



# Land Use Board

## July 15, 2025

### Meeting Minutes

The Union County Land Use Board met in regular session on July 15, 2025, at 6:00 p.m. in the Union County Government Center, 1<sup>st</sup> Floor Board Room, 500 N. Main Street.

**Present:** Chairman Darren Greene, Vice Chair Rick Davis, Derrick Austin, Larry Britt, Doug McClew, Mark Tilley and Charles Walkup, Jr.

**Also Present:** Planning Director Lee Jenson, Senior Planner Bjorn Hansen and Land Use Board Clerk Amy Griffin.

**Call to Order:** Planning Director Lee Jenson called the meeting to order.

**(a) Pledge of Allegiance and Moment of Reflection:** The Pledge of Allegiance was said and Darren Greene gave the prayer.

**Election of Chair and Vice Chair:** Mark Tilley nominated Darren Greene to be Chairman with a second from Doug McClew. There was a unanimous vote of 7-0. Mark Tilley made a motion for Rick Davis to be the Vice Chairman and Doug McClew seconded. There was a unanimous vote of 7-0.

**Oath of Office:** Regular Members Doug McClew and Charles Walkup, Jr. (both reappointed) took the oath of office.

**Establish Voting Members:** Chairman Greene noted there was a quorum with all seven members in attendance.

**Additions and/or Deletions to the Agenda:** Larry Britt made a motion to approve it and Doug McClew seconded it. It was approved 7-0.

#### **Approval of the Minutes:**

June 17, 2025 minutes – Larry Britt made a motion to accept the June 17<sup>th</sup> minutes once a missing word was added in the section titled Close. Second: Mark Tilley. Vote: Unanimously approved.

**Public Hearing:**

**Planning Staff Report - Rezoning Case # CZ-2025-004**

**Staff Contact:** Bjorn Hansen, Senior Planner

**Summary of Request**

This case is requesting a revision of the Union County Zoning Map by rezoning one parcel totaling 48.592 acres appearing on the tax map as tax parcel 09-417-001M located on Old Waxhaw Monroe Road from RA-40 to R-10 with Conditions in order to develop a 91-home single-family residential development. The rezoning will include the following conditions:

1. Limited to site plan dated July 8, 2025
2. Uses limited to 91 single-family homes
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

**Owner/Applicant**

**Owner:** B&C Land Farming, LLC  
2627 Brekonridge Centre Drive  
Monroe, NC 28110

**Applicant:** TMTLA Associates  
5011 Southpark Drive, Suite 200  
Durham, NC 27713

**Property Information**

**Location:** Between NC 75 and Old Waxhaw Monroe Road. Location more specifically described as tax parcel 09-417-001M.

**Municipal Proximity:** The site is immediately east of the town of Mineral Springs.

**Existing Land Use and Development Status:** The parcel is currently zoned RA-40. The site is cleared and used for agriculture.

**Environmental Features:** There are no streams or floodplains on site. The applicant has identified two wetlands, which are located inside open space for the development. The site is cleared for agriculture.

**Utilities:** Public water and sewer are available to the site.

**Zoning and Land Use History:** The parcel site has been zoned RA-40 since zoning was initiated. This parcel is part of the original 2003 Stonebridge development, which received approval as a "Smart Growth" development. This portion of the site was approved for 67 lots of approximately 17,000 SF each. The

commercial and industrial zoned properties at Rocky River and NC 75 occurred starting in the 1970s. There have been no special use permits immediately adjacent to the property, although several have been approved at properties adjacent to the same intersection.

**Schools:** Based on the provided information, the subdivision is currently assigned to the following schools:

	School Name	2024-2025 40th day ADM	Building Capacity	Building Utilization
Elementary	Western Union Elementary	535	601	89%
Middle	Parkwood Middle School	880	984	89.4%
High	Parkwood High School	1083	1376	78.7%

Utilizing information collected and analyzed on the demography report prepared for Union County Public Schools, the organization is currently tracking 3,334 vacant designed land (VDL) units within the assigned cluster. This number of VDL units potentially generates 667 students within the cluster.

Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and restroom facilities
- Rationing of access to the Media Center
- Insufficient parking and queuing space for parents to safely deliver or pick up their children
- Inadequate planning/meeting space for additional staff.

