



UNIONCOUNTY

north carolina

2025-CZ-002

Gordon Rezoning
June 16, 2025



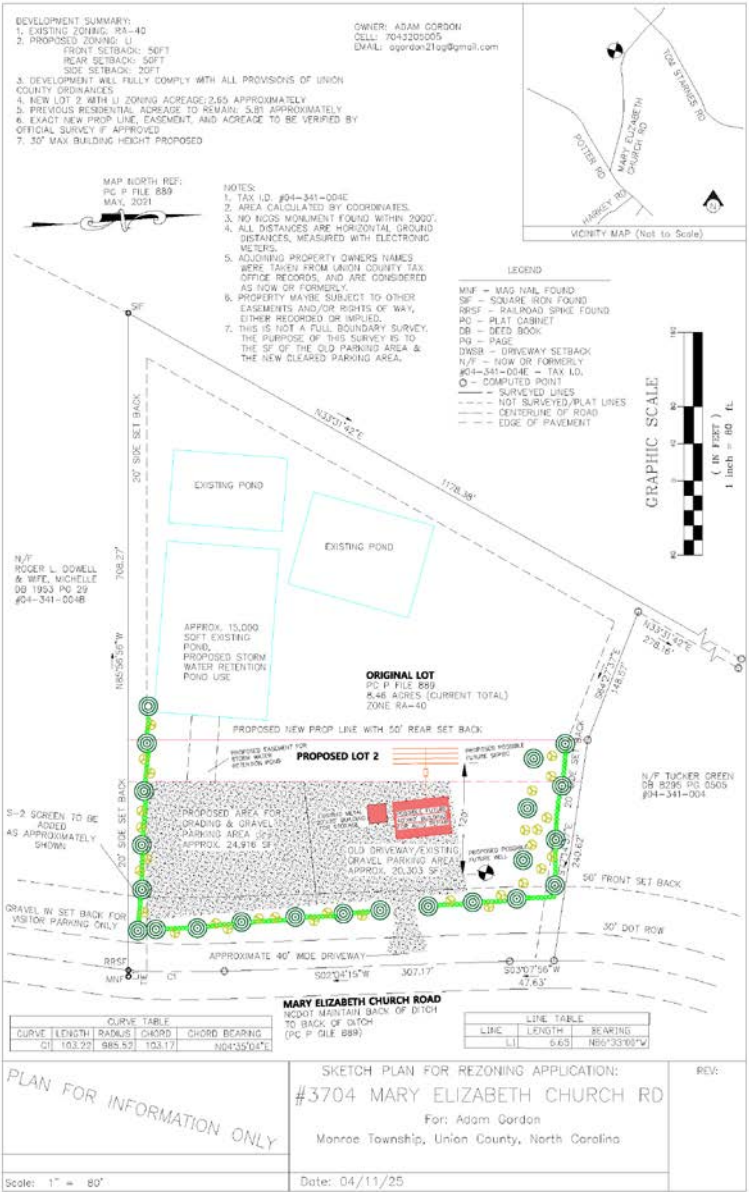
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Request and Conditions

This case is requesting to rezone a 2.65 acre portion of one parcel totaling 8.46 acres appearing on the tax map as tax parcel 04-341-004E from RA-40 to Light Industrial (LI) with Conditions; located in the Jackson Township. The rezoning will include the following conditions:

1. Limited to site plan dated April 11, 2025
2. 2.65 acre portion will be subdivided with LI with Conditions zoning applied
3. Uses limited to personal and commercial vehicle repair and maintenance
4. Five-year vesting of development rights
5. Development will meet all requirements of the Union County Unified Development Ordinance

