



UNIONCOUNTY
north carolina

A dark, high-angle aerial photograph of a town. In the center, a large, light-colored building with a prominent, dark, conical steeple rises above the rooftops. The town is built on a hillside, with streets and smaller houses visible in the foreground and background. The overall image has a blue-tinted, slightly grainy quality.

2025-CZ-003

TKC Land Rezoning

July 14, 2025



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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

Existing Conditions



Development Status

Development Status

Petition: 2025-CZ-003

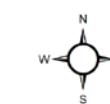
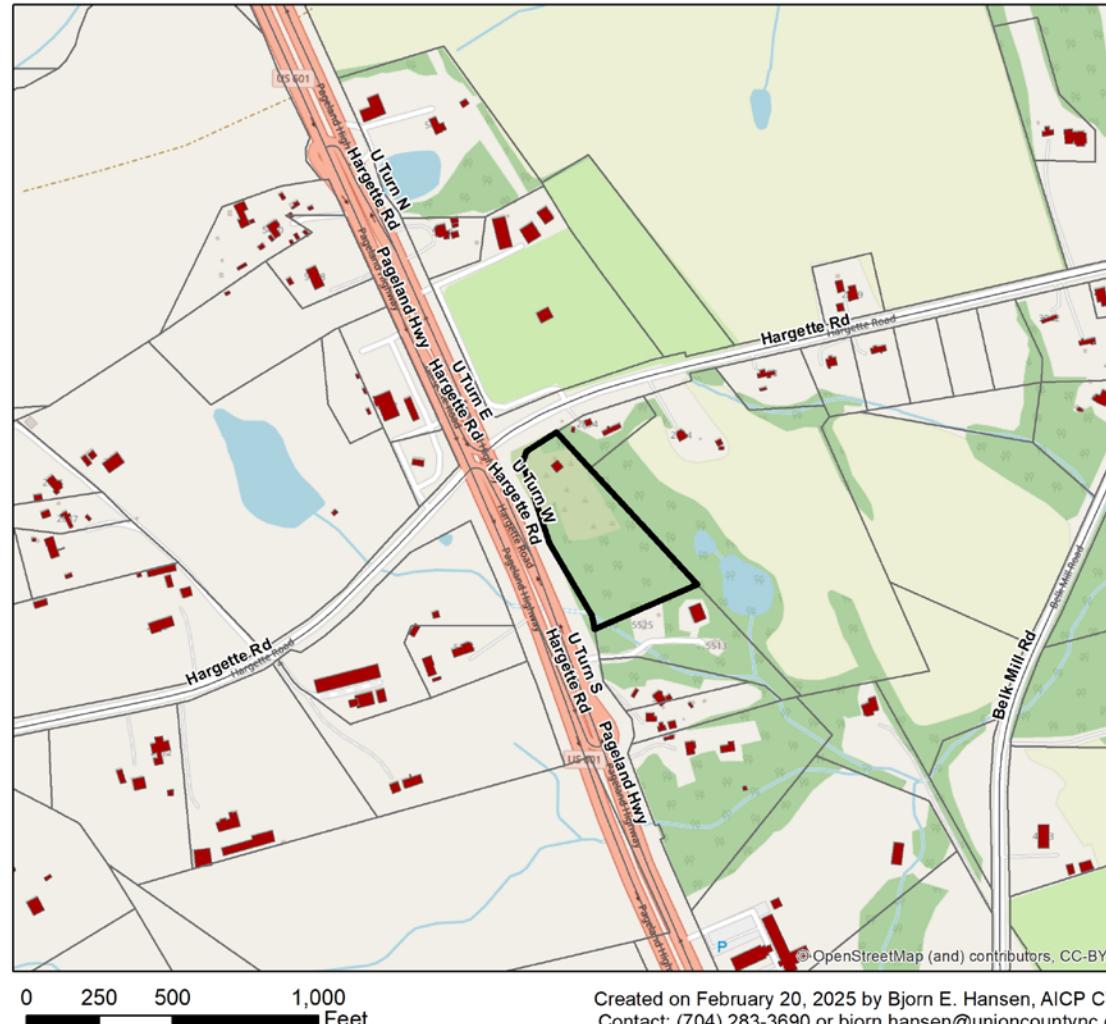
Name: TKC Land

