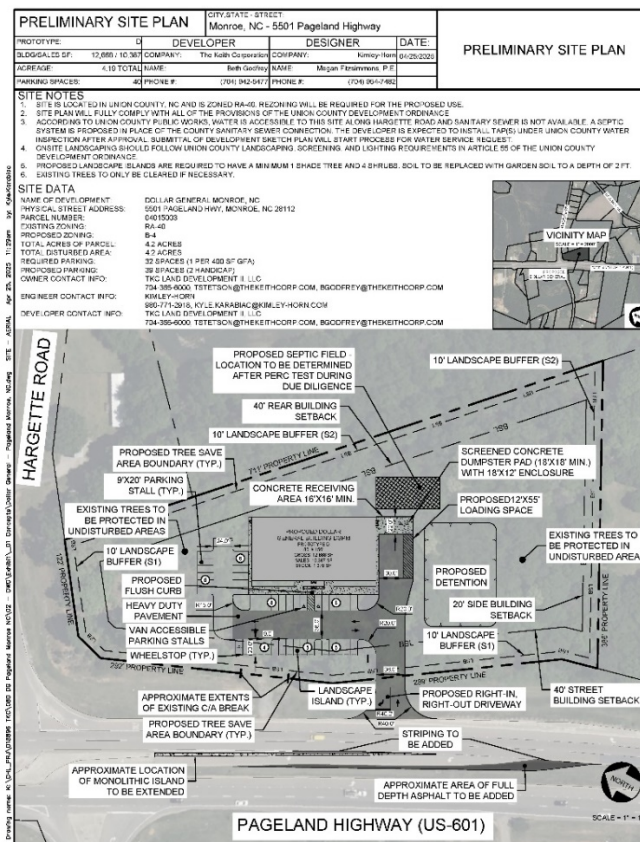


Planning Staff Report - Rezoning Case # CZ-2025-003
Staff Contact: Bjorn Hansen, Senior Planner

Summary of Request

This case is requesting to rezone one parcel totaling 4.204 acres appearing on the tax map as tax parcel 04-015-003 in the Buford Township from RA-40 to B-4 with Conditions. The rezoning will include the following conditions:

- 1) Limited to site plan dated April 25, 2025
- 2) Uses limited to retail sales of up to 12,668 square feet of gross floor area
- 3) Owner will construct improvements to US 601 as required by NCDOT
- 4) Five-year vesting of development rights
- 5) Development will meet all requirements of the Union County Unified Development Ordinance as of the date of approval



Owner/Applicant

Owner: Karen Holshouser, Susan Mangum, Kenneth Ray Holshouser, Heather McDonald Tritt, and Guardian of Charlene Johnson
1917 G.B. Hill Road
Monroe, NC 28110

Applicant: TKC CCCXLI, LLC
4500 Cameron Valley Parkway, Suite 400
Charlotte, NC 28211

Property Information

Location: On the southeast corner of Hargette Road and US 601. Location more specifically described as tax parcel 04-015-003.



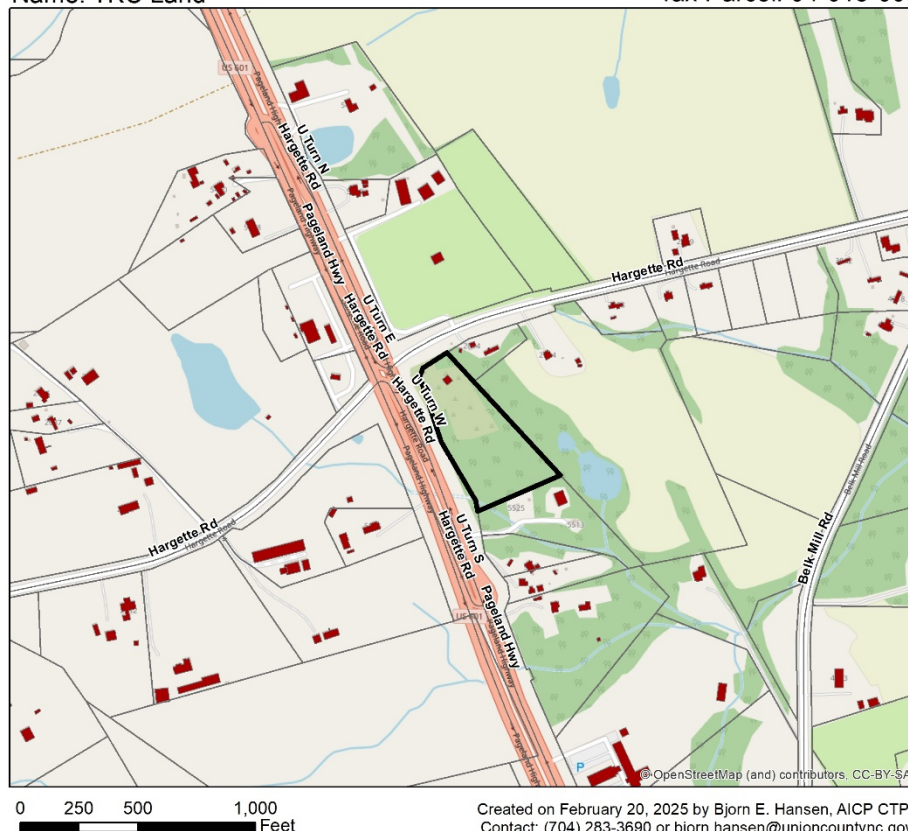
Municipal Proximity: The site is more than six miles from the City of Monroe's Extra-Territorial Jurisdiction (ETJ).

