



UNIONCOUNTY

north carolina

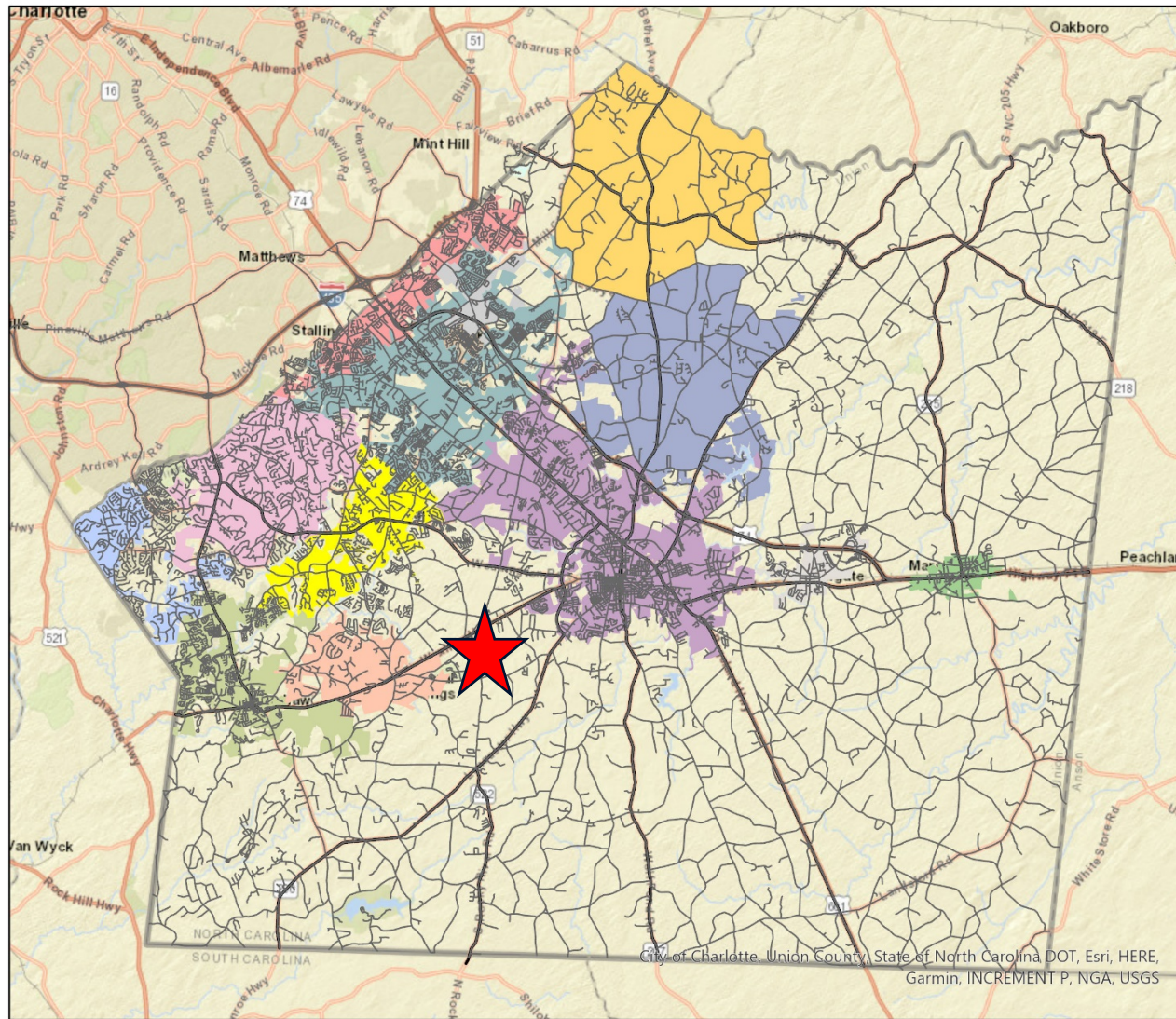
2026-CZ-005

McAteer Rezoning
July 20, 2026



UNIONCOUNTY
north carolina

Vicinity Map



Legend

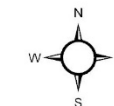
- Roads
- Highways
- Municipalities**
 - Fairview
 - Hemby Bridge
 - Indian Trail
 - Lake Park
 - Marshville
 - Marvin
 - Mineral Springs
 - Mint Hill
 - Monroe
 - Stallings
 - Unionville
 - Waxhaw
 - Weddington
 - Wesley Chapel
 - Wingate
 - County