Size: 4.2 acres

Tax Parcel: 04-015-003

Legend

- Rezoning Parcel (White)
- Structures 2023 (Red)



Environmental Features

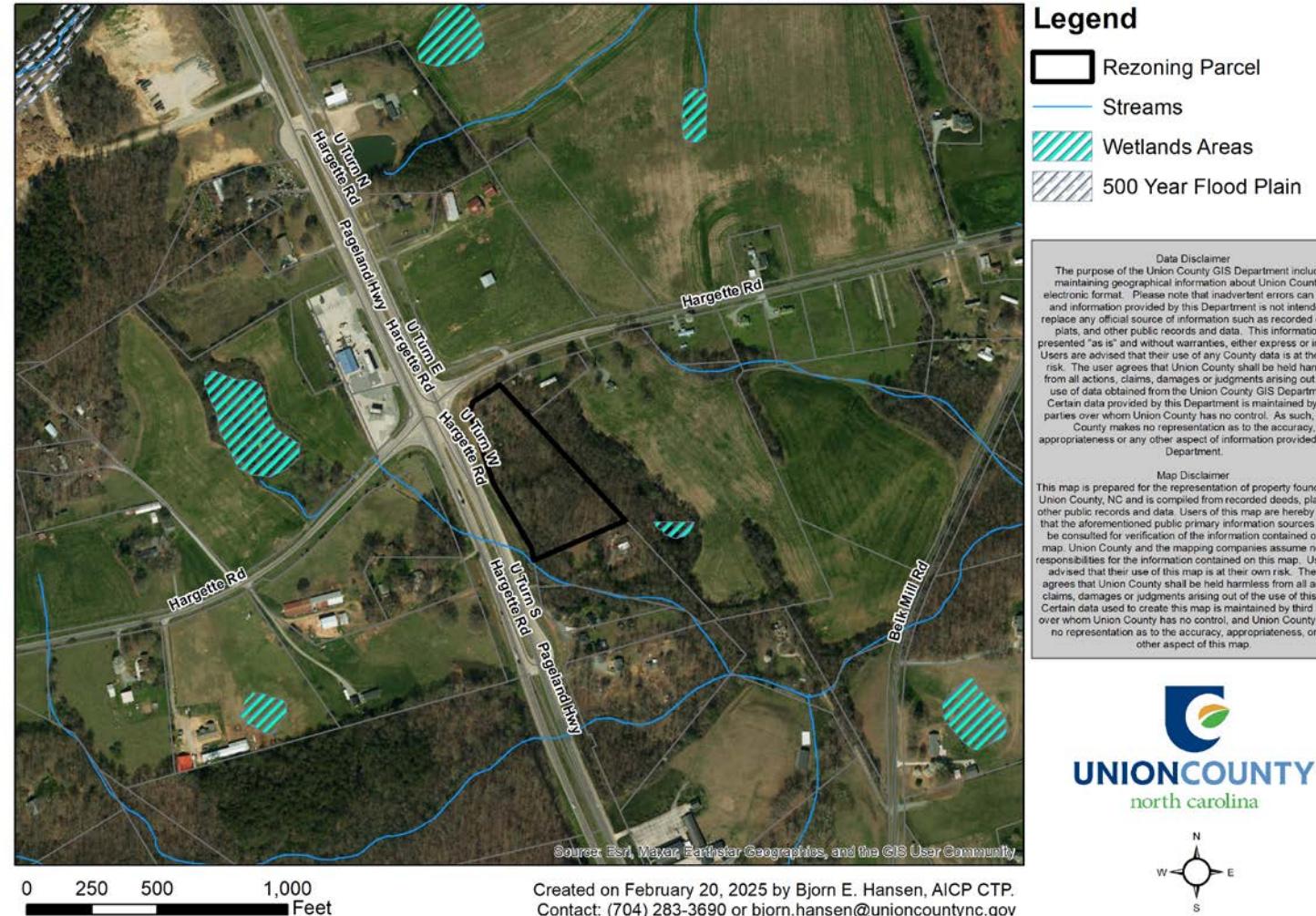
Environmental Features

Petition: 2025-CZ-003

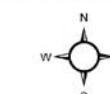
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Zoning



