



**UNIONCOUNTY**

north carolina

# 2024-CZ-004

Stevens Rezoning  
November 4, 2024



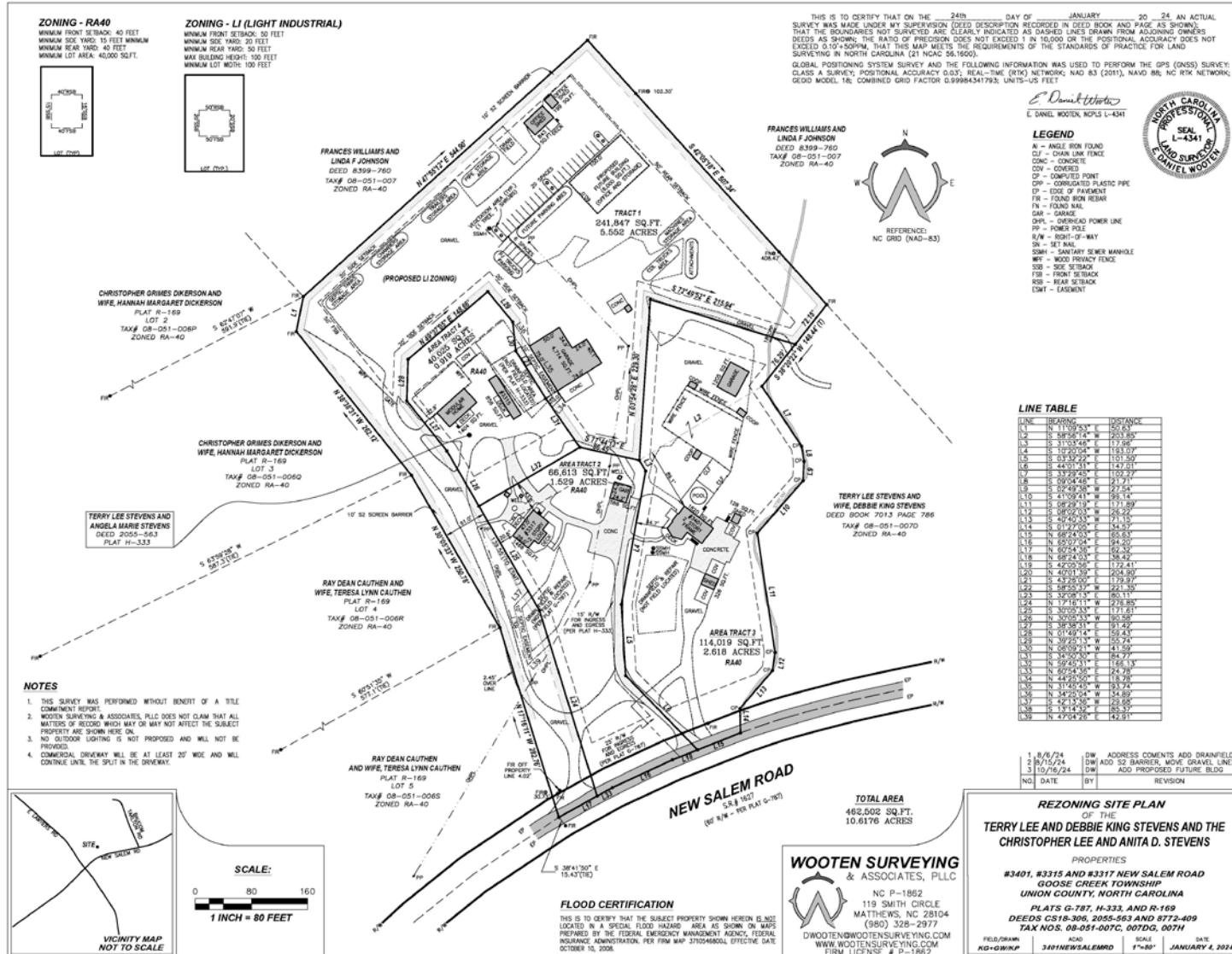
**UNIONCOUNTY**  
north carolina

# Request and Conditions

This case is a request Rezoning Petition (CZ-2024-004) submitted by Christopher Stevens (the "Applicant") requesting a revision of the Union County Zoning Map by rezoning a 5.471 acre portion of land appearing on the tax map as portions of tax parcels 08-051-007C and 08-051-007H ("Tract 1") from RA-40 to Light Industrial (LI), with Conditions, including consolidating the aforementioned portions of such parcels; creating a new 1.529 acre parcel from a portion of the parcel of land appearing on the tax map as tax parcel 08-051-007C ("Tract 2"), which will remain RA-40; consolidating a portion of a parcel of land appearing on the tax map as tax parcel 08-051-007C with the entire existing parcel 08-0510-007G, to create a new 2.618 parcel ("Tract 3"), which will remain RA-40; and consolidating portions of land appearing on the tax map as portions of tax parcels 08-051-007H and 08-051-007C to create a new 0.919 parcel ("Tract 4"), which will remain RA-40; with all such parcels in the Goose Creek Township ("Rezoning Petition"). The rezoning will include the following conditions:

- 1) Limited to site plan dated October 16, 2024
- 2) Bring all buildings into compliance with building code, zoning, and environmental health requirements
- 3) Five-year vesting of development rights
- 4) Development will meet all requirements of the Union County Unified Development Ordinance

# Site Plan



# Existing Conditions

Site



Site from New Salem Road



Looking west on New Salem



Looking east on New Salem



# Development Status

## Development Status

Petition: 2024-CZ-004

Size: 10.6 acres

Name: Stevens

Tax Parcels: 08-051-007C, 08-051-007G, and 08-051-007H



### Legend

- Rezoning Parcels
- Structures 2023
- Developed
- Underdeveloped
- Undeveloped

**Data Disclaimer**  
The purpose of the Union County GIS Department includes maintaining geographical information about Union County in electronic format. Please note that inadvertent errors can occur, and information provided by this Department is not intended to replace any official source of information such as recorded deeds, plats, and other public records and data. This information is presented "as is" and without warranties, either express or implied. Users are advised that their use of any County data is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of data obtained from the Union County GIS Department. Certain data provided by this Department is maintained by third parties over whom Union County has no control. As such, Union County makes no representation as to the accuracy, appropriateness or any other aspect of information provided by this Department.

**Map Disclaimer**  
This map is prepared for the representation of property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume no legal responsibilities for the information contained on this map. Users are advised that their use of this map is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of this map. Certain data used to create this map is maintained by third parties over whom Union County has no control, and Union County makes no representation as to the accuracy, appropriateness, or any other aspect of this map.



0 250 500 1,000 Feet

Created on June 19, 2024 by Bjorn E. Hansen, AICP CTP.  
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