Data Disclaimer

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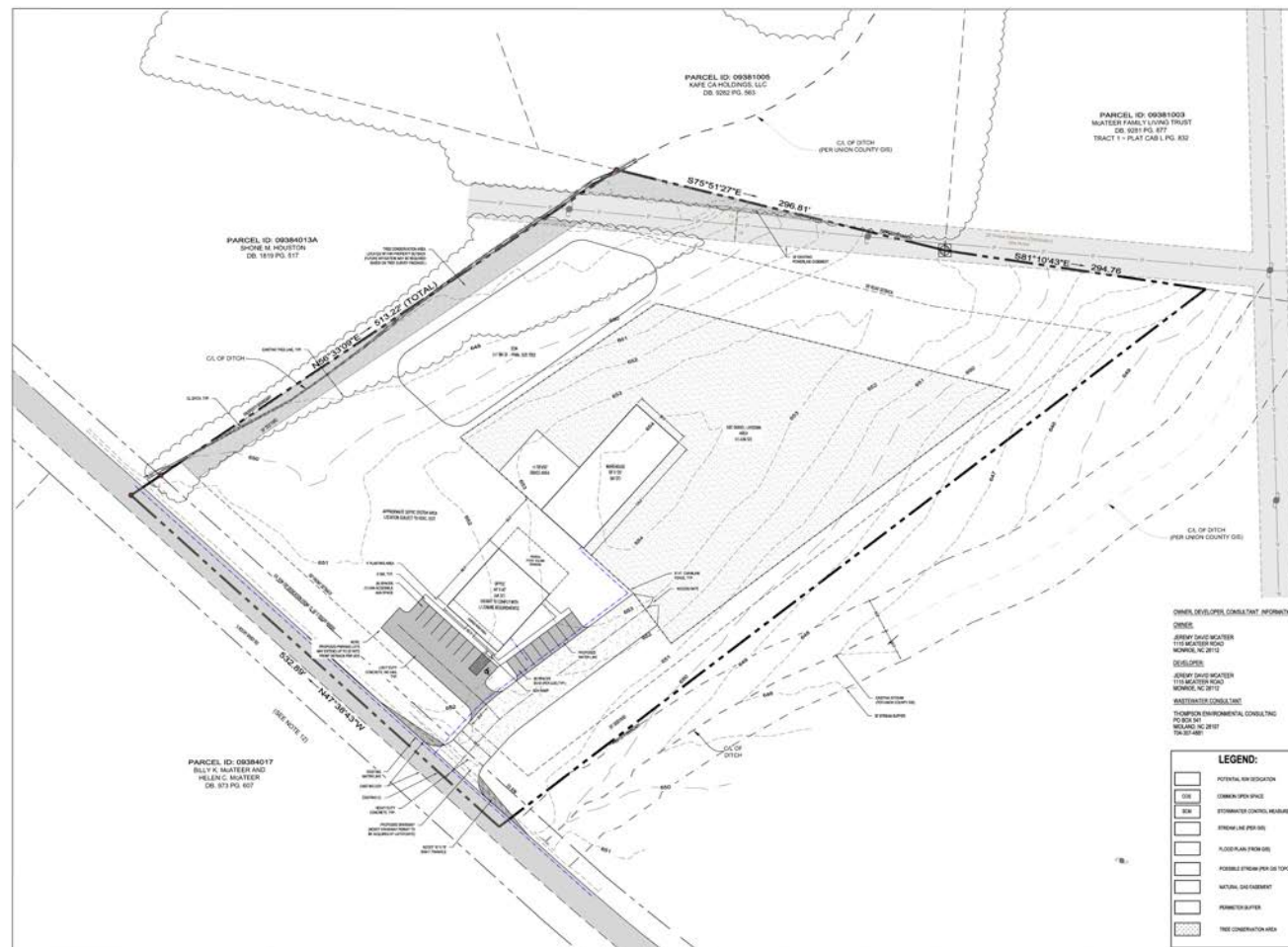
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0 2.5 5 10
Miles

