

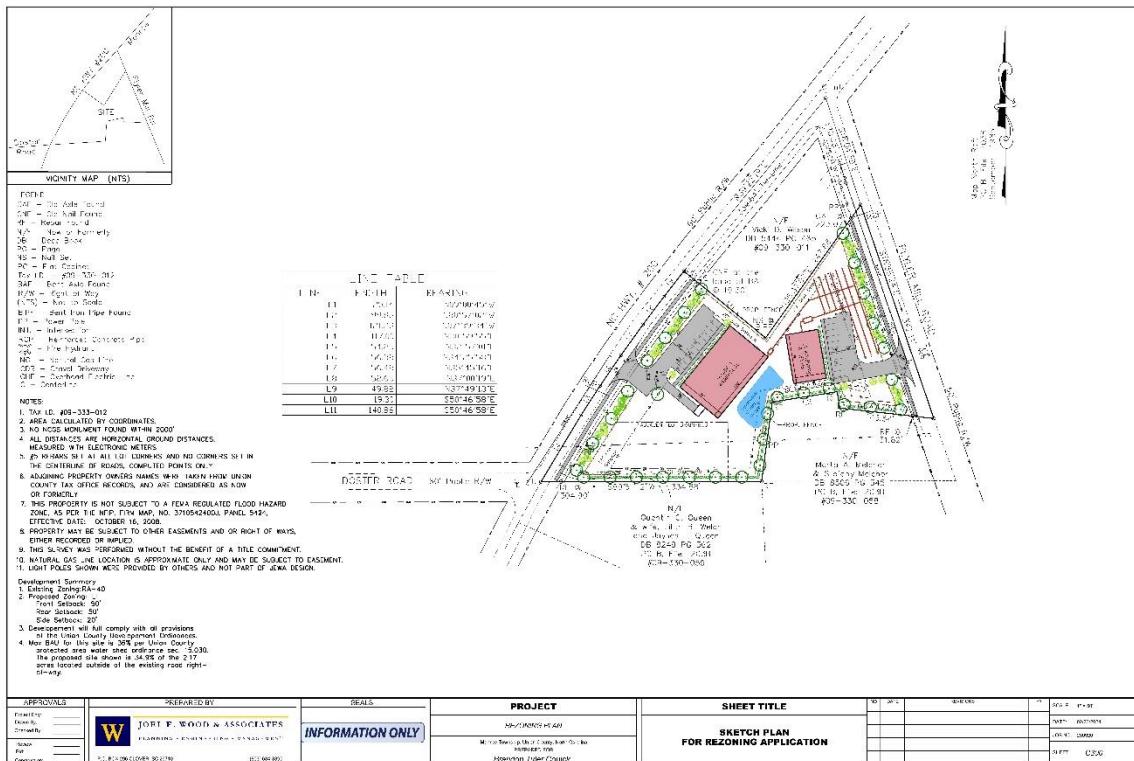
Planning Staff Report - Rezoning Case # CZ-2023-007

Staff Contact: Bjorn Hansen, Senior Planner

Summary of Request

This case is a request to amend the Zoning Map of Union County by rezoning one parcel of land totaling 2.82 acres appearing on the tax map as tax parcel 09-330-012 in the Monroe Township from RA-40 to Light Industrial (LI) with Conditions. The applicant requests the rezoning in order to develop a business headquarters with warehouse space. The rezoning will include the following conditions:

- 1) Limited to site plan dated June 17, 2024
- 2) Five-year vesting of development rights
- 3) Installation of sidewalks along Plyler Mill and NC 200 unless no longer required by the Comprehensive Transportation Plan
- 4) Development will meet all requirements of the Union County Unified Development Ordinance



Owner/Applicant

Owner: Ashley and Travis Couick
3319 Crow Road
Monroe, NC 28112

Applicant: Brandon Tyler Couick
7120 Potter Road South
Waxhaw, NC 28173

Property Information

Location: On the south side of the intersection of Plyler Mill and NC 200. Location more specifically described as tax parcel 09-330-012.



Municipal Proximity: The site is a half mile from the City of Monroe.

Existing Land Use and Development Status: The parcel is currently zoned RA-40 and totals approximately 2.82 acres. The site is a largely forested area.

