



**UNIONCOUNTY**

north carolina

# 2025-CZ-003

TKC Land Rezoning  
July 14, 2025



**UNIONCOUNTY**  
north carolina

# Request and Conditions

This case is requesting to rezone one parcel totaling 4.204 acres appearing on the tax map as tax parcel 04-015-003 in the Buford Township from RA-40 to B-4 with Conditions. The rezoning will include the following conditions:

1. Limited to site plan dated April 25, 2025
2. Uses limited to retail sales of up to 12,668 square feet of gross floor area
3. Owner will construct improvements to US 601 as required by NCDOT
4. Five-year vesting of development rights
5. Development will meet all requirements of the Union County Unified Development Ordinance as of the date of approval

# Site Plan

PRELIMINARY SITE PLAN		CITY/STATE - STREET: Monroe, NC - 5501 Pageland Highway	
PROTOTYPE:	0	DEVELOPER	DESIGNER
BLDG/SALES SF:	12,868 / 10,307	COMPANY:	The Keith Corporation
ACREAGE:	4.19 TOTAL	NAME:	Beth Godfrey
PARKING SPACES:	40	PHONE #:	(704) 942-5477
		NAME:	Megan Fitzsimmons, P.E.
		PHONE #:	(704) 954-7482

PRELIMINARY SITE PLAN

**SITE NOTES**

- SITE IS LOCATED IN UNION COUNTY, NC AND IS ZONED RA-40. REZONING WILL BE REQUIRED FOR THE PROPOSED USE.
- SITE PLAN WILL FULLY COMPLY WITH ALL OF THE PROVISIONS OF THE UNION COUNTY DEVELOPMENT ORDINANCE.
- ACCORDING TO UNION COUNTY PUBLIC WORKS, WATER IS ACCESSIBLE TO THIS SITE ALONG HARGETTE ROAD AND SANITARY SEWER IS NOT AVAILABLE. A SEPTIC SYSTEM IS PROPOSED IN PLACE OF THE COUNTY SANITARY SEWER CONNECTION. THE DEVELOPER IS EXPECTED TO INSTALL TAP(S) UNDER UNION COUNTY WATER INSPECTION AFTER APPROVAL. SUBMITTAL OF DEVELOPMENT SKETCH PLAN WILL START PROCESS FOR WATER SERVICE REQUEST.
- ONSITE LANDSCAPING SHOULD FOLLOW UNION COUNTY LANDSCAPING, SCREENING, AND LIGHTING REQUIREMENTS IN ARTICLE 55 OF THE UNION COUNTY DEVELOPMENT ORDINANCE.
- PROPOSED LANDSCAPE ISLANDS ARE REQUIRED TO HAVE A MINIMUM 1 SHADE TREE AND 4 SHRUBS. SOIL TO BE REPLACED WITH GARDEN SOIL TO A DEPTH OF 2 FT.
- EXISTING TREES TO ONLY BE CLEARED IF NECESSARY.

**SITE DATA**

NAME OF DEVELOPMENT:	DOLLAR GENERAL MONROE, NC
PHYSICAL STREET ADDRESS:	5501 PAGELAND HWY, MONROE, NC 28112
PARCEL NUMBER:	04015003
EXISTING ZONING:	RA-40
PROPOSED ZONING:	B-4
TOTAL ACRES OF PARCEL:	4.2 ACRES
TOTAL DISTURBED AREA:	4.2 ACRES
REQUIRED PARKING:	32 SPACES (1 PER 400 SF GFA)
PROPOSED PARKING:	38 SPACES (2 HANDICAP)
OWNER CONTACT INFO:	TKC LAND DEVELOPMENT II, LLC 704-365-6000, TSTETSON@THEKEITHCORP.COM, BGODFREY@THEKEITHCORP.COM
ENGINEER CONTACT INFO:	KIMLEY-HORN 960-771-2918, KYLE.KARABACIA@KIMLEY-HORN.COM
DEVELOPER CONTACT INFO:	TKC LAND DEVELOPMENT II, LLC 704-365-6000, TSTETSON@THEKEITHCORP.COM, BGODFREY@THEKEITHCORP.COM