Created on November 3, 2025 by Bjorn E. Hansen, AICP CTP.
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Site Plan

VICINITY MAP
NTS
DEVELOPMENT SUMMARY[illegible]

NOTES

GENERAL NOTE

1. All SITE PLAN, ZONING, AND EXISTING CONDITION INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE AND FINAL VERIFICATION.
2. THIS DOCUMENT IS CONCEPTUAL IN NATURE, DOES NOT RELY ON THE FOR FURTHER INFORMATION, CONSTRUCTION, BIDDING, ETC.
3. BASE MAP INFORMATION IS DESKTOP GIS DATA AND HAS NOT BEEN FIELD-VERIFIED. THE EXISTING TRAIL LINE AREAS HAVE SIGNIFICANT TOPOGRAPHIC VARIANCE AND THE AREAS NEED TO BE FIELD ASSESSED TO DETERMINE IF STREAMS OR WETLANDS ARE PRESENT. DUE TO THIS UNUSUAL SLOPES ARE NOT ACCOUNTED AS PART OF THE CONCEPT PLAN.

OPEN SPACE TIME SHARE

THE OPEN SPACE AND TREE SAVE AREAS SHOWN ON THIS PLAN ARE CONCEPTUAL AND PRELIMINARY. THEIR EXACT LOCATIONS ARE SUBJECT TO CHANGE AS THE CLIENT FINALIZES OVERALL SITE LAYOUT, PRODUCT ALLOCATION, AND OTHER SPATIALLY DEPENDENT PROJECT COMPONENTS.

STRENGTH AND PERFORMANCE

THE STREAMS AND NETS AND DATA SHOWN ON THIS PRELIMINARY CONCEPT PLAN ARE BASED
WISCONSIN COUNTY GIS INFORMATION AND HAVE NOT BEEN FIELD-VERIFIED FOR ACCURACY. A
POTENTIAL WETLAND AREAS AND STREAM FEATURES DEPICTED ARE APPROXIMATE IN LOCATION
AND PRELIMINARY IN NATURE.

THIS CONCEPT PLAN IS SUBJECT
TO THE APPROVAL OF JPMORGAN
CHASE & CO. AND ITS AFFILIATES.

FLOORPLAN INFORMATION

EXTRACTED AND FLOODPLAIN LOCATED

STORMWATER CONTROL MEASURES

UNITED STATES PATENT AND TRADEMARK OFFICE

ACCESS PONTIAC/WHY STREET

5. PROPOSED SITE UNPAVED,
CONFORM ADEQUATE SIGN

2. ALL INTERNAL ROADS AND STREET SYSTEMS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGN MUST BE REVIEWED AND VERIFIED FOR COMPLIANCE WITH ALL APPLICABLE AND GOVERNING REGULATORY AGENCIES AND APPLICABLE AESTHETIC STANDARDS.
3. PROPOSED STREET CONNECTIONS ARE ALIGNED WITH EXISTING ROADS BUT ARE CONCEPTUAL AND MAY BE ADJUSTED BASED ON FEEDBACK AND REQUIREMENTS FROM RELEVANT AGENCIES.

DISCLAIMER ON SOURCE DATA: 6

PLANT EXPRESSLY DISCLAIMS ANY LIABILITY FOR PLAN DEFICIENCIES OR ERRORS ARISING FROM RELIANCE ON INCORRECT, INCOMPLETE, MISSING, OR OUTDATED INFORMATION OBTAINED FROM PUBLIC SOURCES, INCLUDING BUT NOT LIMITED TO GIS DATA, PLANNING, OR ZONING DEPARTMENTS. THE CLIENT ACKNOWLEDGES AND AGREES THAT VERIFICATION OF ALL SUCH DATA IS SOLELY THE RESPONSIBILITY OF THE CLIENT. www.plantexpress.com

2017-18 NEW 2018 REVENUE
CHANGES, COSTS, OR COSTS RE
SPENDING

UNION COUNTY NOTES

PAVING LOT SURFACE SHALL BE MAINTAINED IN SUCH A MANNER TO PREVENT, RE-
PLACE DETERIORATED SURFACE MATERIAL, POTHOLES AND MAJOR CRACKING
UNDESIRABLE SURFACE MATERIAL AND STRIPING SHALL BE VISIBLE AND

