

Rezoning Request RZ-2026-009 York

This case is a request to rezone a 26.06 acre parcel appearing on the tax map as tax parcel 04-039-012 located on US 601 from RA-40 to Heavy Industrial. This is a straight rezoning and there is no site plan or conditions associated with this request.

Contact Information

1. Staff: Bjorn Hansen, Senior Planner, 704-283-3690, bjorn.hansen@unioncountync.gov
2. Owner: Carolina Management Property, LLC, 806 Fisher Ridge Drive, Monroe, NC 28110
3. Applicant: Randall York, 806 Fisher Ridge Drive, Monroe, NC 28110

Property Information

Located on the west side of US 601 north of Hargette Road. Location more specifically described as tax parcel 04-039-012.



Site



North of Site



East of Site



South of Site

Municipal Proximity

The site is six miles south of Monroe.

Existing Land Use and Development Status

The parcel is currently zoned RA-40 and is a combination of forested and cleared for a reclamation landfill, as well as equipment and material storage.



Development Status

Petition: 2026-RZ-009

Name: York

Size: 26.06 acres

Tax Parcel: 04-03-9012



Legend

- Rezoning Parcel
- Parcels
- 2023 Structures
- Roads

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0 500 1,000 Feet

Created on June 26, 2026 by Kaung Nyein
Contact: (704) 946-5269 or kaung.nyein@unioncountync.gov

Environmental Features

There are a stream and floodplain on the northern boundary of the parcel.

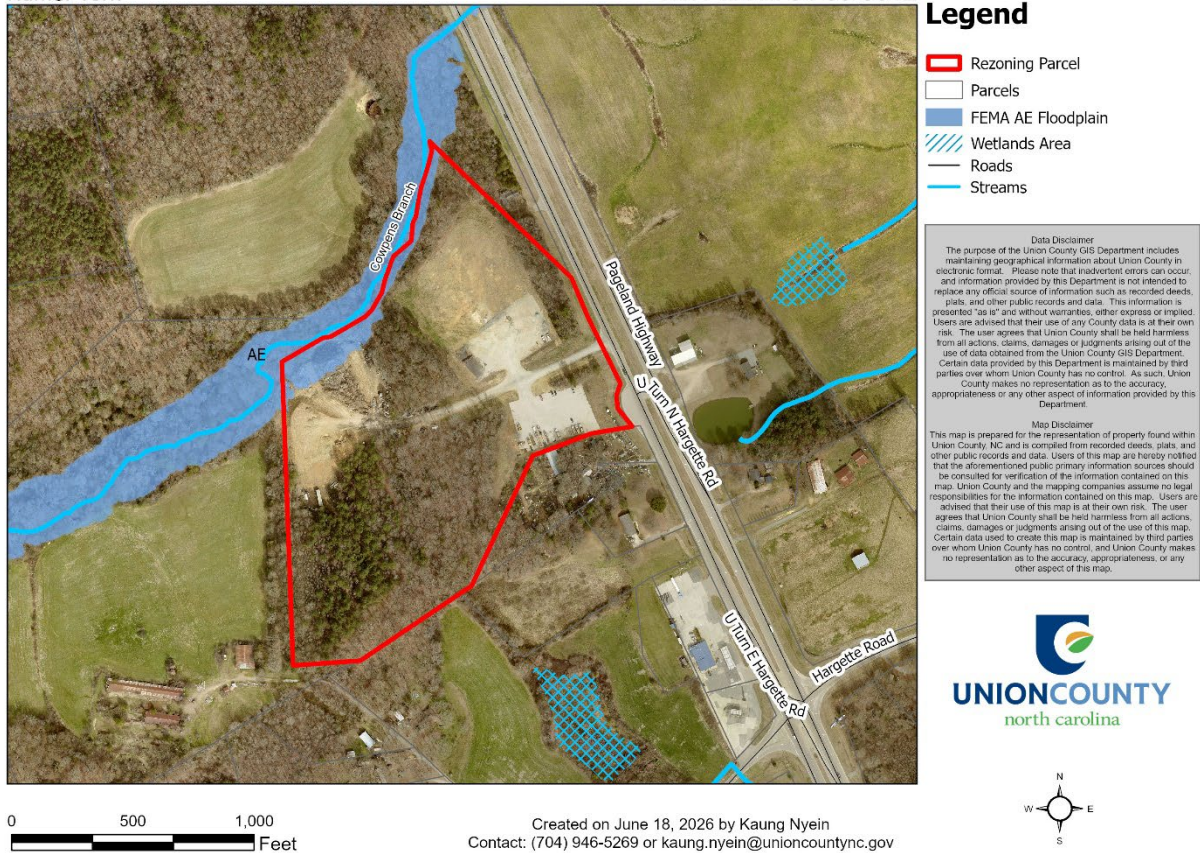


Environmental Features

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Utilities

Water and sewer are not available to the site.

