



**UNIONCOUNTY**  
north carolina

A dark, high-angle aerial photograph of a town. In the center, a large, light-colored building with a prominent, dark, conical steeple rises above the surrounding lower buildings. The town appears to be built on a hillside, with streets and houses visible in the foreground and background. The overall image has a blue-tinted, slightly grainy quality.

# 2025-CZ-002

Gordon Rezoning

June 16, 2025



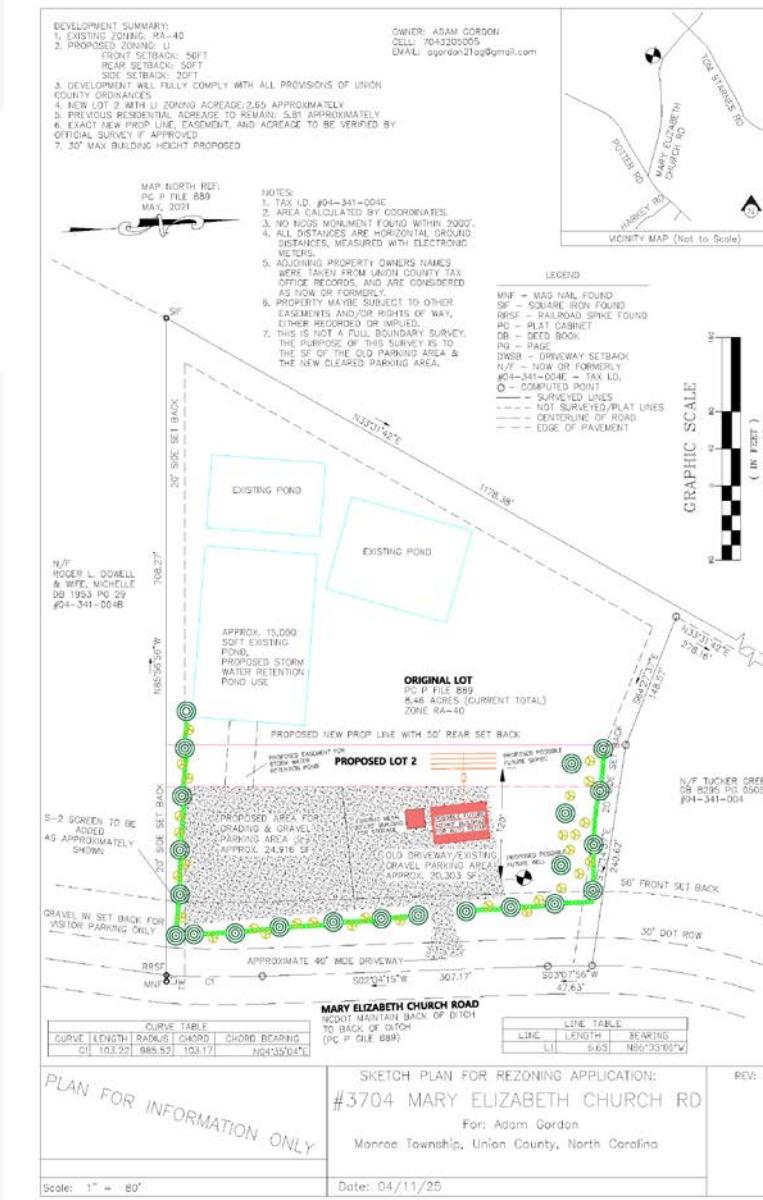
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# Request and Conditions