# Environmental Features

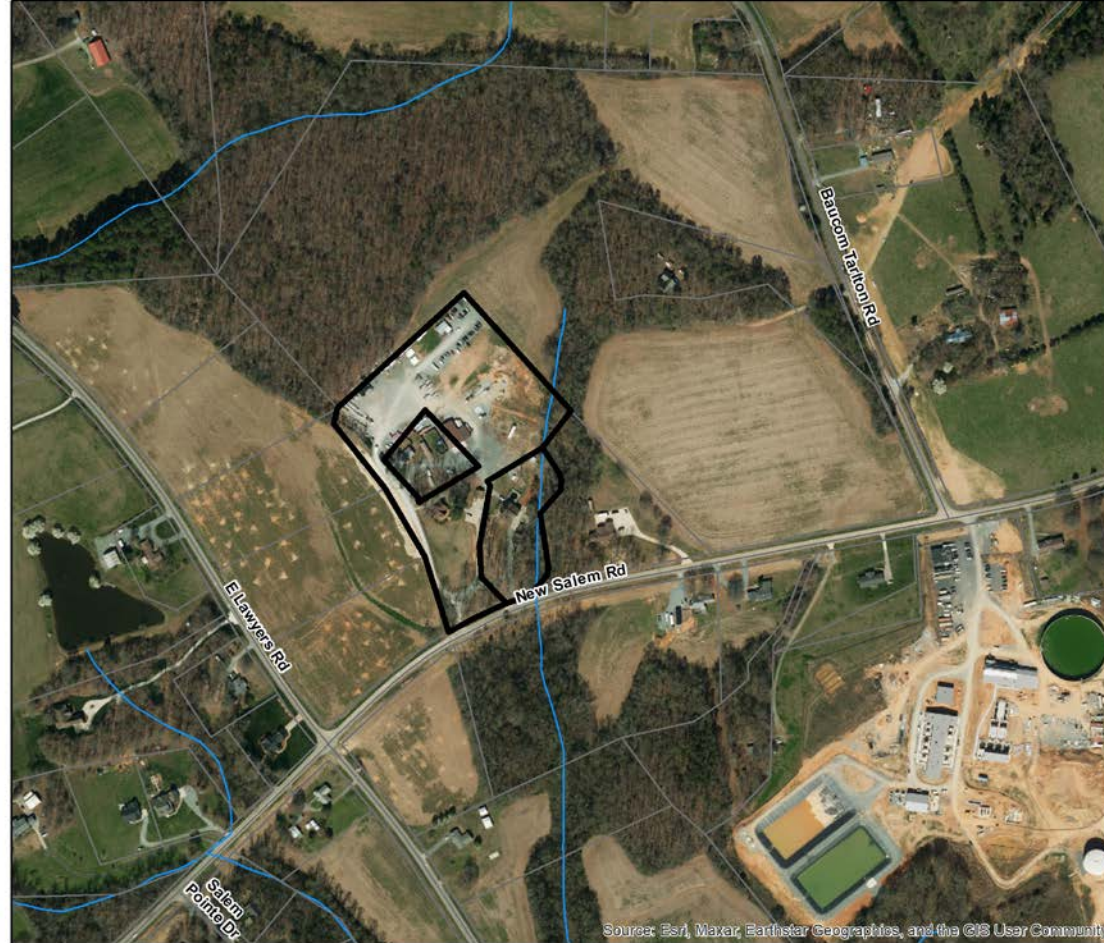
## Environmental Features

Petition: 2024-CZ-004

Size: 10.6 acres

Name: Stevens

Tax Parcels: 08-051-007C, 08-051-007G, and 08-051-007H



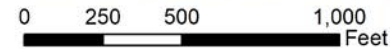
### Legend

 Rezoning Parcels

 Streams

**Data Disclaimer**  
The purpose of the Union County GIS Department includes maintaining geographical information about Union County in electronic format. Please note that inadvertent errors can occur, and information provided by this Department is not intended to replace any official source of information such as recorded deeds, plats, and other public records and data. This information is presented "as is" and without warranties, either express or implied. Users are advised that their use of any County data is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of data obtained from the Union County GIS Department. Certain data provided by this Department is maintained by third parties over whom Union County has no control. As such, Union County makes no representation as to the accuracy, appropriateness or any other aspect of information provided by this Department.

**Map Disclaimer**  
This map is prepared for the representation of property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume no legal responsibilities for the information contained on this map. Users are advised that their use of this map is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of this map. Certain data used to create this map is maintained by third parties over whom Union County has no control, and Union County makes no representation as to the accuracy, appropriateness, or any other aspect of this map.



Created on June 19, 2024 by Bjorn E. Hansen, AICP CTP.  
Contact: (704) 283-3690 or [bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)