VICINITY MAP

**PROPOSED SEPTIC FIELD - LOCATION TO BE DETERMINED AFTER PERC TEST DURING DUE DILIGENCE**

**40' REAR BUILDING SETBACK**

**10' LANDSCAPE BUFFER (S2)**

**10' LANDSCAPE BUFFER (S1)**

**PROPOSED TREE SAVE AREA BOUNDARY (TYP.)**

**9'x20' PARKING STALL (TYP.)**

**EXISTING TREES TO BE PROTECTED IN UNDISTURBED AREAS**

**CONCRETE RECEIVING AREA 16'x16' MIN.**

**PROPOSED DOLLAR GENERAL BUILDING DOPM**

**PROPOSED FLUSH CURB**

**HEAVY DUTY PAVEMENT**

**VAN ACCESSIBLE PARKING STALLS**

**WHEELSTOP (TYP.)**

**APPROXIMATE EXTENTS OF EXISTING C/A BREAK**

**PROPOSED TREE SAVE AREA BOUNDARY (TYP.)**

**LANDSCAPE ISLAND (TYP.)**

**PROPOSED RIGHT-IN, RIGHT-OUT DRIVEWAY**

**STRIPING TO BE ADDED**

**APPROXIMATE LOCATION OF MONOLITHIC ISLAND TO BE EXTENDED**

**APPROXIMATE AREA OF FULL DEPTH ASPHALT TO BE ADDED**

**NORTH**

SCALE = 1" = 1'



# Existing Conditions



# Development Status

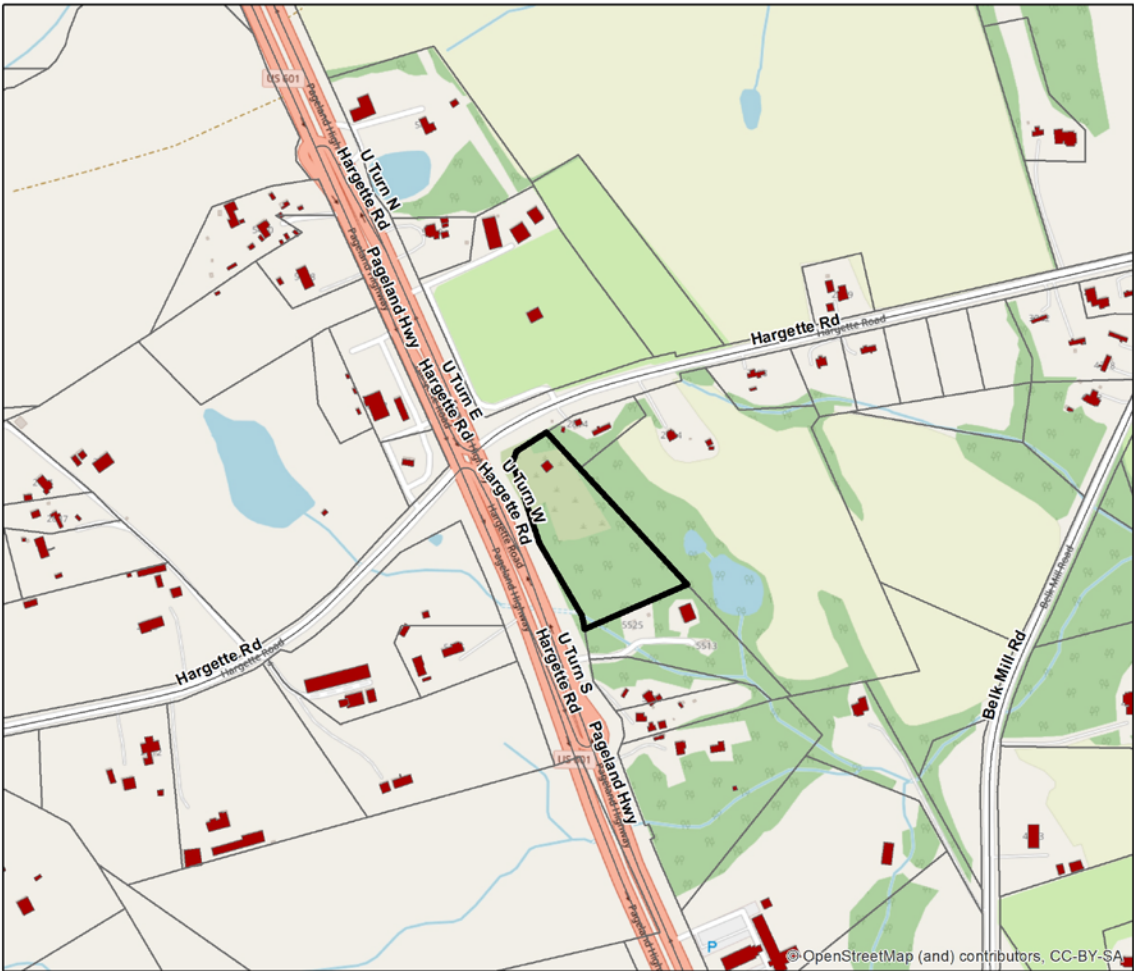
## Development Status

Petition: 2025-CZ-003

Name: TKC Land

Size: 4.2 acres

Tax Parcel: 04-015-003



## Legend

- Rezoning Parcel
- Structures 2023

**Data Disclaimer**  
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Created on February 20, 2025 by Bjorn E. Hansen, AICP CTP.  
Contact: (704) 283-3690 or [bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)