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

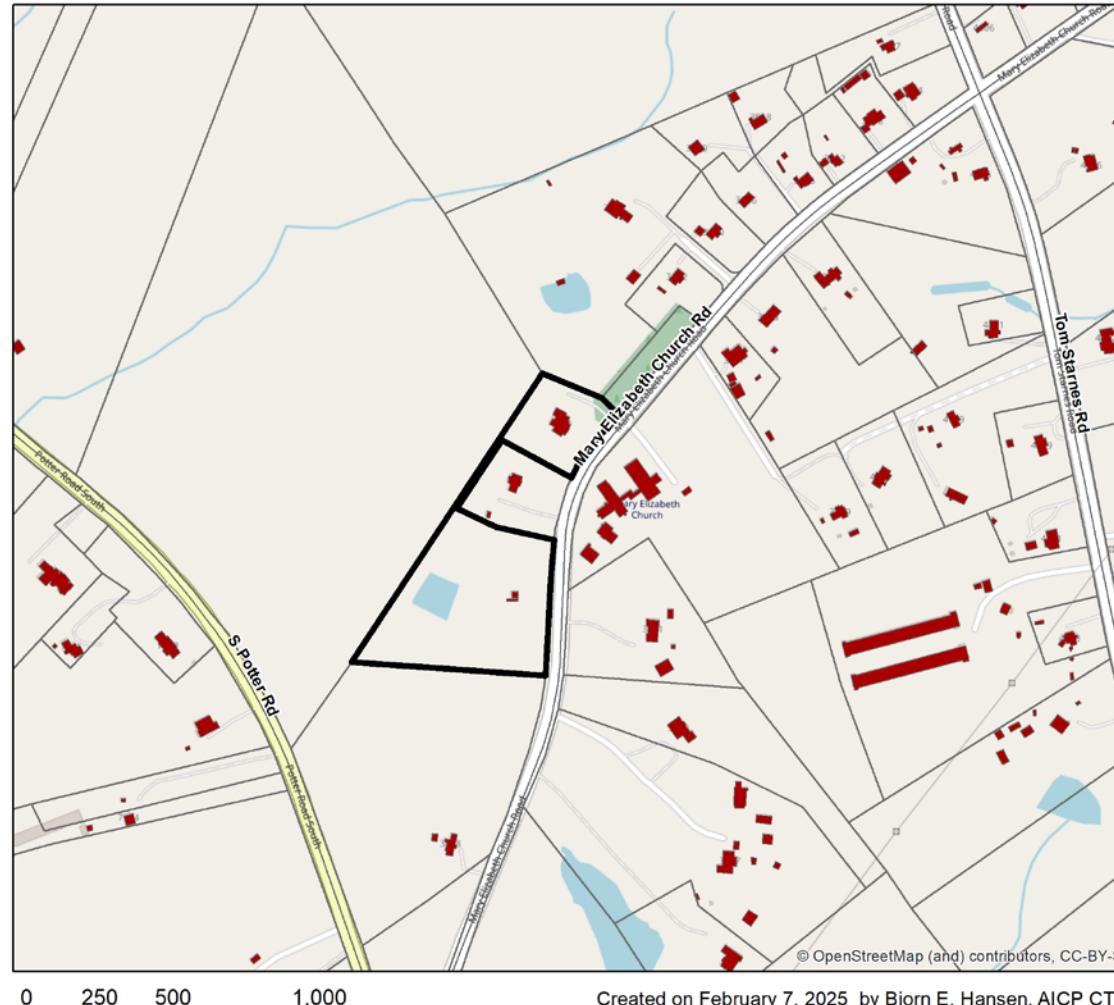
Name: Gordon

Size: 8.46 acres

Tax Parcel: 04-341-004E

### Legend

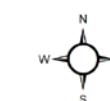
- Rezoning Parcel (White)
- Structures 2023 (Red)