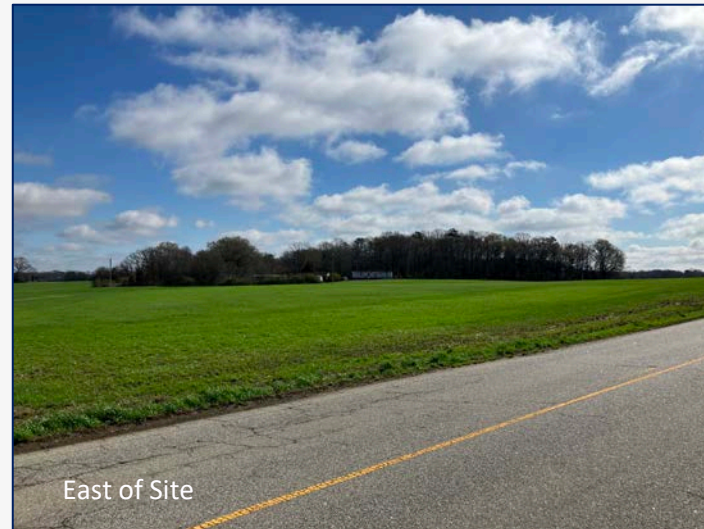
FOR PRESERVED VEGETATION, MAINTENANCE SHALL BEGIN AT THE TIME THAT THE PROTECTION ZONES ARE ESTABLISHED (PRIOR TO ROUGH-DRAINAGE) AND SHALL CONTINUE INDEFINITELY. FOR PLANTED MATERIALS, MAINTENANCE SHALL BEGIN AT THE TIME SHALL CONTINUE INDEFINITELY.

NO OUTDOOR LIGHTING PROPOSED.

Request and Conditions

- Limited to approved site plan dated April 6, 2026
- Uses limited to office, warehouse and construction equipment and material storage
- Five-year vesting of development rights
- Development will meet all requirements of the Union County Unified Development Ordinance on the date of approval