Zoning and Land Use History

This property has been zoned RA-40 since zoning was initiated in Union County. The site has been used for a one-acre reclamation landfill since 2017, which was permitted to correct a zoning violation. The front of the site is currently being used as a parking area and equipment storage. There is currently an open zoning complaint on the property for the parking area, equipment storage, and material storage in the floodplain. This is a relatively new complaint and, as of the writing of this staff report, has not been fully investigated. In addition, the NCDOT has no driveway permit for the current access to this site.

The truck stop south of this site was rezoned from R-20 to B-3 in 1981. A rezoning for a convenience store was approved for a parcel on the southeast corner of US 601 and Hargette Road was approved in 2025. 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. A parcel southeast of the site received a special use permit in 1981 to locate a mobile home on site. There have been no other zoning actions in the immediate vicinity in unincorporated Union County.



Schools

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

Transportation

This site is on US 601, which is an NCDOT-maintained facility. This section of US 601 carries approximately 14,000 vehicles per day. A significant percent of traffic is trucks. 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 because the uses are not known. The current driveway was not permitted by the NCDOT and may have to be revised if commercial development is proposed on the site.

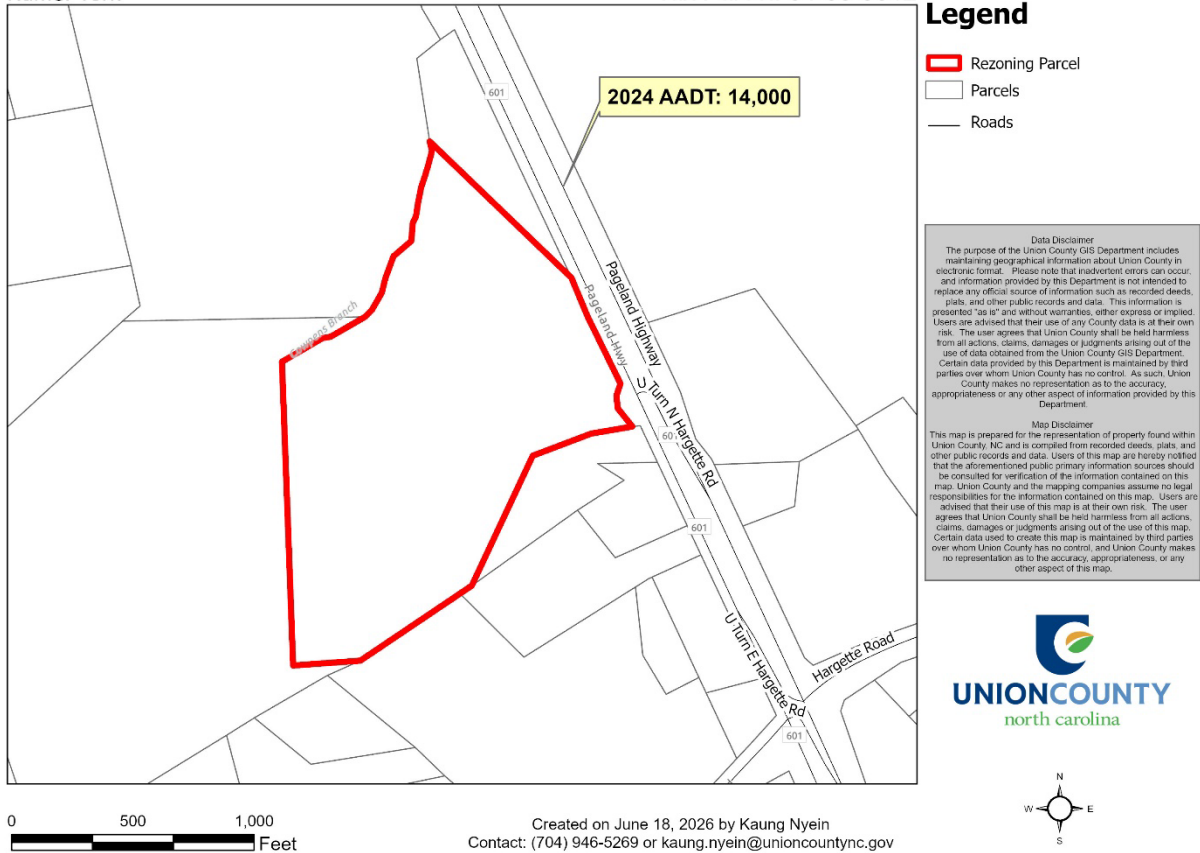


Transportation

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Union County Comprehensive Plan

The Union County 2050 comprehensive plan identifies this area as an Employment Corridor overlaid upon Rural Residential. Employment Corridors have access to transportation infrastructure such as railways, airports and major roads, and have available land within close proximity to similar uses. Employment Corridors connect employment nodes and other large job centers throughout the County and neighboring counties. A variety of employment uses may be appropriate along these corridors. Potential development uses include a larger landfill, general industrial, distribution, logistics, and agri-business.