**Transportation:** This site will have access from NC 75 and Old Waxhaw Monroe Road. Access on NC 75 would be right in right out, while the access from Old Waxhaw Monroe Road would be full movement. A deceleration lane may be required for the access from NC 75. The eastern driveway on Old Waxhaw Monroe would line up with Stone Marker Drive in the Stonebridge development. NC 75 carries approximately 7,500 vehicles per day, while Old Waxhaw Monroe carries approximately 550 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 900 trips per day. The connection from NC 75 to Stone Marker is helpful to distribute traffic away from Potter Road south of NC 75 in downtown Mineral Springs.

#### Planning Documents

**Union County Comprehensive Plan:** The Union County 2050 Comprehensive Plan identifies this area as an Employment Corridor overlaid upon Rural Residential. NC 75 serves as the boundary between Single Family Residential (two units per acre) and Rural Residential (one unit per acre). The Single Family Residential district is intended for areas with utilities and access to major roads. The Rural Residential district is intended for areas without utilities or near major roads further from developed areas.

## Public and Municipal Comments

**Public Comments:** A community meeting was held July 8, 2025. Seven residents attended and asked questions about buffering, road connections, home prices, and schedule. No changes were made to the site plan as a result of this meeting.

**Municipal Comments:** Mineral Springs was consulted for feedback. They oppose R-10 zoning on their border.

## 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 single-family residential at approximately two units per acre. The area is immediately south of the Single-Family Residential district in the land use map. The proposed site has access to NC 75, utilities, and provides additional road connections to the Stone Bridge development immediately south of the site. The proposed site plan meets the requirements of the Unified Development Ordinance and provides greater than the required 30 percent open space, consistent with the requirements in the Rural Residential portions of the land use map. Finally, the schools serving this development have capacity. **Because of these aspects of the development, staff recommend approval of this rezoning application.**

### Key Details:

- Site currently cleared farmland, with no significant environmental features.
- The project area was previously part of the Stonebridge master plan and is entitled for 67 homes under Smart Growth.
- Access to public water/sewer available; no lift station required.
- 36% open space provided, includes preservation of wetland areas.
- Community meeting held July 8, 2025; no plan changes resulted.
- Mineral Springs municipality opposed the request due to proximity and density.

### Public Comments:

- One resident, Hunter Blythe, expressed concern about loss of wildlife, road conditions, and small lot sizes.
- Board members expressed concerns about traffic cut-through, lack of recreation space, school capacity impacts, and overdevelopment.

### Applicant Presentation – Pam Porter (TLA Associates):

- Confirmed all homes will be single-family detached with minimum 10,000 square feet lots.
- No townhomes will be introduced.
- Buffering, reforestation, and wetland preservation were emphasized.

### Board Discussion:

- Concerns about additional traffic, school impact, density, and long-term rural land preservation.
- Recognition that 67 homes can already be built under vested rights without a rezoning.

**Board Action:**

**Motion:** Recommend denial of rezoning CZ-2025-004 by Larry Britt, **Second:** Charles Walkup, Jr.

**Vote:** Unanimously approved, 7-0

**Outcome:** Denial Recommended

**Planning Staff Report – Rural Land Use Plan Draft Strategy Update**

**Staff Contact:** Bjorn Hansen, Senior Planner

**Summary of Request**

Bjorn Hansen introduced Alan Baucom, Chairman of the Rural Land Use Plan Steering Committee, who provided the following updates:

**Summary:**

- Public survey results reviewed; strong support for:
  - Agricultural easement purchase program
  - Contiguous open space in subdivisions
  - Removal of bypass projects
  - Limiting subdivisions in some zoning districts
  - Protecting forests, wetlands, and streams
- Discussion on using rollback tax revenue for conservation easement purchases.
- Soil & Water has received more applicants than funds can cover.
- Bond referendum or sales tax referendum may be needed for long-term funding.
- General board support expressed for preservation strategies but with caution regarding tax implications for low-income residents.

**Key Discussion Points:**

- Balance between development and rural preservation.
- Historical land-use decisions and future planning.
- Concern about funding mechanism (sales tax vs property tax).
- Importance of crafting a strong public campaign to educate and gain support for future referenda.

**Planning Staff Report:** Lee Jenson informed the Board that the rezoning from last month had been approved by BOCC. This was the case where a light industrial property was rezoned to residential so the family could purchase it for a home.

**Brief Comments:** There were no comments from the Board.

**Close:** With no further discussions, Doug McClew made a motion to adjourn, seconded by Charles Walkup, Jr. It passed unanimously. The meeting adjourned at 7:55 pm.