Existing Conditions



Development Status

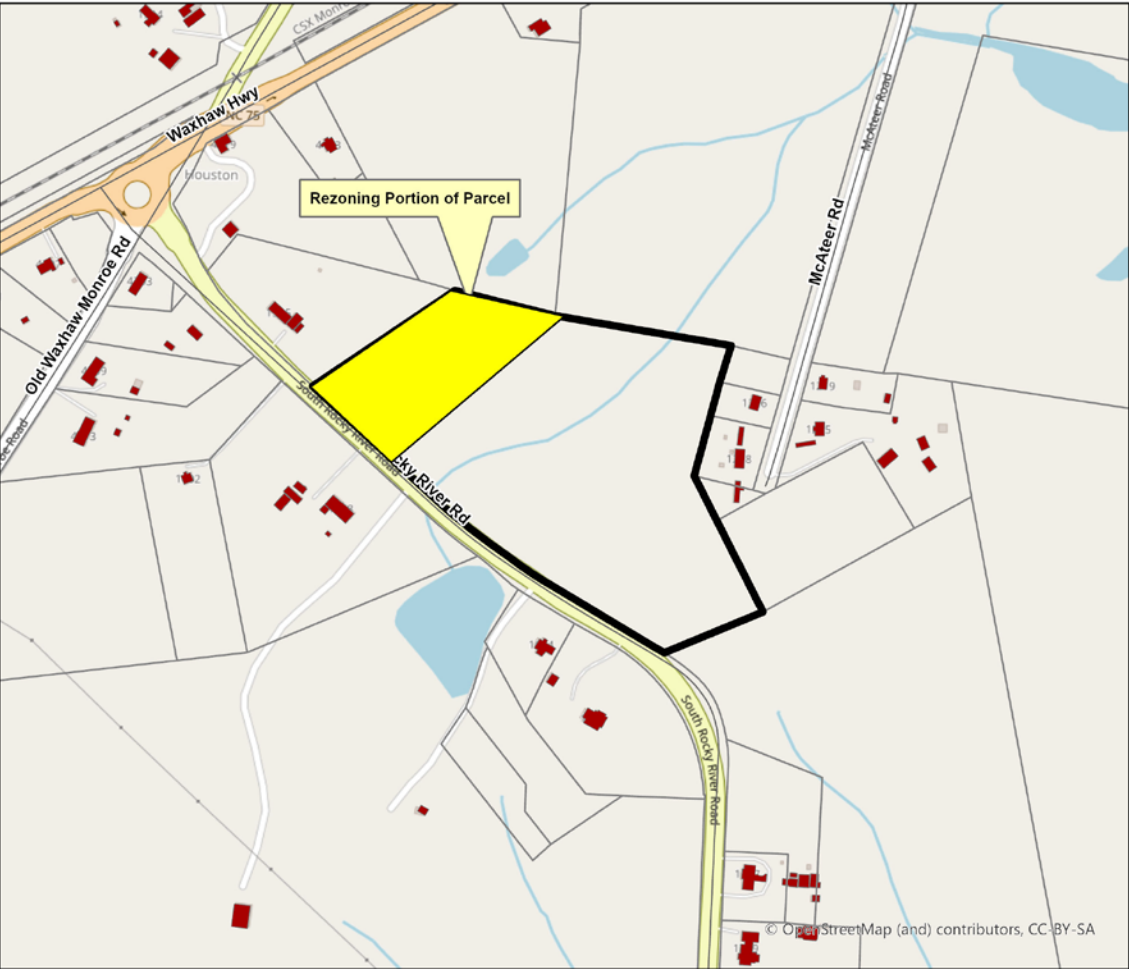
Development Status

Petition: 2026-CZ-005

Name: McAteer

Size: 5.75 acres (out of 17.21 acres)

Tax Parcel: 09-384-013



Legend

- Rezoning Parcel
- Parcels
- Roads
- 2023 Structures

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Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

Environmental Features