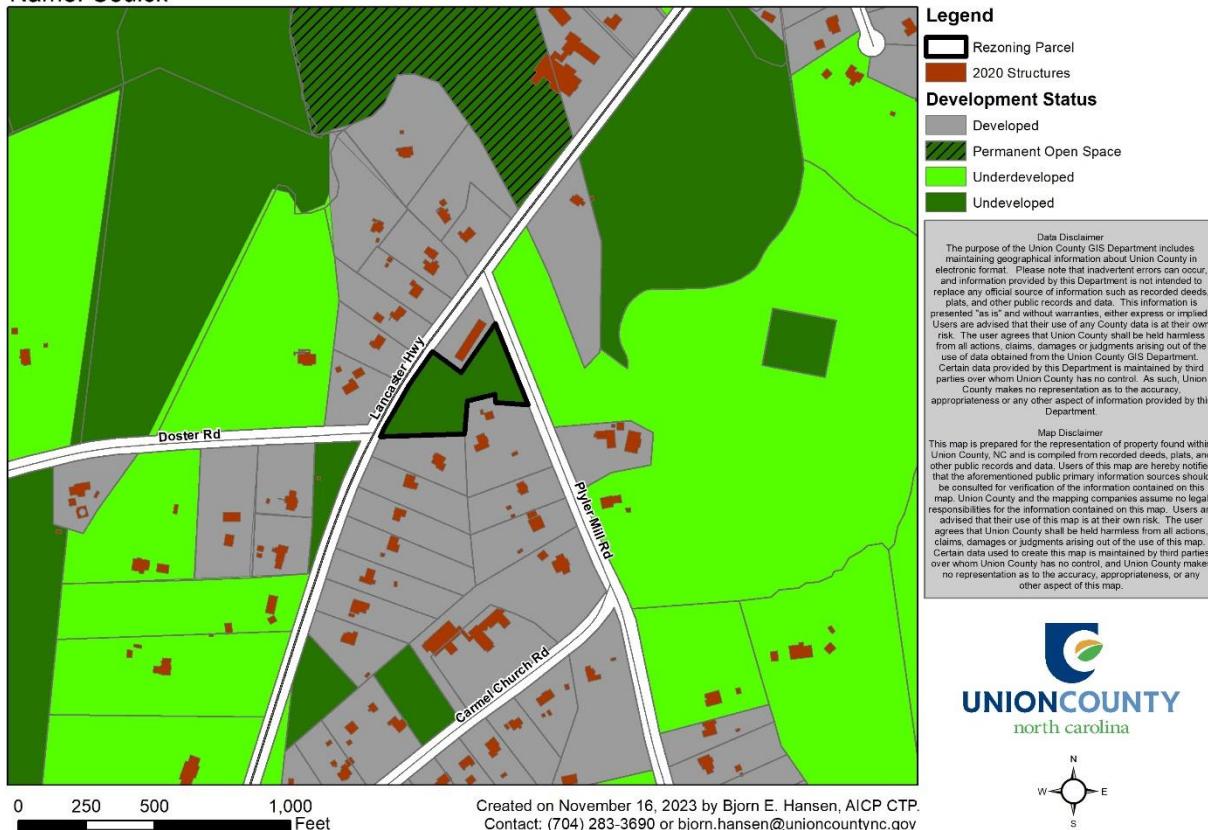
Development Status

Petition: 2023-CZ-007

Name: Couick

Size: 2.82 acres

Tax Parcel: 09-330-012



Environmental Features: There are no streams, wetlands or floodplain on site. A stormwater detention facility is proposed in the central portion of the site.



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Environmental

Petition: 2023-CZ-007

Name: Couick

Size: 2.82 acres

Tax Parcel: 09-330-012

Legend

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



Data Disclaimer
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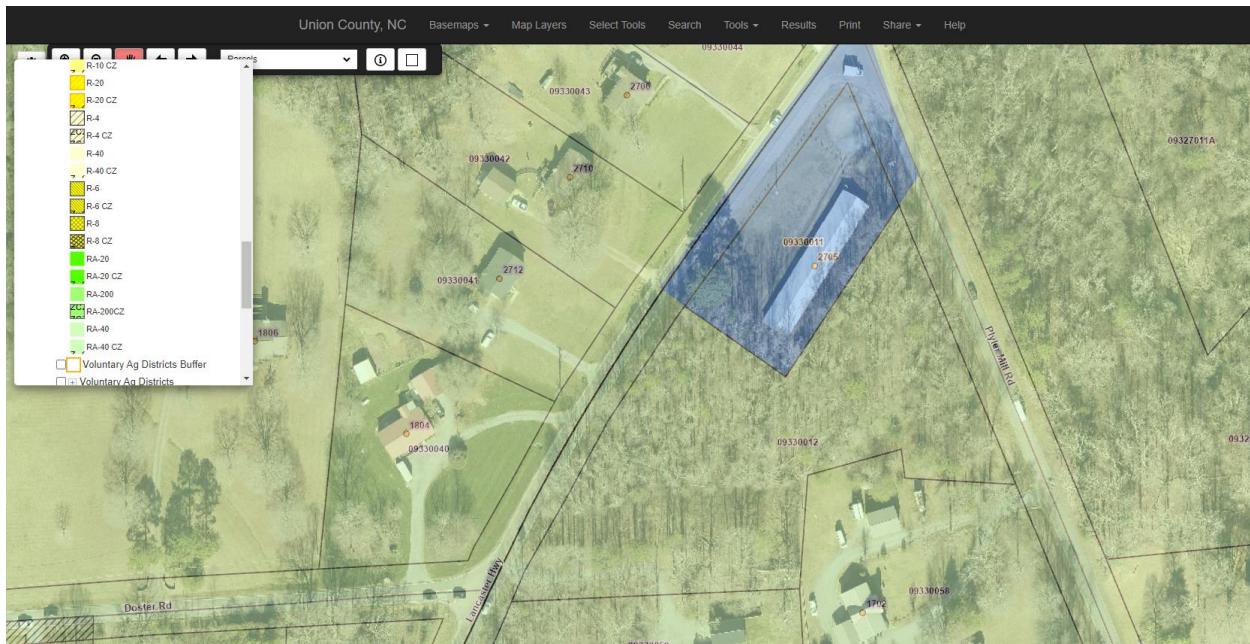
Map Disclaimer
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Utilities: Public water is available to the site and septic service will be utilized.