Transportation

Transportation

Petition: 2025-CZ-003

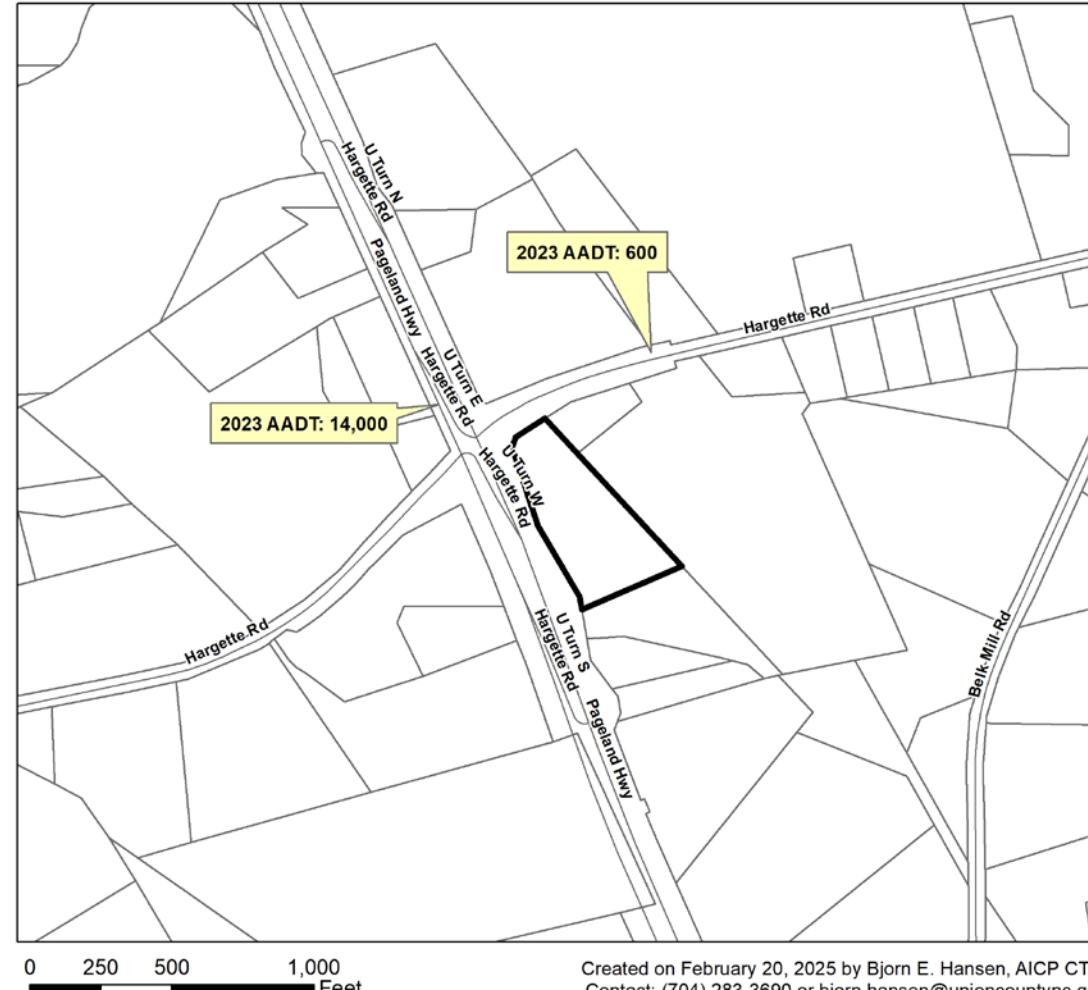
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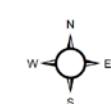
Legend