Site Plan



Existing Conditions



Development Status

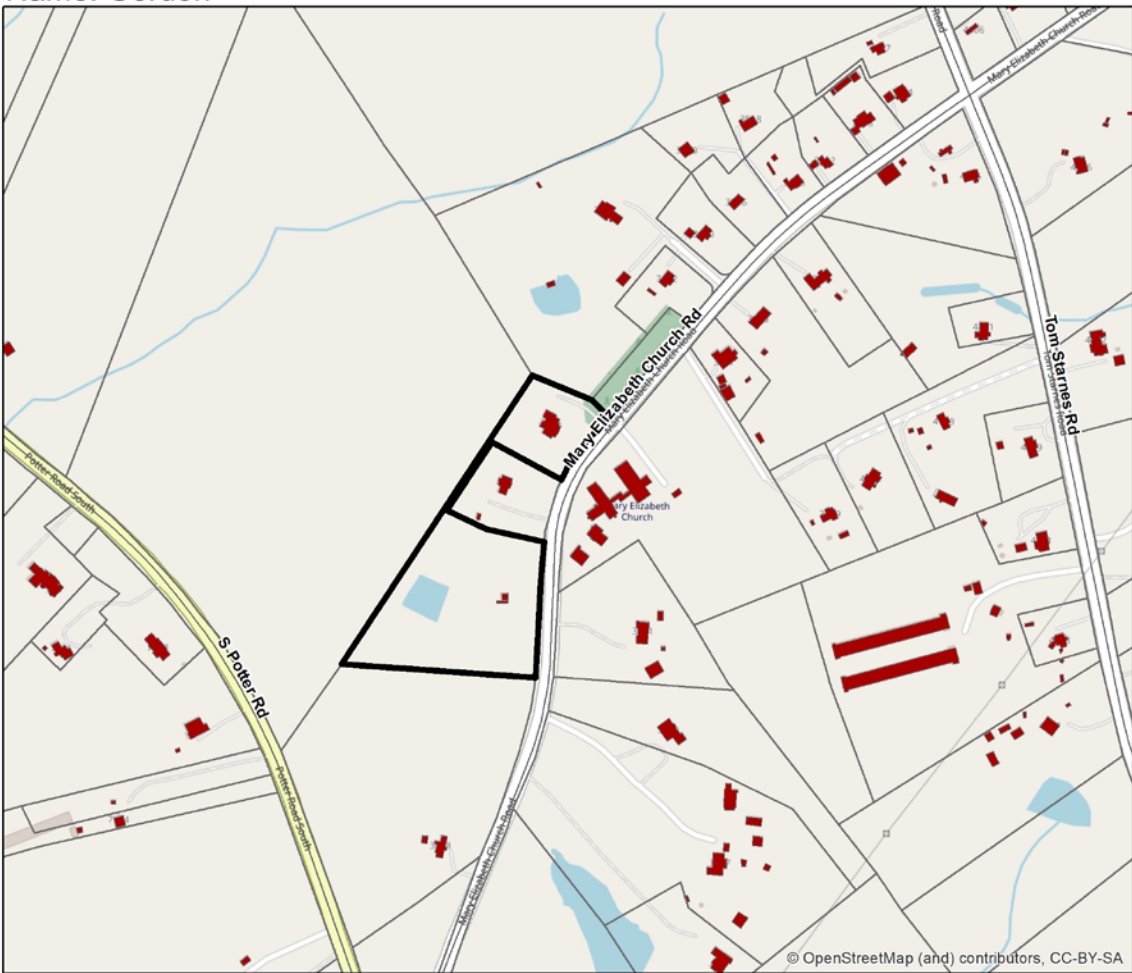
Development Status

Petition: 2025-CZ-002



Name: Gordon

Size: 8.46 acres

Tax Parcel: 04-341-004E



Legend

-  Rezoning Parcel
-  Structures 2023

Data Disclaimer
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Map Disclaimer
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0 250 500 1,000 Feet

Created on February 7, 2025 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Environmental Features

Environmental Features

Petition: 2025-CZ-002

Name: Gordon

Size: 8.46 acres

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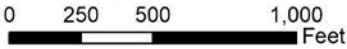