Existing Land Use and Development Status: The parcel is currently zoned RA-40. The site is forested and undeveloped.



Development Status

Petition: 2025-CZ-003
Name: TKC Land

Size: 4.2 acres
Tax Parcel: 04-015-003



Legend

-  Rezoning Parcel
-  Structures 2023

Data Disclaimer
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Environmental Features: There are no streams, wetlands, or floodplains on site. The site is forested, and the site plan reflects tree save areas for areas not required to be cleared as part of the development.

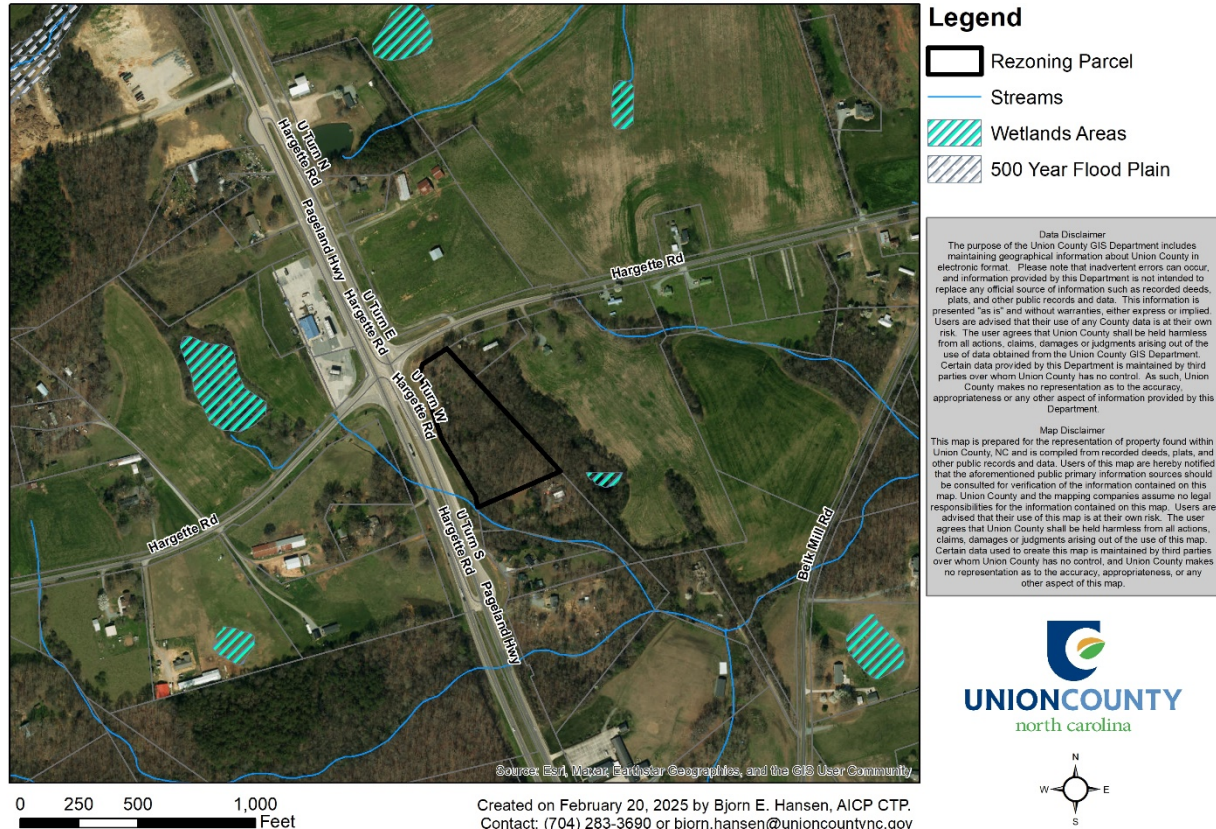
Environmental Features

Petition: 2025-CZ-003

Name: TKC Land

Size: 4.2 acres

Tax Parcel: 04-015-003



Utilities: Public water is available to the site, but sewer is not available. The site will utilize septic service.

