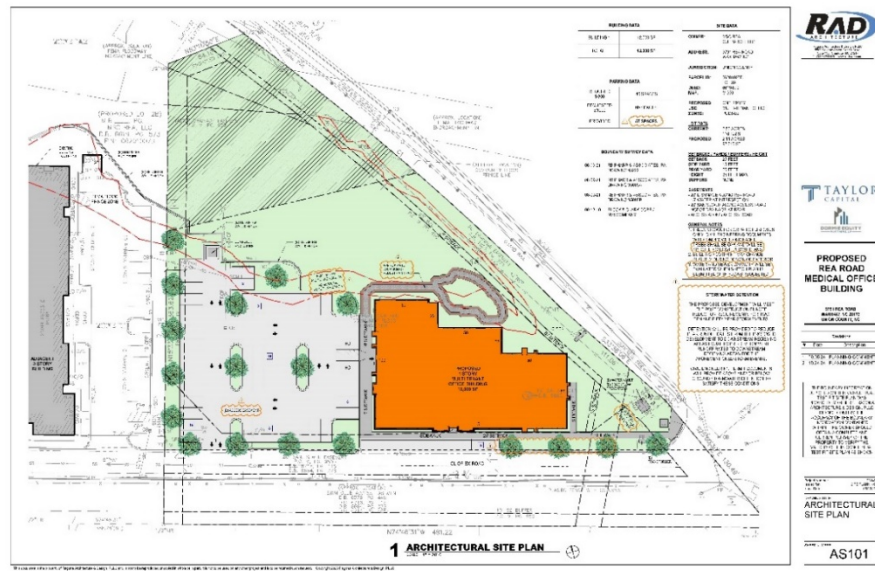


**Planning Staff Report - Rezoning Case # CZ-2024-006**  
**Staff Contact: Bjorn Hansen, Senior Planner**

**Summary of Request**

This case is a rezoning request, petition CZ-2024-006, submitted by Terry and Deborah Stevens requesting a revision of the Union County Zoning Map by rezoning two parcels totaling 2.5 acres appearing on the tax map as tax parcels 01-234-006 and 01-234-006A from RA-40 to Light Industrial (LI) with Conditions, including consolidating the aforementioned parcels; located in the New Salem Township. The rezoning will include the following conditions:

1. Pursuant to Section 160D-108.1 of the North Carolina General Statutes and Section 80.020 of the Union County Unified Development Ordinance, the approval is vested for a period of five years.
2. Development will meet all requirements of the Union County Unified Development Ordinance.
3. The approval is limited to the site plan dated December 9, 2024.
4. A six foot opaque fence will be installed parallel to the northern border of the property.



**Owner/Applicant**

**Owners:** Terry and Deborah Stevens  
3317 New Salem Road  
Monroe, NC 28110

**Applicant:** Terry and Deborah Stevens  
3317 New Salem Road  
Monroe, NC 28110

### Property Information

**Location:** On the northeast corner of the intersection of New Salem and Sugar and Wine Roads. Location more specifically described as tax parcels 01-234-006 and 01-234-006A.



Unionville.