Legend

- Rezoning Parcel
- Streams
- Wetlands Areas
- 500 Year Flood Plain

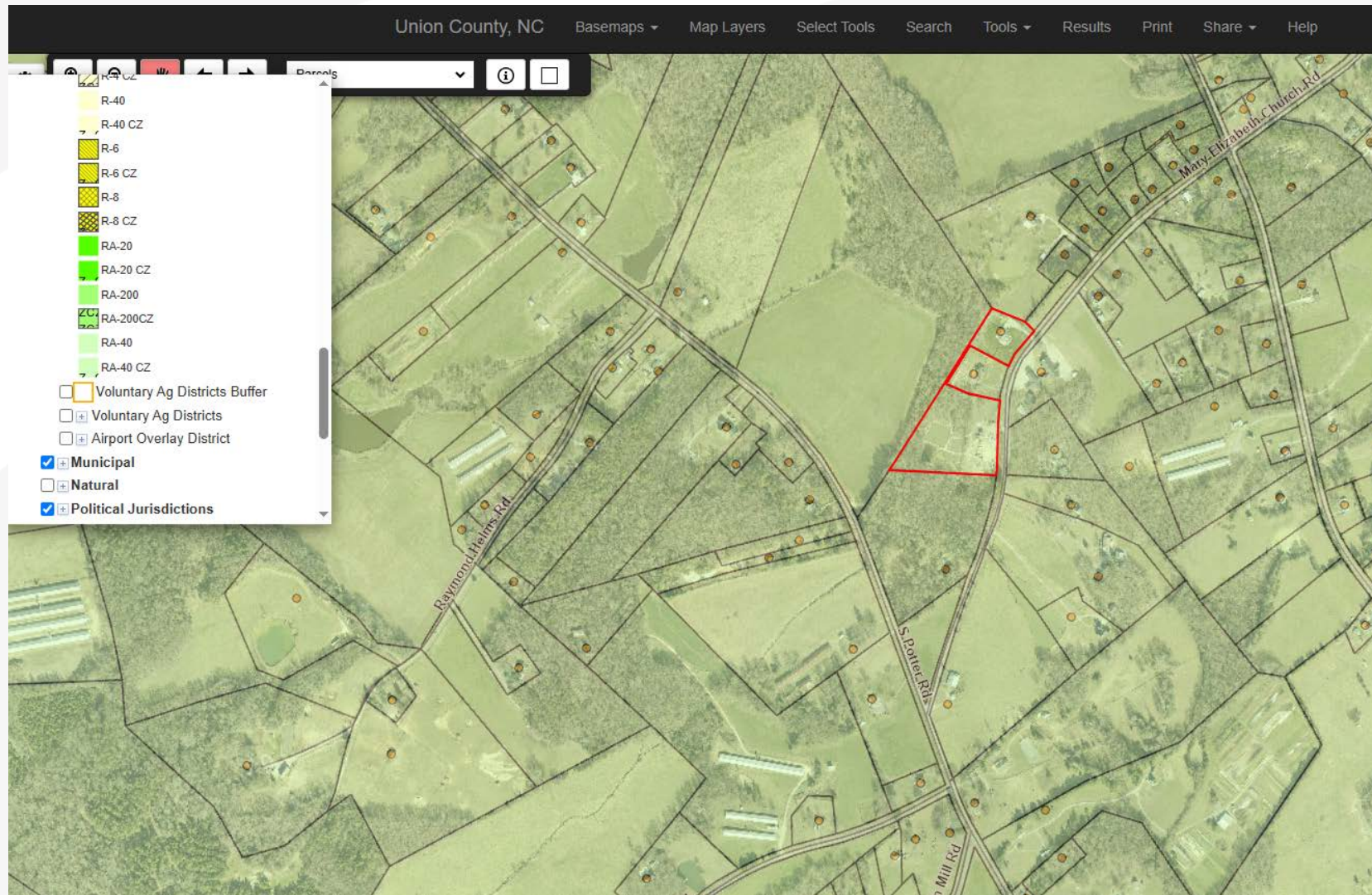
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Zoning