Zoning and Land Use History: The parcel site has been zoned RA-40 since zoning was initiated. The truck stop immediately west of this site was rezoned from R-20 to B-3 in 1981. A 1.46 acre parcel approximately one-half mile east of the site was rezoned from R-40 to RA in 1986. A four acre parcel approximately a half mile south of the site was proposed for rezoning from RA-40 to B-4 in 1996 but was denied. The parcel immediately east of the site received a special use permit in 1981 to located a mobile home on site.



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

Transportation: This site will have access from US 601. Because of the lack of transition for traffic looking to make a U-turn to travel south on US 601, the NCDOT has required extending the median to force vehicles to travel north on US 601 to the next U-turn, approximately $\frac{3}{4}$ of a mile to the north. Both US 601 and Hargett Road are NCDOT-maintained facilities. US 601 carries approximately 14,000 vehicles per day and Hargett Road carries approximately 600 vehicles per day. There are no funded road improvement projects in the immediate vicinity of the rezoning. A traffic Impact Analysis was not required for this rezoning. The proposed use would generate approximately 700 turning movements into the site. Approximately 20% of these trips are considered pass-by, meaning the vehicles were already travelling past the site.

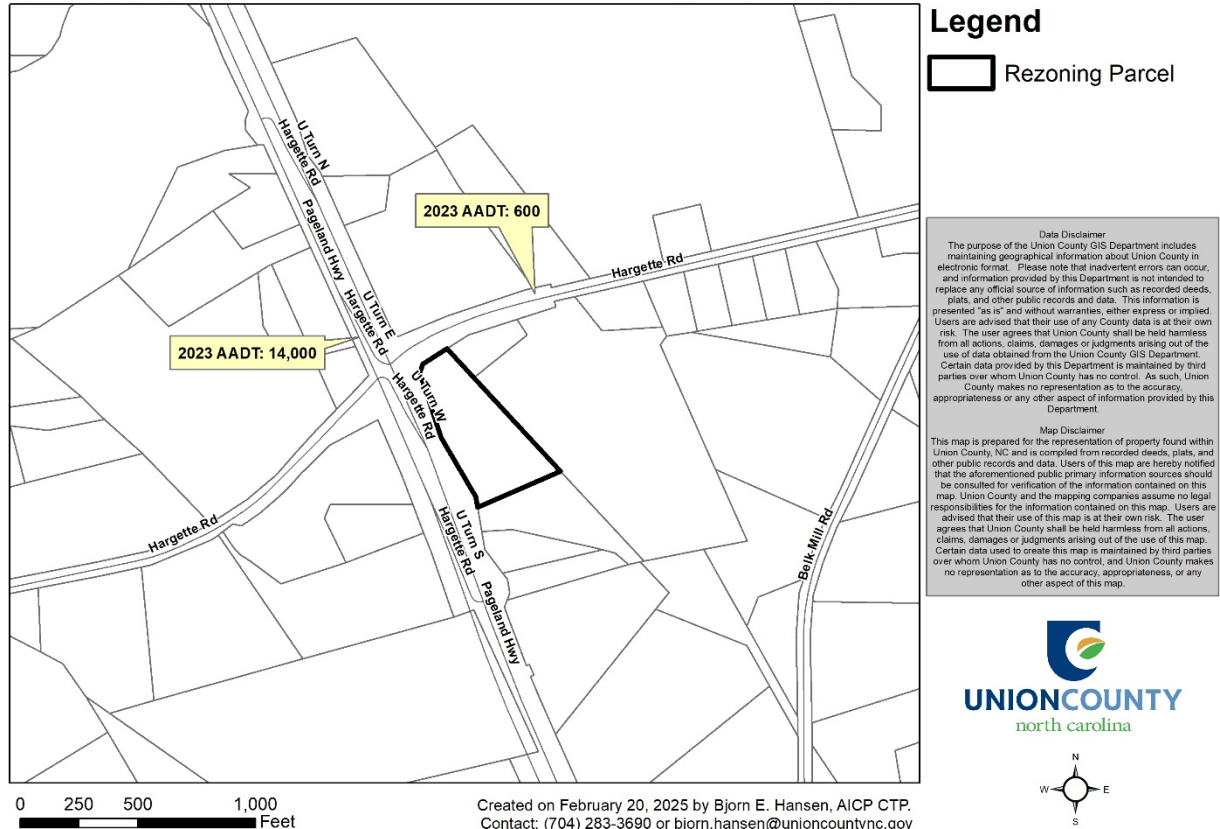
Transportation

Petition: 2025-CZ-003

Name: TKC Land

Size: 4.2 acres

Tax Parcel: 04-015-003



Planning Documents

Union County Comprehensive Plan: The Union County 2050 comprehensive plan identifies this area as an Employment Corridor overlaid upon Rural Residential. The proposed retail is therefore considered appropriate, although the amount of retail should be limited due to traffic impacts along the corridor.