# Environmental Features

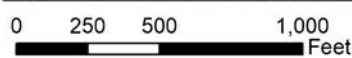
## Environmental Features

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### Legend

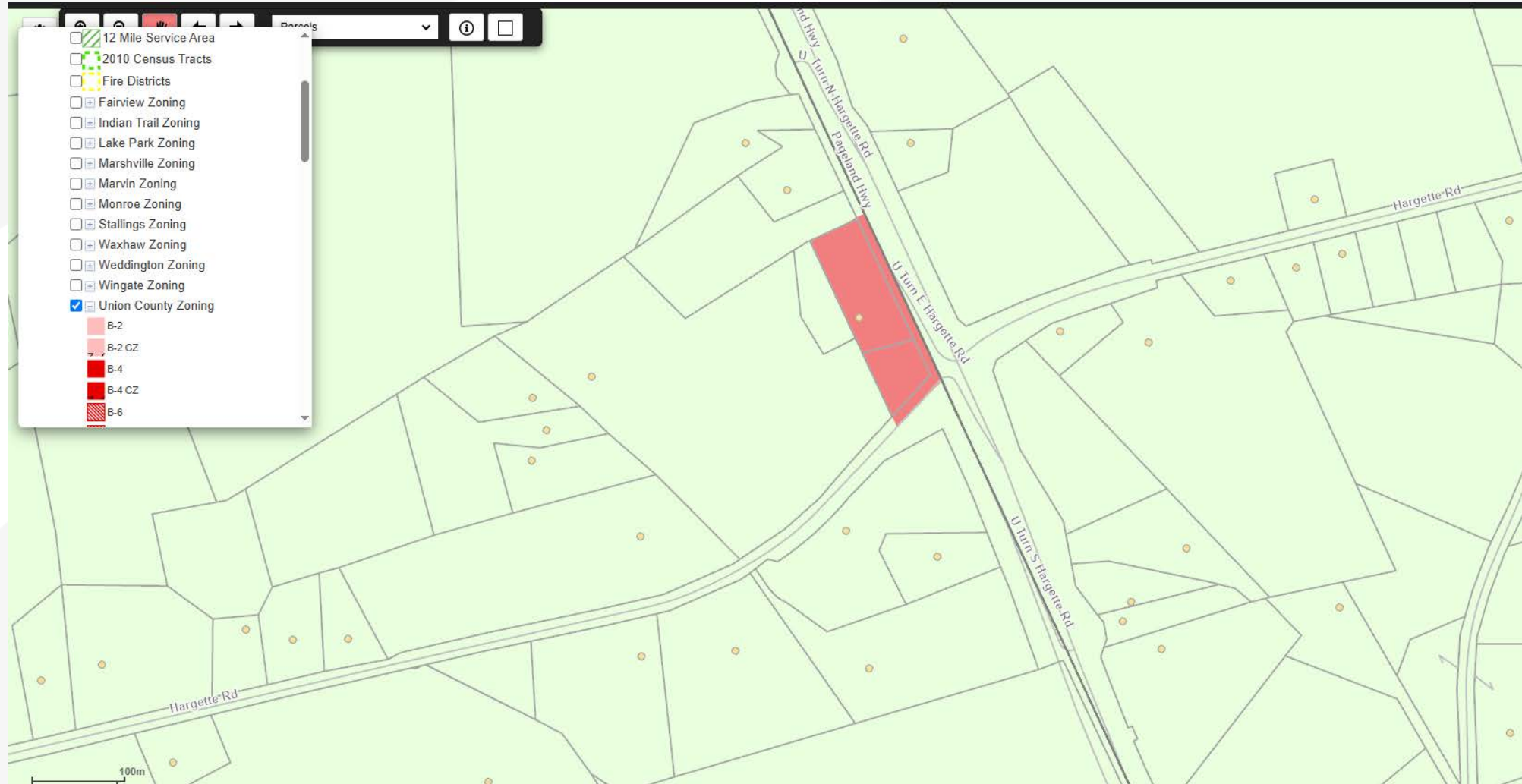
- Rezoning Parcel
- Streams
- Wetlands Areas
- 500 Year Flood Plain