Zoning and Land Use History: The site has been zoned RA-40 with no previous rezoning proposals. A B-3 to Light Industrial (LI) rezoning immediately northeast of the site was approved in 1982, which allowed the mini-storage facility to be developed. There have been no other proposed rezonings in the immediate vicinity of this site.



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

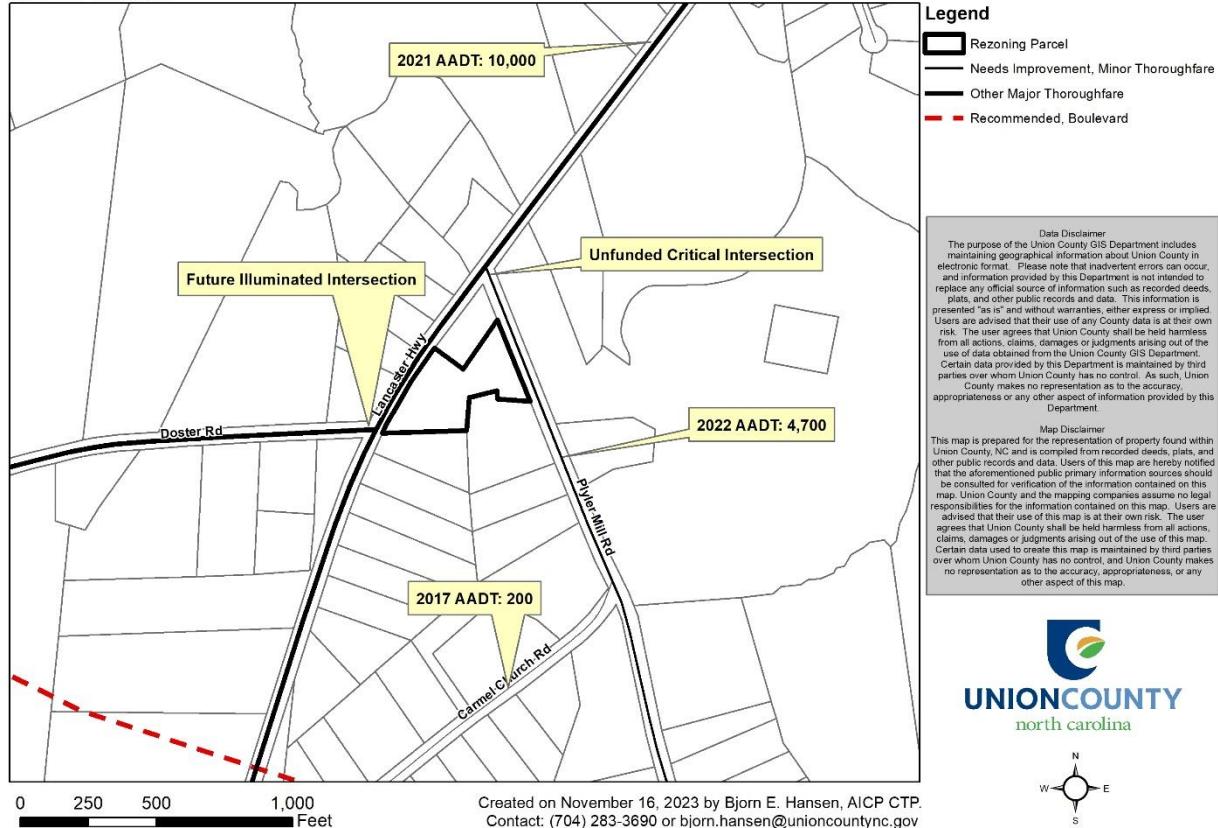
Transportation: This site is on NC 200 and Plyler Mill. Both are NCDOT-maintained facilities. NC 200 has a 2021 daily traffic count of 10,000 vehicles per day. Plyler Mill has a 2022 daily traffic count of 4,700 vehicles per day. A traffic Impact Analysis was not required for this rezoning. Traffic generated from this proposed use is likely to be low but will involve a large percentage of trucks. The driveway locations have been reviewed by the NCDOT and meet their standards. The site plan does include sidewalks, but this requirement will be eliminated if the proposed comprehensive transportation plan (CTP) amendment is approved in early 2025.

