

Owner/Applicant

Owner: Neuse Telecom, LLC
4508 Poplin Grove Drive
Indian Trail, NC 28079

Applicant: David Rodriguez
4508 Poplin Grove Drive
Indian Trail, NC 28079

Property Information

Location: On the west side of Pageland Highway north of Eudy Road. Location more specifically described as tax parcel 09-128-014R.



Municipal Proximity: The site is slightly more than a half mile south of the City of Monroe.

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

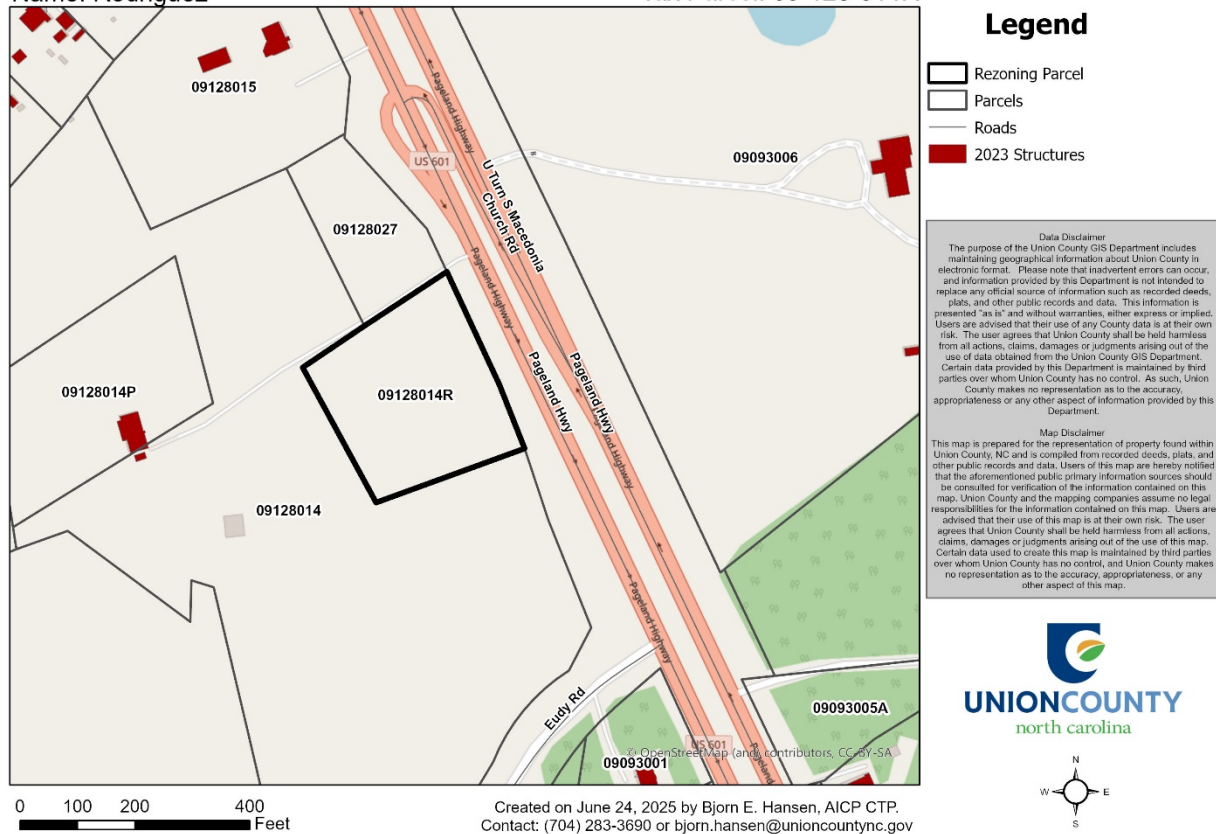
Development Status

Petition: 2025-CZ-007

Name: Rodriguez

Size: 2 acres

Tax Parcel: 09-128-014R



Environmental Features: There are no streams, wetlands or floodplain on site.