# Zoning





# Transportation

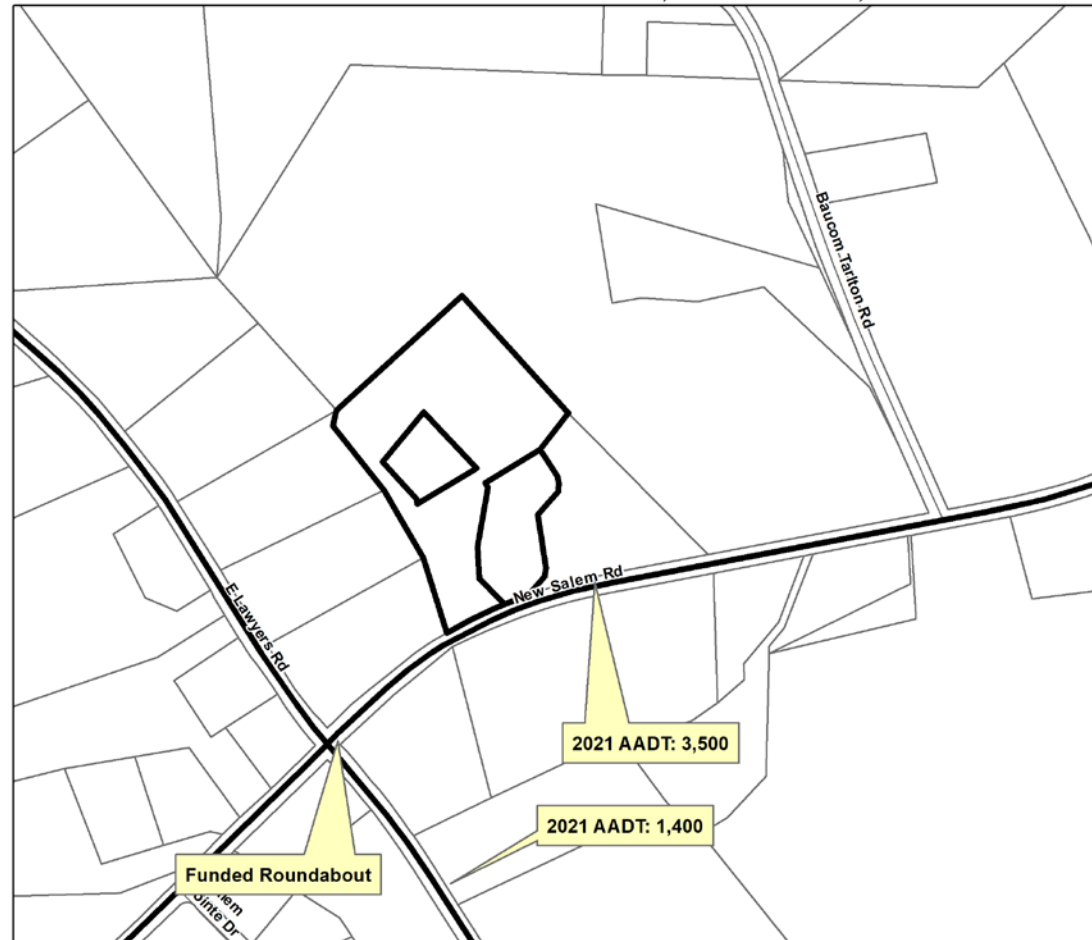
## Transportation

Petition: 2024-CZ-004

Size: 10.6 acres

Name: Stevens

Tax Parcels: 08-051-007C, 08-051-007G, and 08-051-007H

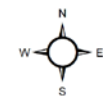


### Legend

- Rezoing Parcels
- Needs Improvement, Major Thoroughfare

**Data Disclaimer**  
The purpose of the Union County GIS Department includes maintaining geographical information about Union County in electronic format. Please note that inadvertent errors can occur, and information provided by this Department is not intended to replace any official source of information such as recorded deeds, plats, and other public records and data. This information is presented "as is" and without warranties, either express or implied. Users are advised that their use of any County data is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of data obtained from the Union County GIS Department. Certain data provided by this Department is maintained by third parties over whom Union County has no control. As such, Union County makes no representation as to the accuracy, appropriateness or any other aspect of information provided by this Department.

**Map Disclaimer**  
This map is prepared for the representation of property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume no legal responsibilities for the information contained on this map. Users are advised that their use of this map is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of this map. Certain data used to create this map is maintained by third parties over whom Union County has no control, and Union County makes no representation as to the accuracy, appropriateness, or any other aspect of this map.



0 250 500 1,000  
Feet

Created on June 19, 2024 by Bjorn E. Hansen, AICP CTP.  
Contact: (704) 283-3690 or [bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)