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# Zoning



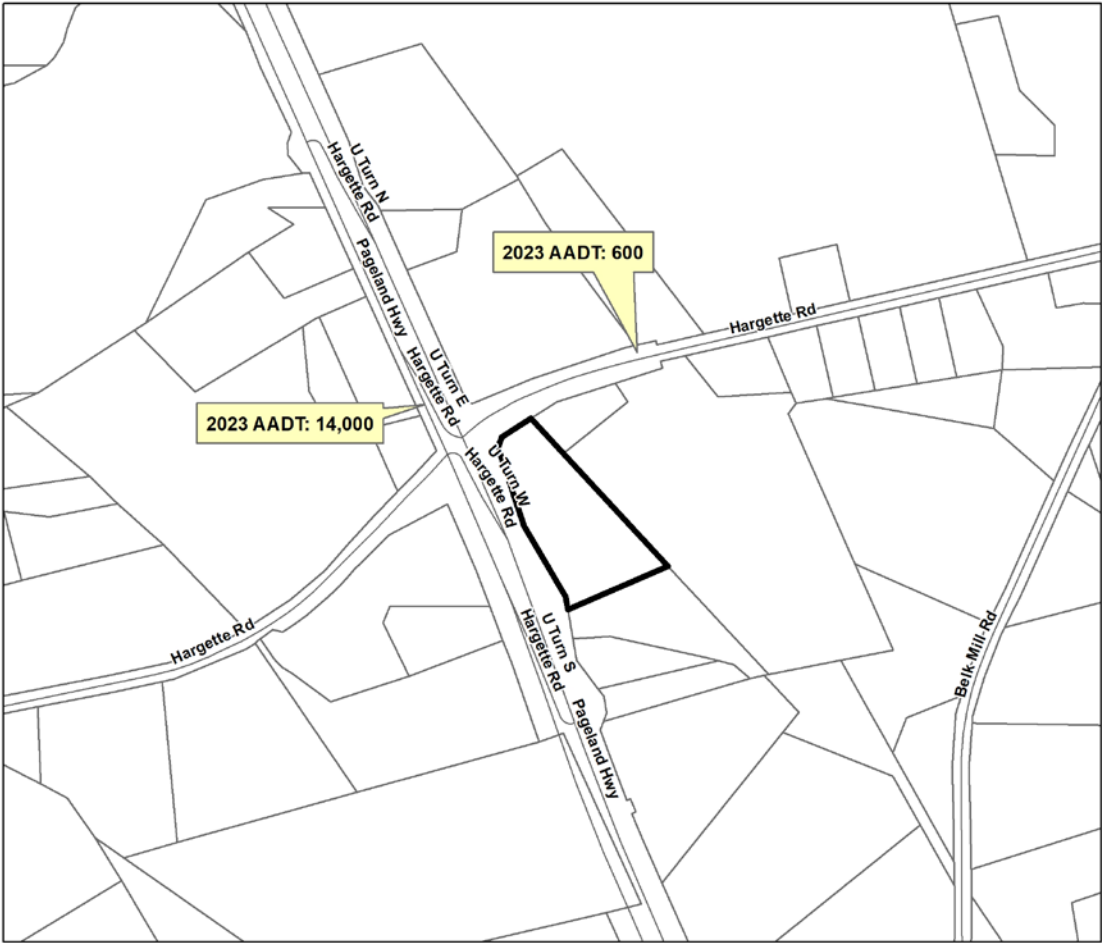


# Transportation

## Transportation

Petition: 2025-CZ-003  
Name: TKC Land

Size: 4.2 acres  
Tax Parcel: 04-015-003



### Legend

Rezoning Parcel

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0 250 500 1,000 Feet

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# Land Use Map

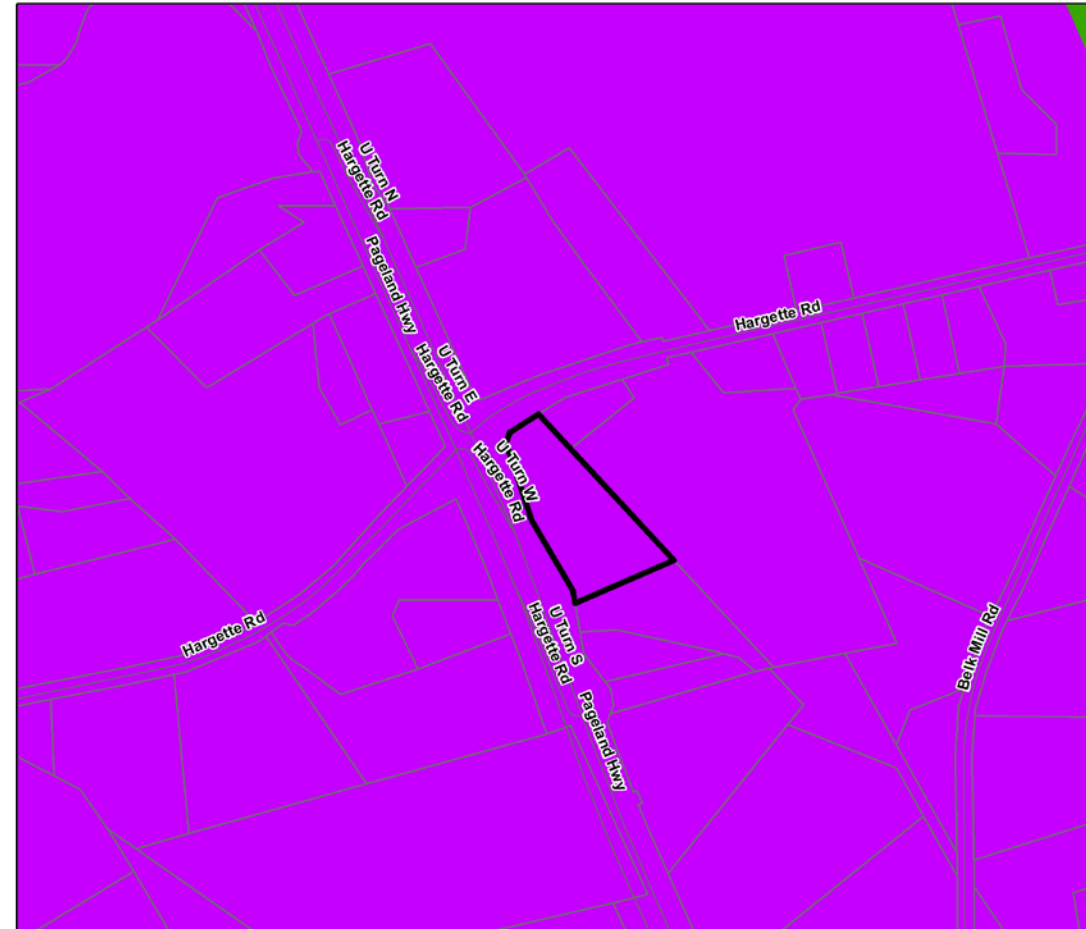
## Land Use Map

Petition: 2025-CZ-003

Name: TKC Land

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### Legend

- Rezoning Parcel
- Employment Corridor
- Rural Residential

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# Schools

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

# Utilities

- Public water is available to the site. The site would utilize septic service.



# Public Feedback

- A community meeting was held May 28, 2025. One resident attended and was supportive of the project. No changes were made to the site plan as a result of this meeting.
- No one spoke at June LUB meeting.

# Municipal Feedback

- Monroe was not consulted for comments.

# Staff Report and Recommendation

## NEGATIVES OF PROPOSAL

- The Plan's Land Use Map identifies this area as an Employment Corridor and such areas should be preserved for industrial and other recommended uses. While a variety of employment uses are noted as consistent with an Employment Corridor, the Plan specifically identifies such uses to include distribution, aeronautics, industrial, and agri-business uses. The retail type of use contemplated here is too different from the uses set forth in the Plan as contemplated in an Employment Corridor.
- Continued and future allowed commercial and retail uses along the corridor 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

- The Plan's Land Use Map identifies this area as Rural Residential with an Employment Corridor overlay. The Plan provides that a variety of employment uses may be appropriate along these corridors. Dependent on location and adjacent facilities, the Plan sets forth that development uses that may be appropriate include distribution, logistics, aeronautics, industrial and agri-business. Retail uses, while not specifically listed in the non-exhaustive list of potential uses in the Employment Corridor overlay, would be complementary with other employment uses and consistent with the uses contemplated in an Employment Corridor in the Plan.
- The parcel fronts two roads, meaning a commercial use would be appropriate considering traffic noise and buffering.
- There is an existing commercial use at this intersection, making another commercial use consistent with an established use in the immediate area.
- The use set forth under the conditions would meet Union County development standards.

STAFF RECOMMENDATION: APPROVAL

PLANNING BOARD RECOMMENDATION: APPROVAL on a unanimous vote

# Questions



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north carolina