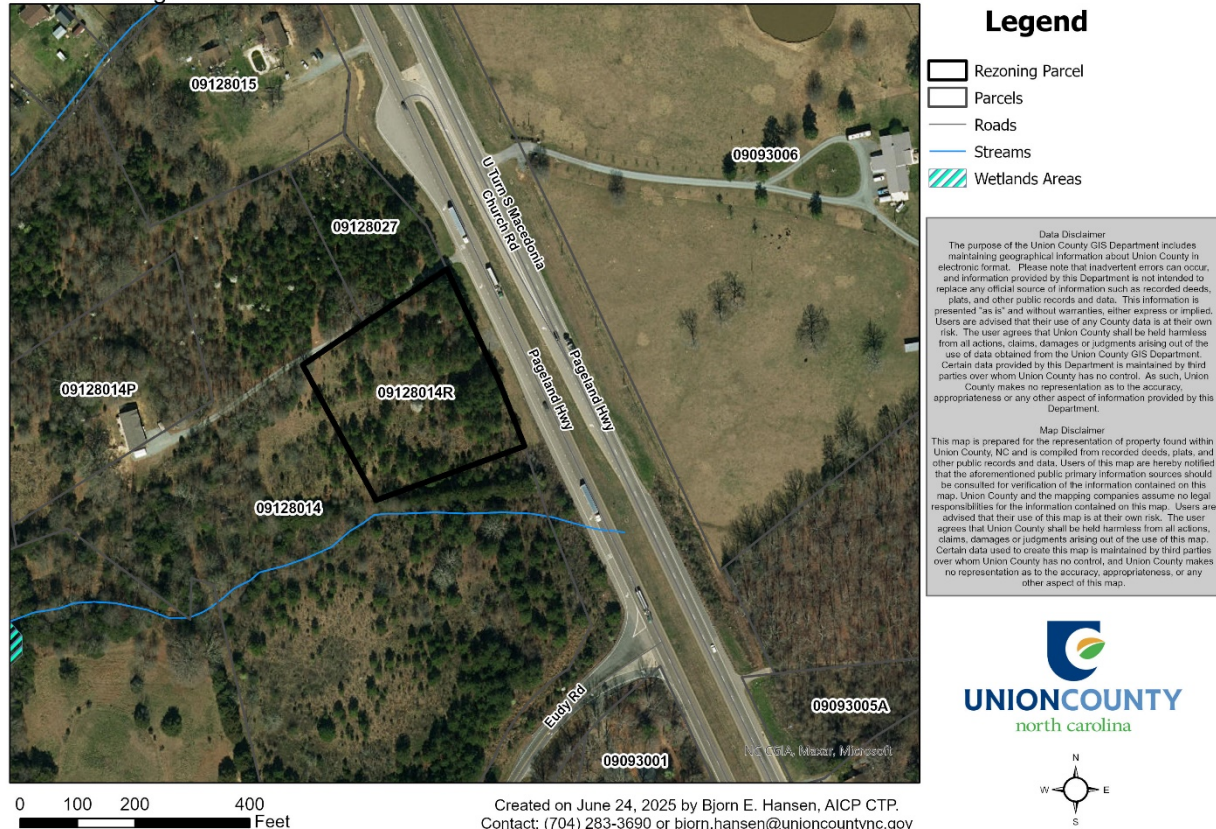
Environmental Features

Petition: 2025-CZ-007

Name: Rodriguez

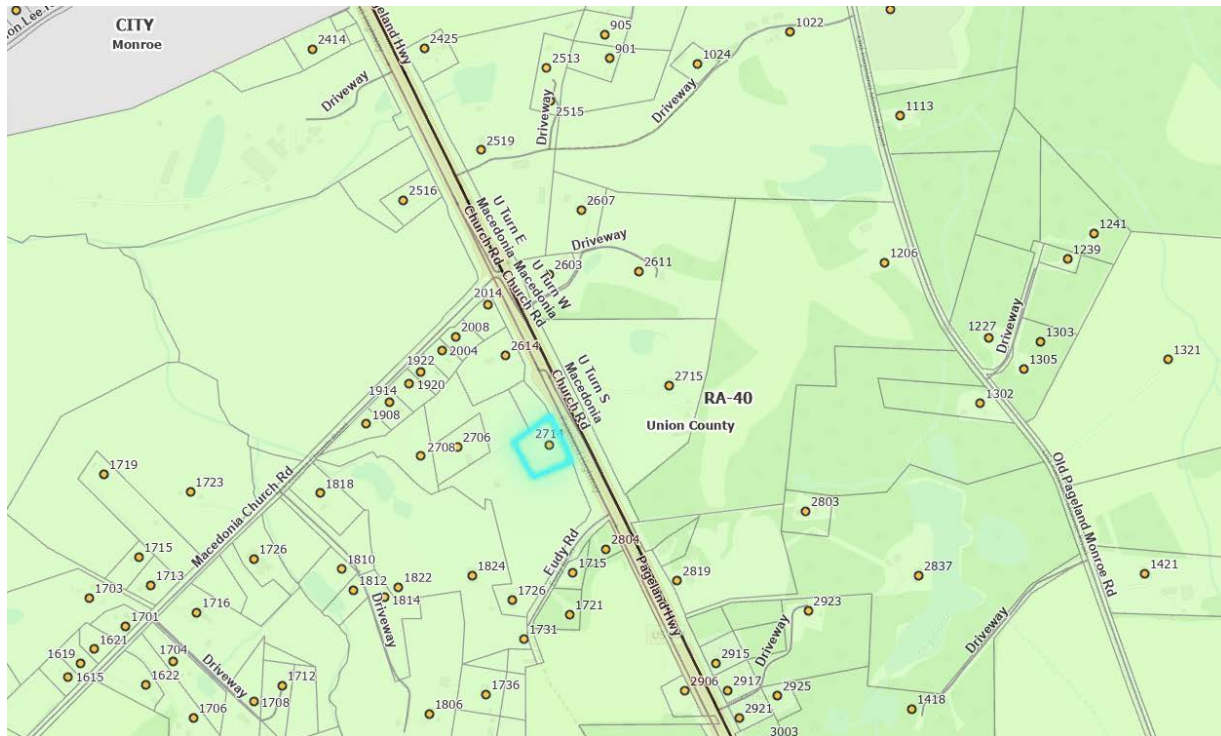
Size: 2 acres

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Utilities: Public water and sewer are not available to the site.

Zoning and Land Use History: The parcel site has been zoned RA-40 since zoning was initiated. A 2.43 acre site approximately 1,000' north was proposed for rezoning to B-4 in 1989, but was denied. A 6.391 acre site approximately 1/3 of a mile north of the site was rezoned to Light Industrial in 2023. A special use permit for the permanent location of a mobile home approximately 700 feet south of the site was approved in 1981.