Transportation

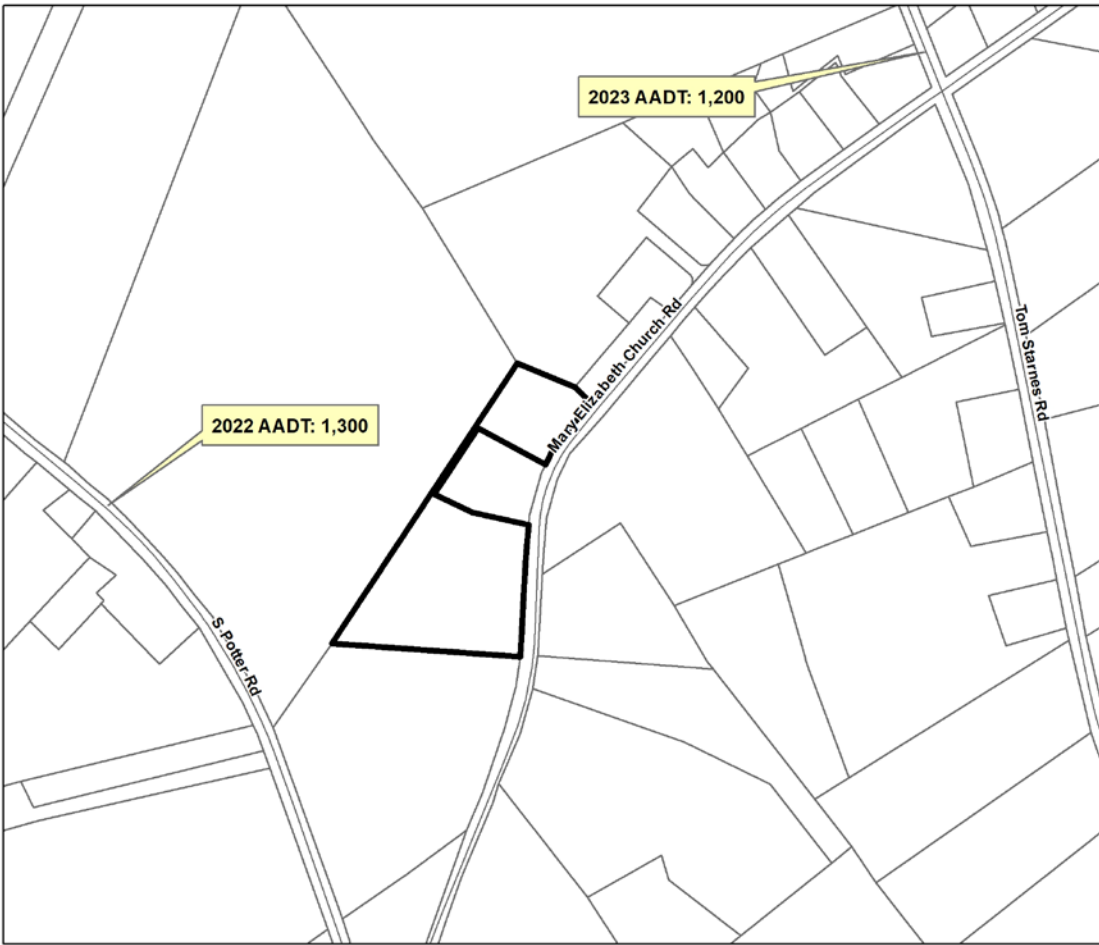
Transportation

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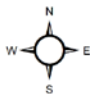