The intersection of Plyler Mill and NC 200 is part of the 2023 Critical Intersection Analysis, with a roundabout recommended to address safety issues. Union County has approved funding to illuminate the intersections of Doster and Kings Pointe immediately to the south and north of this site due to safety issues. The lighting has not yet been installed.

Transportation

Petition: 2023-CZ-007

Name: Couick



Planning Documents

Union County Comprehensive Plan: The Union County 2050 comprehensive plan identifies this area as Rural Residential, with an overall density of approximately one unit per acre. The closest commercial node is at the intersection of MLK Boulevard and NC 200, a half mile to the east.

Land Use Map

Petition: 2023-CZ-007

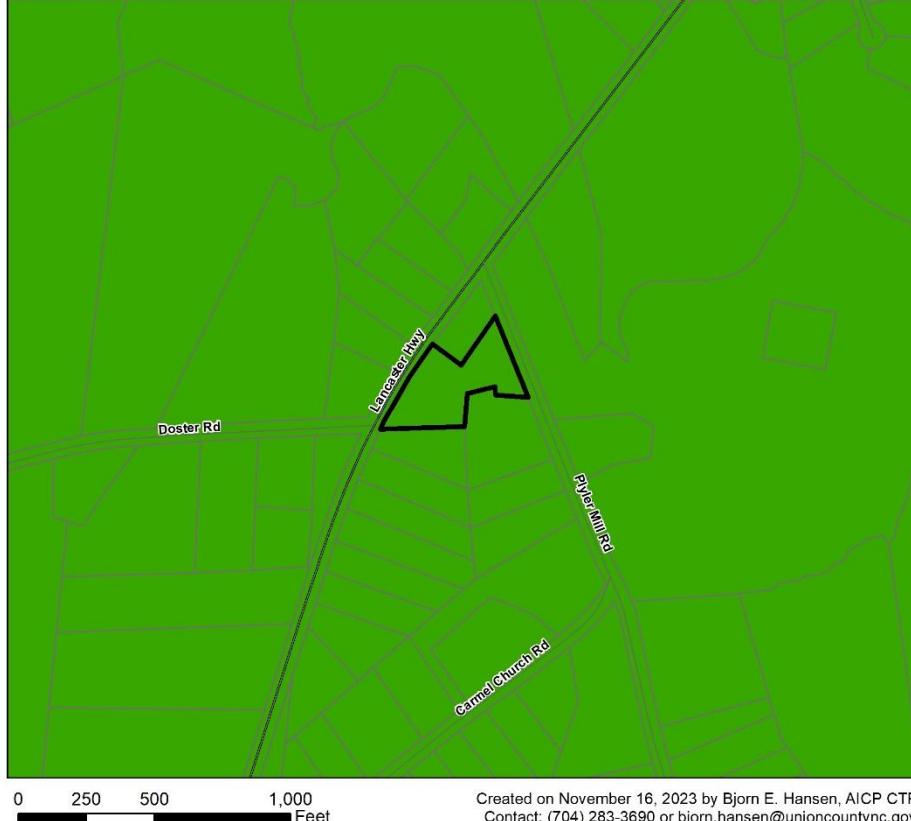
Name: Couick

Size: 2.82 acres

Tax Parcel: 09-330-012

Legend

- Rezoning Parcel
- Rural Residential



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Public and Municipal Comments

Public Comments: A community meeting was held August 8, 2024. One resident attended the meeting and asked about site access from NC 200. No changes were made based on feedback.

Municipal Comments: Monroe was not consulted for comments due to the distance to the city limits.

Land Use Board Recommendation

The Land Use Board is scheduled to review this proposed development at its August 20, 2024, meeting.



Staff Comments and Recommendation

This part of Union County is identified for rural residential and agricultural land uses, meaning a warehouse and business headquarters would be inconsistent with the plan. There is an industrial parcel immediately to the north that was rezoned by Union County in 1982, but that is a very low impact use on site at the corner of two busy roads, limiting its value for residential uses. There are parcels in the immediate vicinity that could develop as commercial or industrial if rezoned, so this rezoning could establish a precedent for future rezonings. This use would have partial access from an NC highway and can meet Union County development standards. However, this site would have access on a dangerous portion of NC 200, with two sections already identified for intersection lighting, and an unfunded critical intersection at NC 200 and Plyler Mill. **Because of these aspects of the development, staff recommend denial of this rezoning application.**