Environmental Features

Petition: 2026-CZ-005

Name: McAteer

Size: 5.75 acres (out of 17.21 acres)

Tax Parcel: 09-384-013



Legend

- Rezoning Parcel
- Parcels
- Water Supply Watersheds
- Roads
- Streams
- Wetlands Areas

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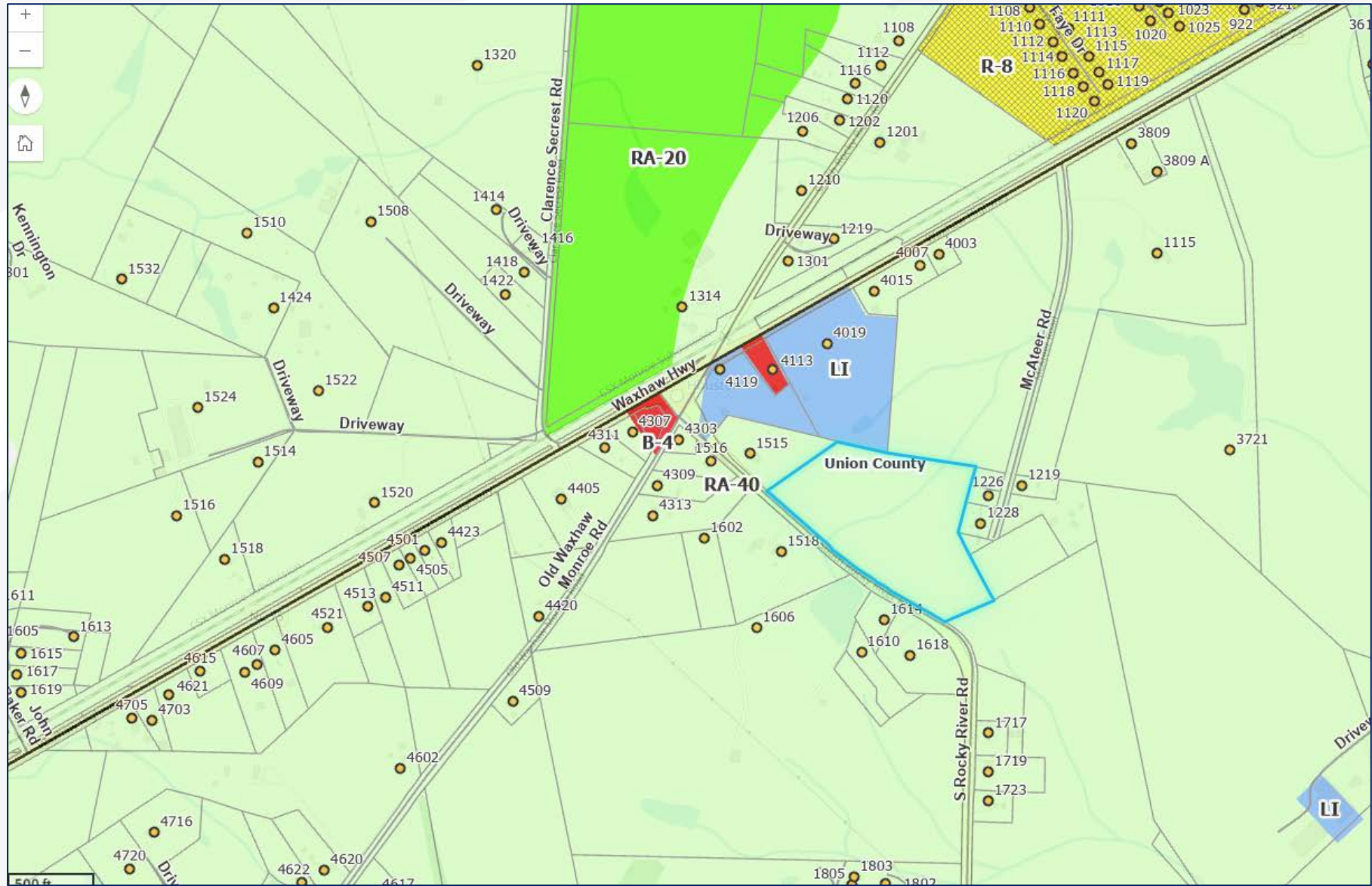
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0 250 500 1,000 Feet