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

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# Environmental Features

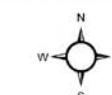
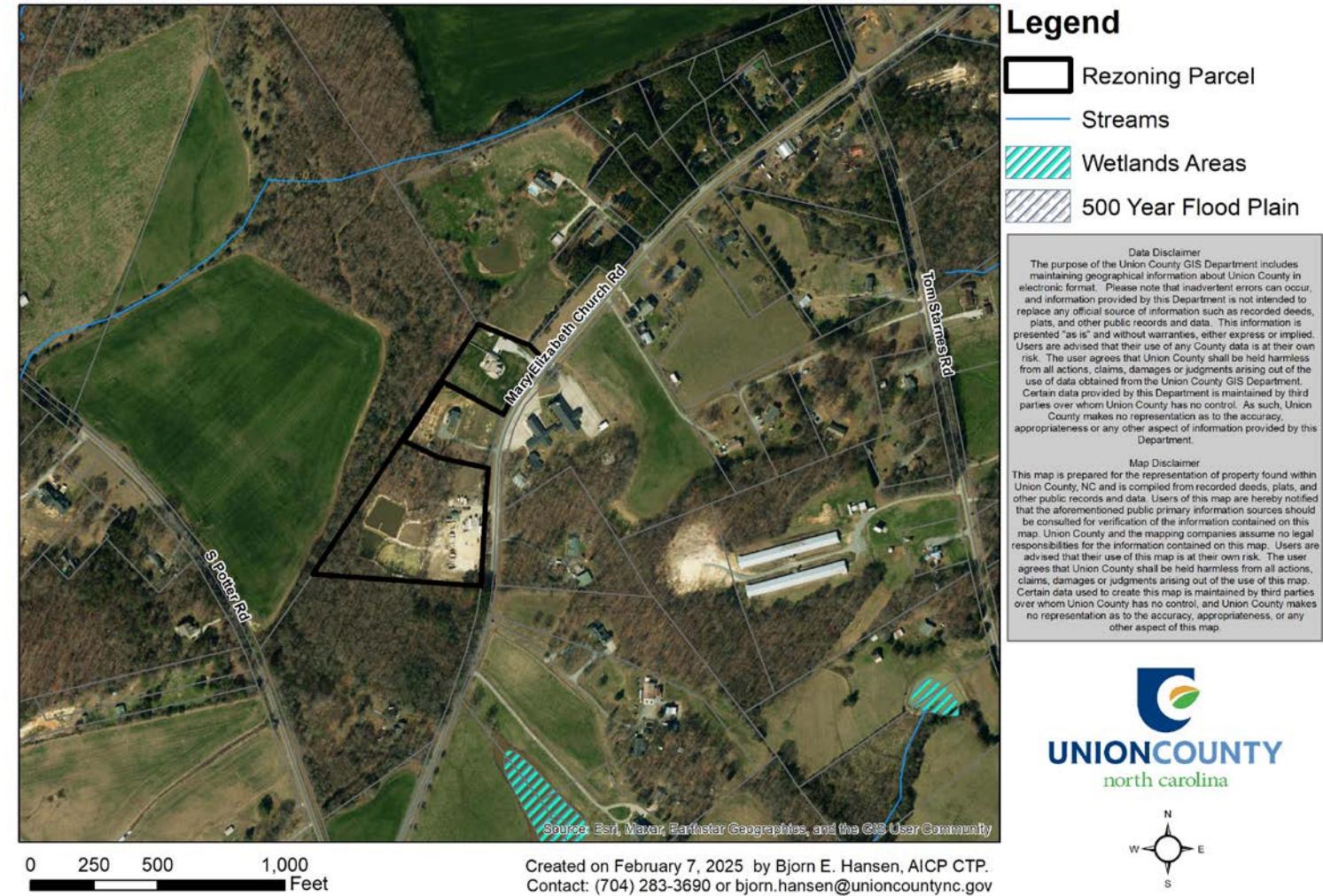
## Environmental Features