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

Transportation: This site is on US 601, which is a NCDOT-maintained facility. This section of US 601 carries approximately 12,500 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. Anticipated traffic from this site is expected to be low but will involve commercial truck traffic.

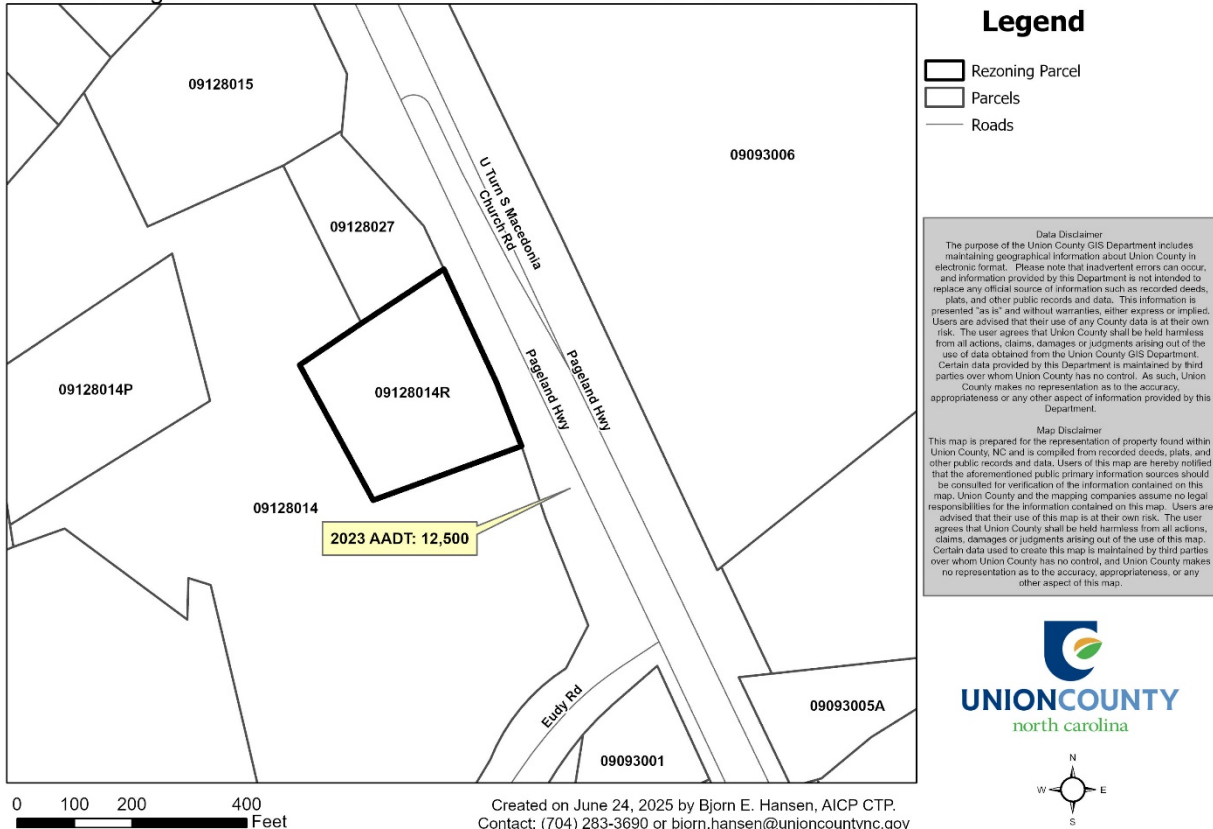
Transportation

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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 office and warehouse uses are therefore considered appropriate, provided that the site plan can meet County development standards.