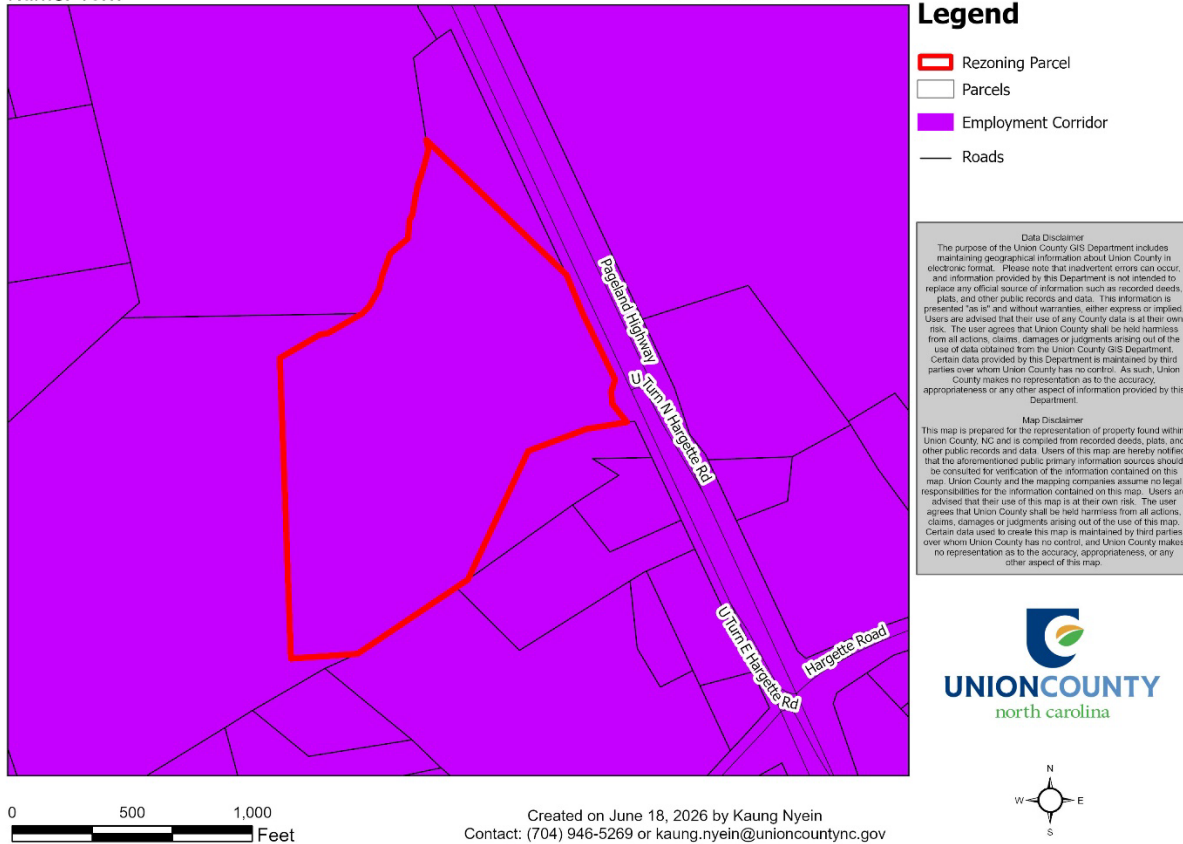
Land Use Map

Petition: 2026-RZ-009

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Public and Municipal Comments

Public Comments

A community meeting was not required. No comments have been received.

Municipal Comments

Monroe was not contacted 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 July 21, 2026, meeting.



Planning Department

This part of Union County is identified for employment uses as an employment corridor overlay of rural residential and agricultural land uses. The proposed zoning is therefore consistent with the Land Use Map. Because this is a straight rezoning request, all potential uses must be considered when making a recommendation. The large size of the parcel and proximity to US 601 are positives, although the lack of utilities would limit industrial development and may make it more attractive as a landfill or other material storage uses. Because of these aspects of the development, staff recommend **approval** of this rezoning application.