Petition: 2025-CZ-002

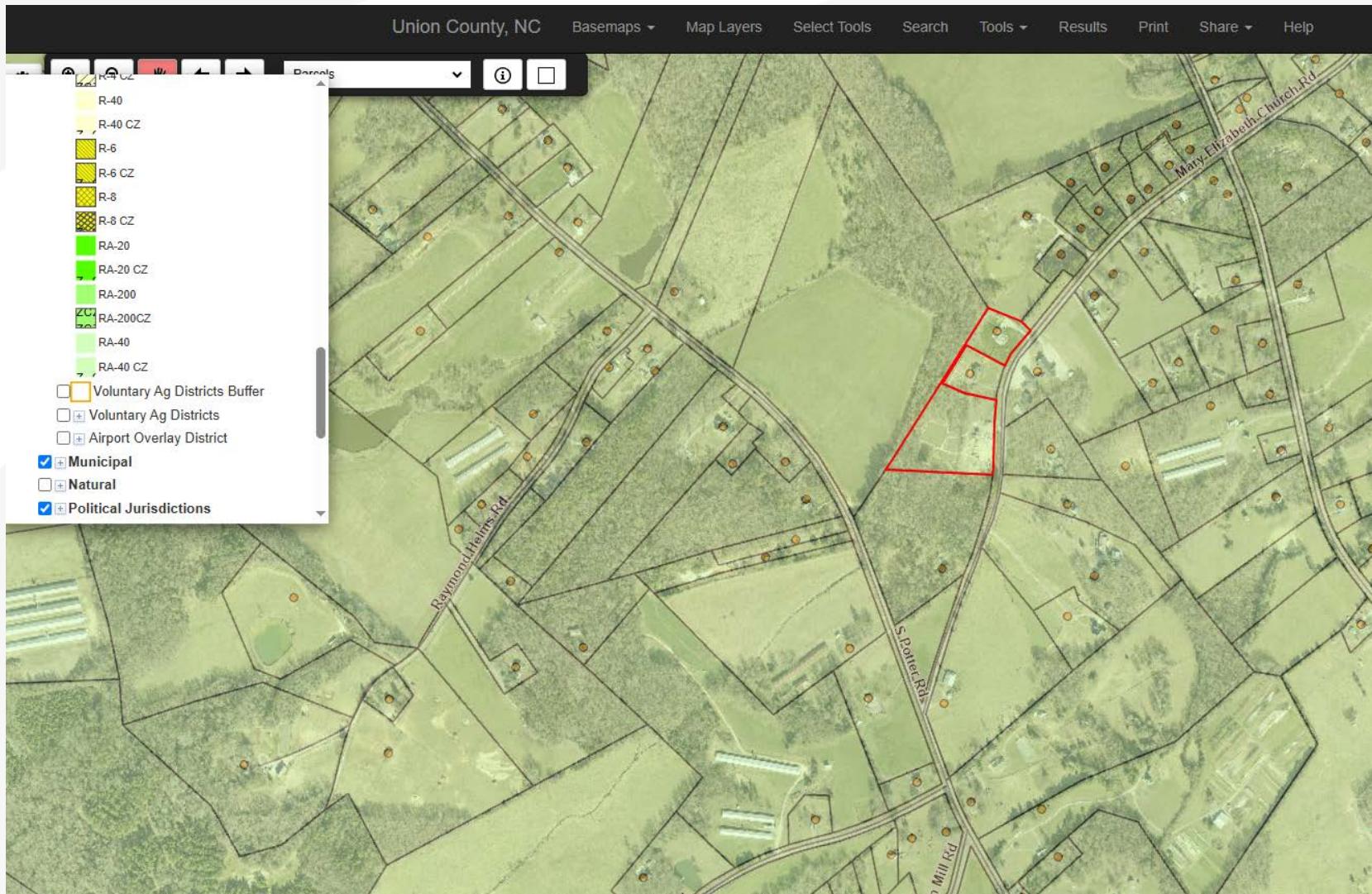
Name: Gordon

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Tax Parcel: 04-341-004E



# Zoning



# Transportation

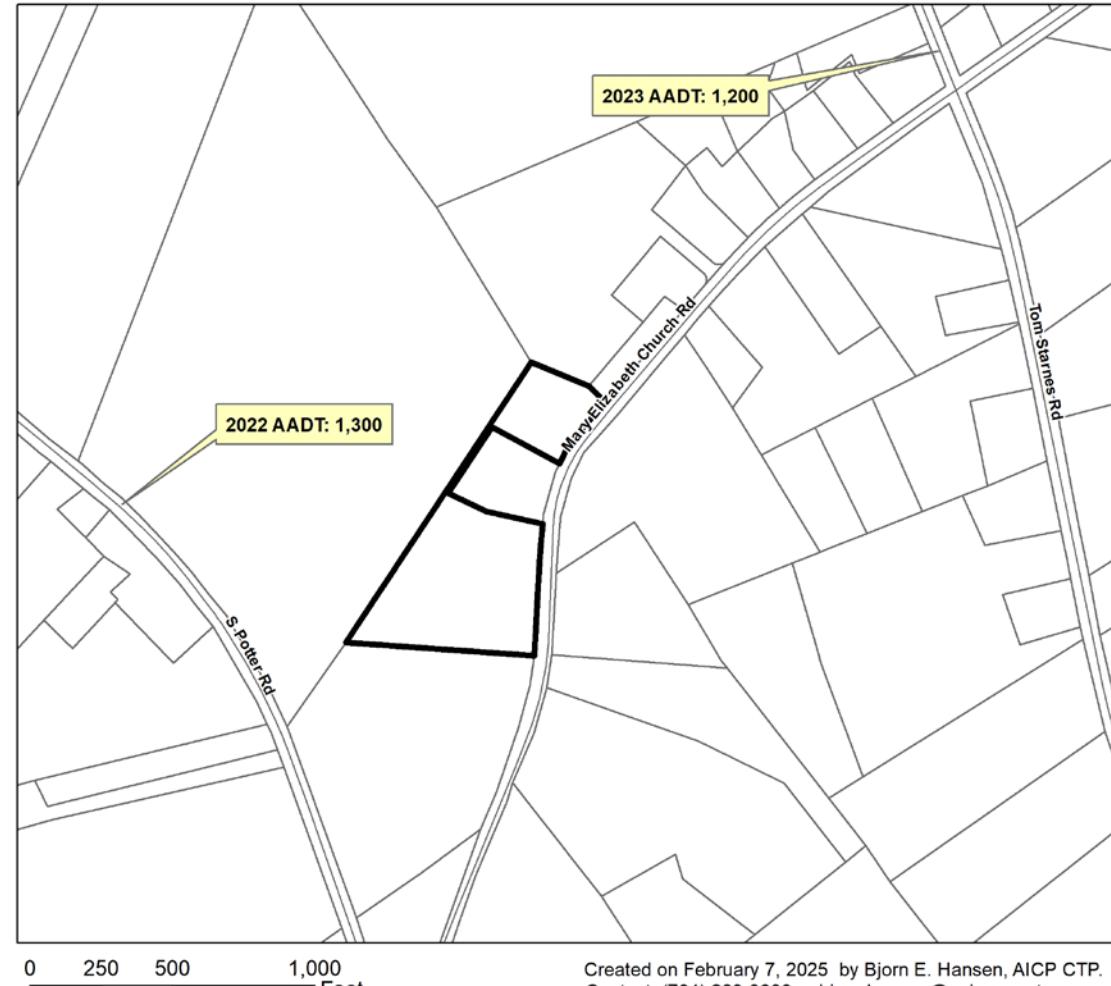
## Transportation

Petition: 2025-CZ-002

Name: Gordon

Size: 8.46 acres

Tax Parcel: 04-341-004E

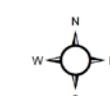


## Legend

Rezoning Parcel

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# Land Use Map

## Land Use Map

Petition: 2025-CZ-002

Name: Gordon

Size: 8.46 acres

Tax Parcel: 04-341-004E

### Legend

- Rezoning Parcel
- Rural Residential



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

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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

A nighttime aerial photograph of a small town. In the center, a church with a prominent, illuminated steeple stands out against the dark sky. The town is built on a hillside, with numerous houses and buildings visible. The foreground shows a street with a few parked cars. The overall atmosphere is quiet and peaceful.

Questions



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