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Zoning



Transportation

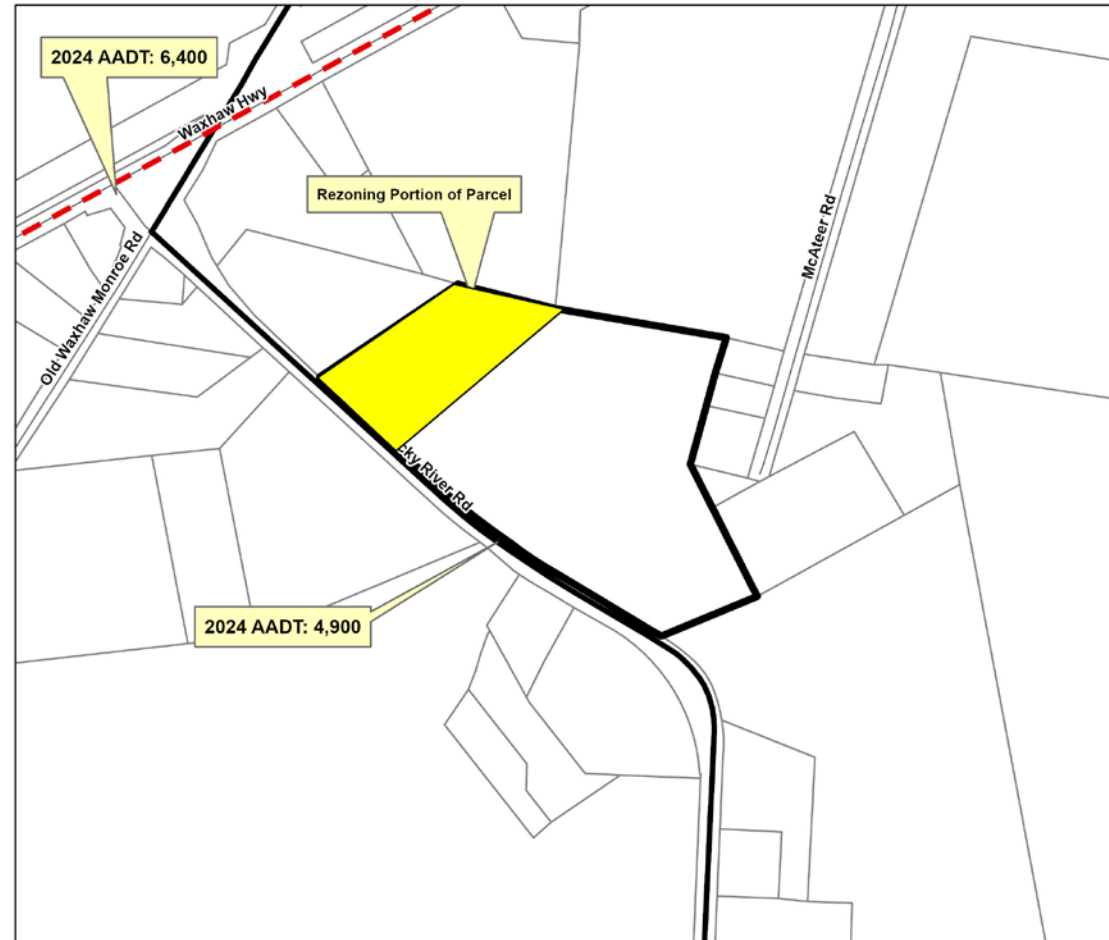
Transportation

Petition: 2026-CZ-005

Name: McAteer

Size: 5.75 acres (out of 17.21 acres)

Tax Parcel: 09-384-013



Legend

- Rezoning Parcel
- Parcels
- Needs Improvement, Boulevard
- Needs Improvement, Major Thoroughfare
- Roads

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0 250 500 1,000
Feet

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Land Use Map

Land Use Map

Petition: 2026-CZ-005

Name: McAteer

Size: 5.75 acres (out of 17.21 acres)

Tax Parcel: 09-384-013



Legend

- Rezoning Parcel
- Parcels
- Roads
- Employment Corridor
- Single Family
- Rural Residential

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Union County, State of North Carolina GPO, Esri, HERE, Garmin, DeLorme, USGS

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Schools

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

Utilities

Public water is available to the site. The site will use a septic system.

Public Feedback

- A community meeting was held March 31, 2026.
- Two residents attended
- Questions asked about rezoning process and implementation timeline
- No changes made to the site plan
- No comments at June public hearing

Municipal Feedback

- Mineral Springs was not consulted due to the distance to their municipal limits

Staff Report and Recommendation

POSITIVES OF PROPOSAL

- The proposed use is consistent with the Plan. The Plan's Land Use Map identifies this area as Employment Corridor overlay. The Plan provides that a variety of employment uses may be appropriate in an Employment Corridor. Such uses that may be appropriate include, without limitation, distribution, logistics, aeronautics, industrial, and agri-business. A rezoning to Light Industrial would allow for many of these development uses contemplated for an Employment Corridor under the Plan.
- The parcel of land is a larger parcel (over five acres) and is reasonable in size for the proposed zoning district.
- An immediately adjacent property is already zoned as Light Industrial, as well as legally non-conforming commercial uses immediately north of the proposed use.
- The benefits to the community at large, the neighbors, and the property owners of the proposed rezoning outweigh any detriments to the neighbors and others caused by the rezoning. The benefits of this rezoning include potentially allowing for increased employment or business uses for the surrounding community to utilize, as well as developing an area designated in the Plan for development immediately adjacent to a significant transportation corridor in the County. The potential detriments of the proposed rezoning, depending upon the allowed use utilized in the proposed zoning district, include any increased noise, light, and traffic exposure from the use that could affect nearby properties.

NEGATIVES OF PROPOSAL

- Future allowed uses on the property under certain uses allowed in Light Industrial districts could result in increased congestion on the roads and streets adjacent and nearby to the property. Traffic congestion is a noted concern in the Plan.
- The property is within a Water Supply Watershed, which limits development intensity in order to protect the City of Monroe's water supply. The proposed use would increase development intensity on an existing undeveloped parcel. Supporting safe drinking water is noted under the Plan.
- The proposed rezoning may facilitate ongoing and potential future industrial uses in close proximity to existing residential uses, including residential uses in nearby areas identified as Rural Residential.

STAFF RECOMMENDATION: APPROVAL

PLANNING BOARD RECOMMENDATION: APPROVAL on a unanimous vote, citing consistency with land use map

Questions



UNIONCOUNTY
north carolina