Rezoning Parcel



Data Disclaimer
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Map Disclaimer
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Land Use Map

Land Use Map

Petition: 2025-CZ-003

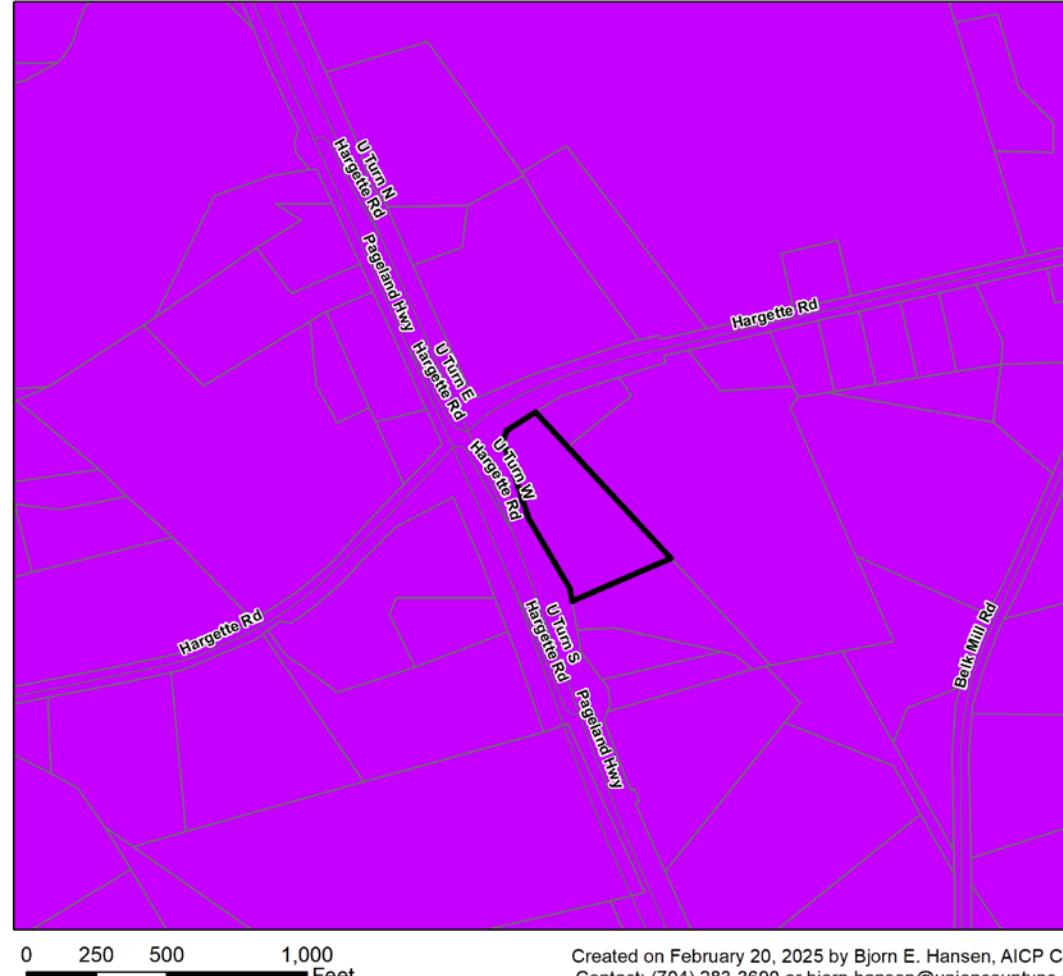
Name: TKC Land

Size: 4.2 acres

Tax Parcel: 04-015-003

Legend

- Rezoning Parcel
- Employment Corridor
- Rural Residential



Created on February 20, 2025 by Bjorn E. Hansen, AICP CTP.
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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

A nighttime aerial photograph of a small town. In the center, a church with a prominent, illuminated steeple stands out against the dark sky. The town is built on a hillside, with buildings of various sizes and architectural styles. The streets are mostly empty, with a few cars visible. The overall atmosphere is quiet and peaceful.

Questions



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