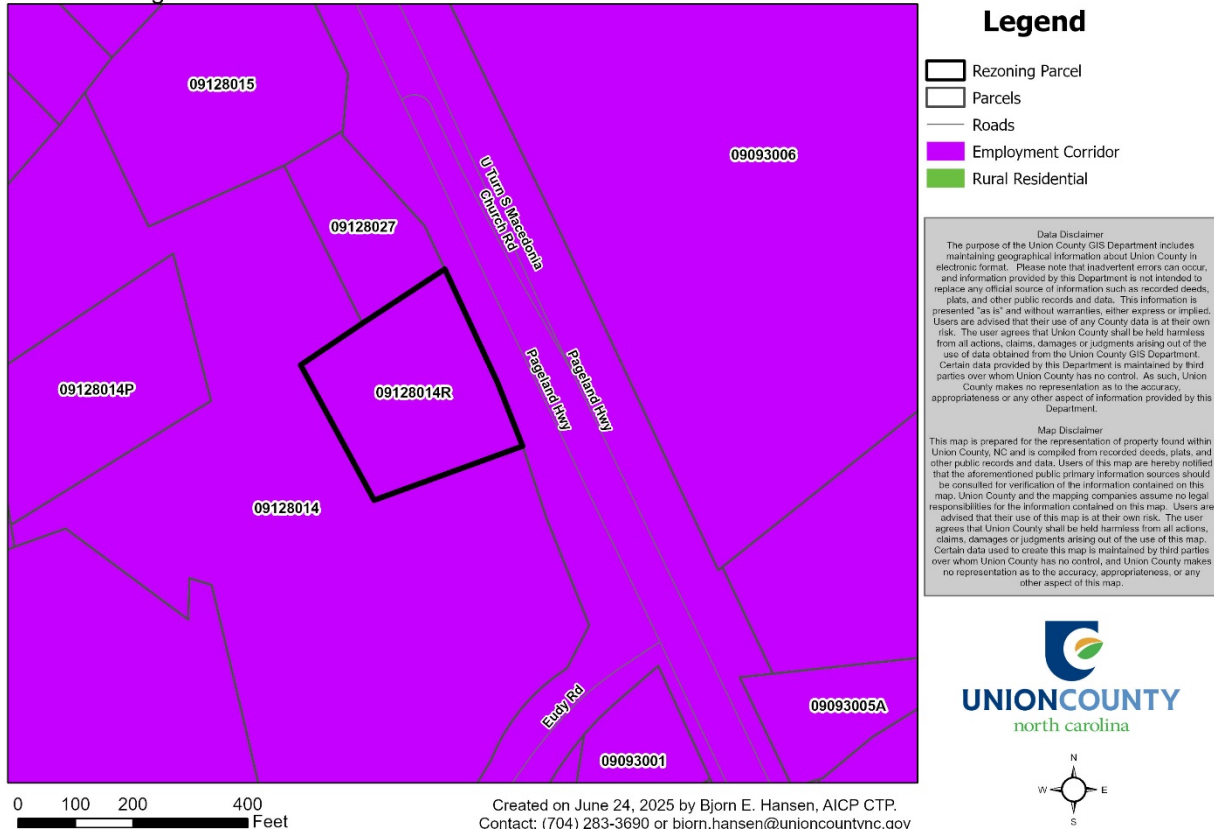
Land Use Map

Petition: 2025-CZ-007

Name: Rodriguez

Size: 2 acres

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Public and Municipal Comments

Public Comments: A community meeting was held August 26, 2025. One member of the public attended. They had questions about road access and whether the site would use their driveway, extent of the rezoning as well as concerns over impacts on property values. No changes were made based on feedback.

One person spoke against the rezoning at the September 16, 2025, Land Use Board meeting, noting conflicts with other industrial properties nearby in conflict with residential uses.

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

Land Use Board Recommendation

The Land Use Board unanimously recommended approval at its September 16, 2025, meeting, citing consistency with the land use map and ability to meet development standards.

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 warehouse and office uses are appropriate for this part of the corridor. The proposed site plan meets the unified development ordinance and is consistent with the adopted plan. Because of these aspects of the development, staff recommend **approval** of this rezoning application.