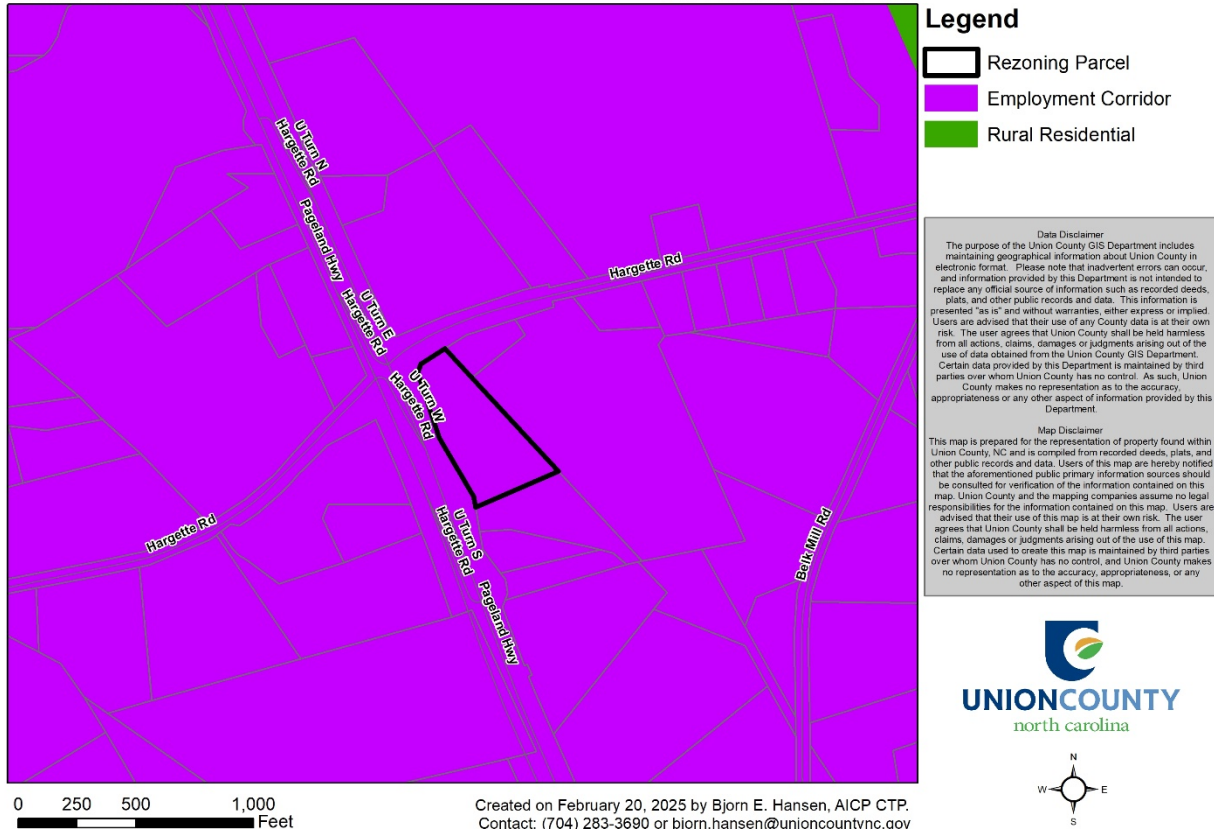
Land Use Map

Petition: 2025-CZ-003

Name: TKC Land

Size: 4.2 acres

Tax Parcel: 04-015-003



Public and Municipal Comments

Public Comments: A community meeting was held May 28, 2025. One resident attended and was supportive of the project. No changes were made to the site plan as a result of this meeting. Two people spoke in favor of the rezoning at the Land Use Board meeting.

Municipal Comments: Monroe was not consulted for comments due to the distance to their municipal limits.

Land Use Board Recommendation

The Land Use Board reviewed this proposed rezoning at its June 17, 2025, meeting. They unanimously recommended approval, noting consistency with the land use map and benefit to nearby residents.

Staff Comments and Recommendation

This part of Union County is identified for employment uses as an overlay over rural residential and agricultural land uses. The rezoning proposes retail uses, which are appropriate is limited frequency, are appropriate for this part of the corridor. The proposed site plan meets the unified development ordinance and are consistent with the adopted plan. **Because of these aspects of the development, staff recommend approval of this rezoning application.**