# Land Use Map

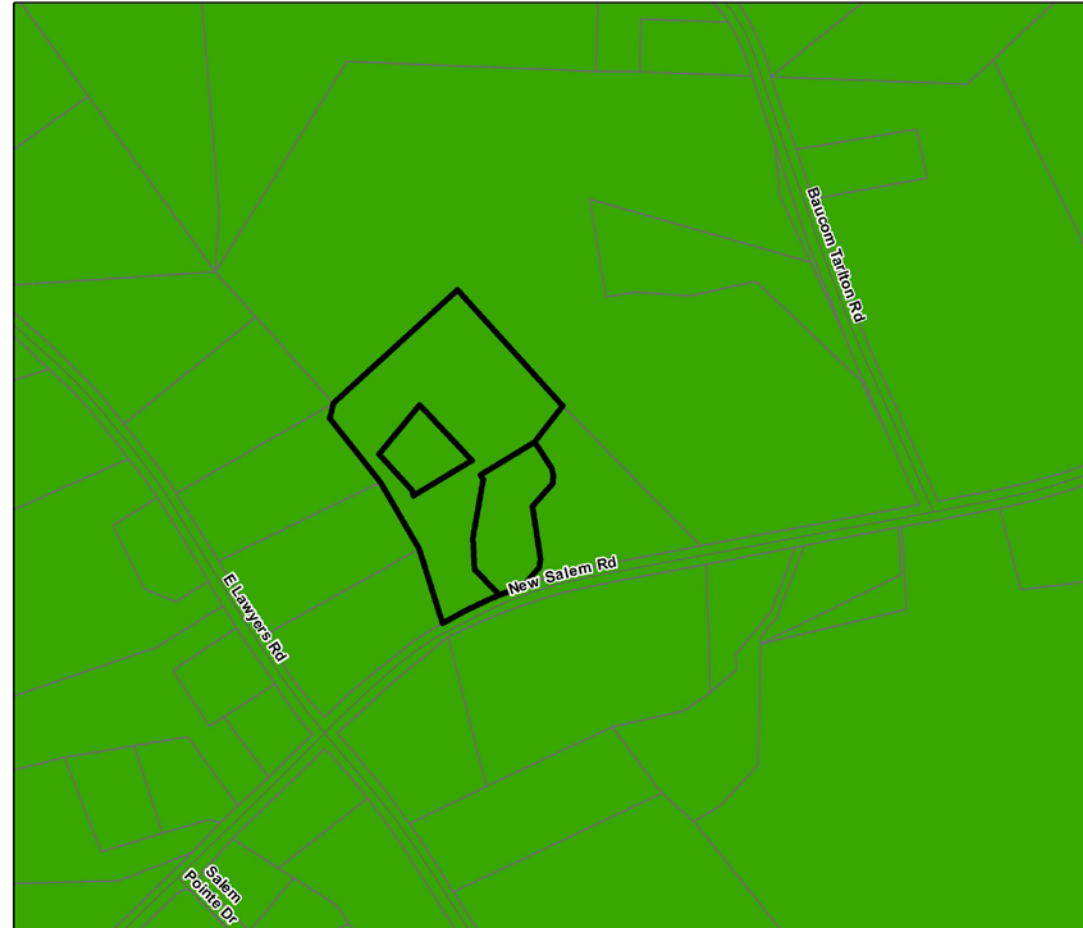
## Land Use Map

Petition: 2024-CZ-004



Size: 10.6 acres

Name: Stevens

Tax Parcels: 08-051-007C, 08-051-007G, and 08-051-007H



## Legend

-  Rezoning Parcels
-  Rural Residential

**Data Disclaimer**  
The purpose of the Union County GIS Department includes maintaining geographical information about Union County in electronic format. Please note that inadvertent errors can occur, and information provided by this Department is not intended to replace any official source of information such as recorded deeds, plats, and other public records and data. This information is presented "as is" and without warranties, either express or implied. Users are advised that their use of any County data is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of data obtained from the Union County GIS Department. Certain data provided by this Department is maintained by third parties over whom Union County has no control. As such, Union County makes no representation as to the accuracy, appropriateness or any other aspect of information provided by this Department.

**Map Disclaimer**  
This map is prepared for the representation of property found within Union County, NC and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. Union County and the mapping companies assume no legal responsibilities for the information contained on this map. Users are advised that their use of this map is at their own risk. The user agrees that Union County shall be held harmless from all actions, claims, damages or judgments arising out of the use of this map. Certain data used to create this map is maintained by third parties over whom Union County has no control, and Union County makes no representation as to the accuracy, appropriateness, or any other aspect of this map.



0 250 500 1,000 Feet

Created on June 19, 2024 by Bjorn E. Hansen, AICP CTP.  
Contact: (704) 283-3690 or [bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)

# Schools

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

# Utilities

- Public water is available along New Salem Road and impacted buildings would have to connect. Site would utilize septic and would need to connect impacted buildings to permitted septic systems.

# Public Feedback

- Community meeting held September 12, 2024, with one attendee. Their concerns were over views of future buildings. No changes were made due to the comments.
- No one spoke at Land Use Board meeting.

# Municipal Feedback

- Monroe and Unionville were not consulted due to the 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.
- Continued and future allowed industrial use on the property 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.

## POSITIVES OF PROPOSAL

- There is an existing business which will be contained on one proposed parcel; thereby providing flexibility for the business.
- The use set forth under the conditions would meet Union County development standards.

STAFF RECOMMENDATION: Denial

PLANNING BOARD RECOMMENDATION: Unanimous recommendation for approval, citing history of business operating at this location without issues

# Questions



**UNIONCOUNTY**  
north carolina