Legend

Rezoning Parcel

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Land Use Map

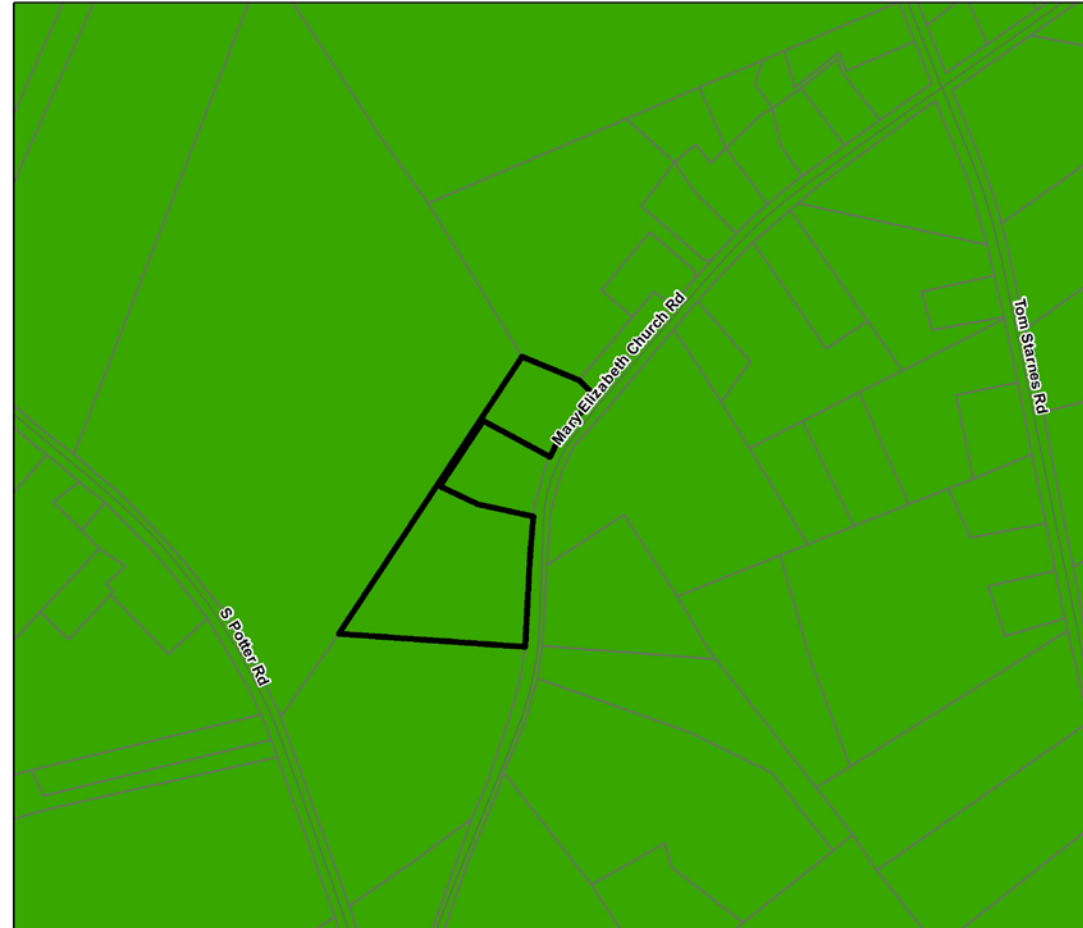
Land Use Map

Petition: 2025-CZ-002



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Legend

-  Rezoning Parcel
-  Rural Residential

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Schools

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

Utilities

- Public water and sewer are not available to the site. The site would utilize well and septic service.

Public Feedback

- Community meeting held April 28, 2025, with one attendee. Their concerns were over views of future uses possible with light industrial zoning. No changes were made due to the comments.
- One nearby resident submitted written comments opposing the rezoning due to concerns over appearance and impact on appeal for selling their home in the future.
- Two residents spoke at May Land Use Board meeting, one for and one against

Municipal Feedback

- Waxhaw was not consulted due to distance to municipal limits.

Staff Report and Recommendation

NEGATIVES OF PROPOSAL

- The Plan's Land Use Map identifies this area as Rural Residential. The proposed light industrial designation is not consistent with residential or agricultural uses for which rural residential areas are intended.
- The proposed rezoning will facilitate ongoing and potential future industrial uses in close proximity to existing residential uses in manners inconsistent with the Plan.
- The rezoning is to correct a zoning violation, and the proposed use is five times the acreage allowed as the legally non-conforming portion of the business on this parcel.

POSITIVES OF PROPOSAL

- There is an existing legal nonconforming portion of this business across the street from this location.
- The proposed use would not create a significant traffic impact.
- The proposed use would increase business opportunities in Union County.
- The use set forth under the conditions would meet Union County development standards.

STAFF RECOMMENDATION: DENIAL

PLANNING BOARD RECOMMENDATION: DENIAL on 4-3 vote

Questions



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