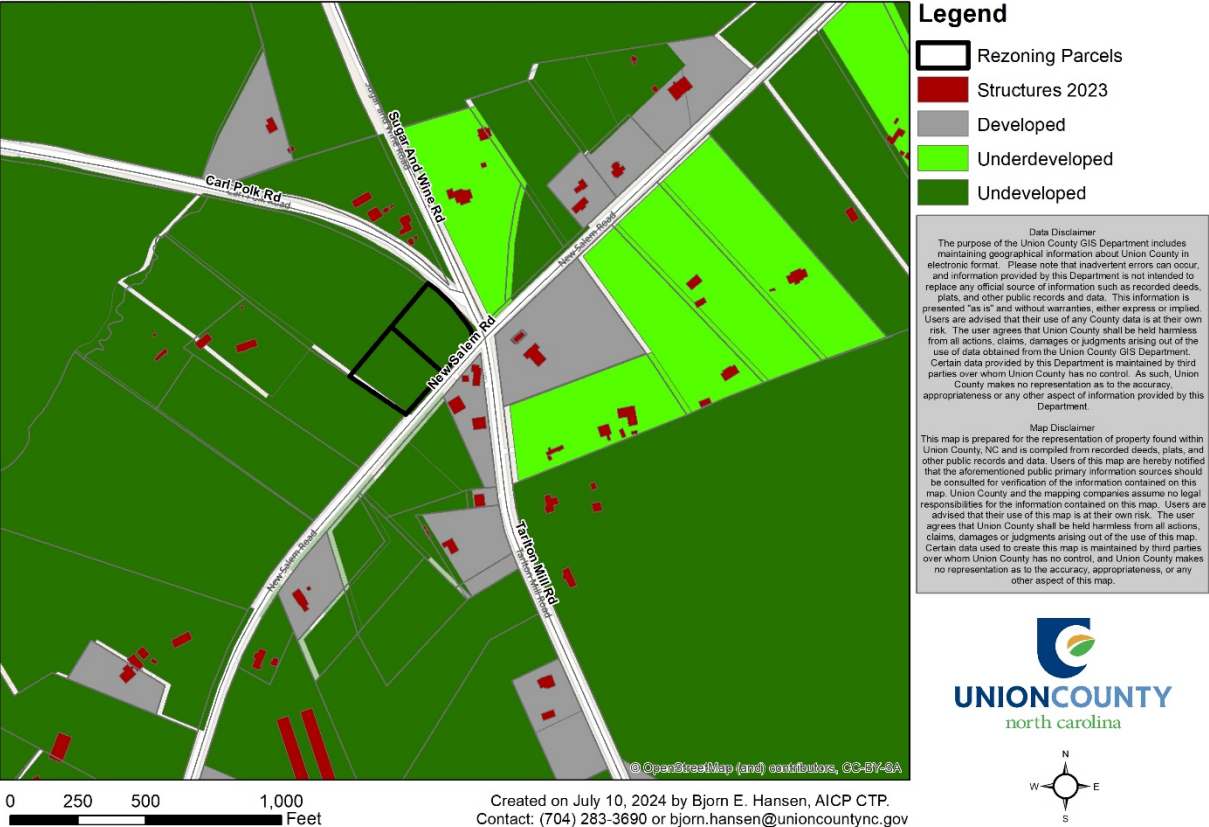
**Municipal Proximity:** The site is two miles east of

**Existing Land Use and Development Status:** The parcels are currently zoned RA-40 and are undeveloped.

**Development Status**

Petition: 2024-CZ-006  
Name: New Salem

Size: 2.5 acres  
Tax Parcel: 01-234-006 and 01-234-006A



**Environmental Features:** The site is partially forested, with the portion on the eastern edge cleared in the last two years. The site plan includes enhanced tree protection and buffering to mitigate the tree loss. There are no streams or floodplains on the site.



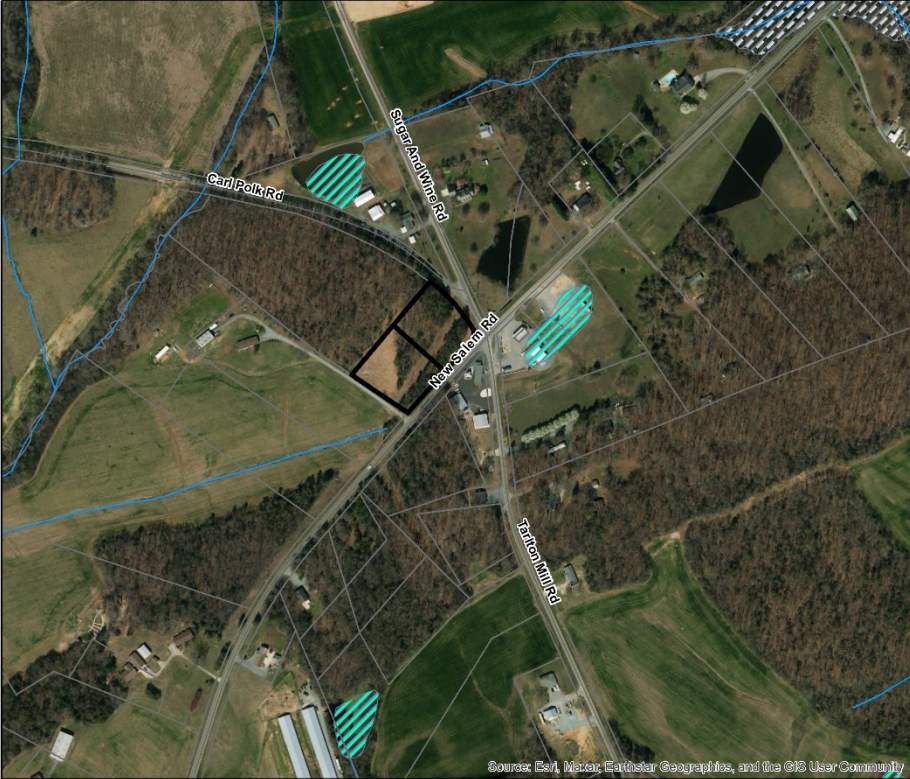
# Environmental Features

Petition: 2024-CZ-006

Size: 2.5 acres

Name: New Salem

Tax Parcel: 01-234-006 and 01-234-006A

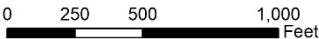


**Legend**

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

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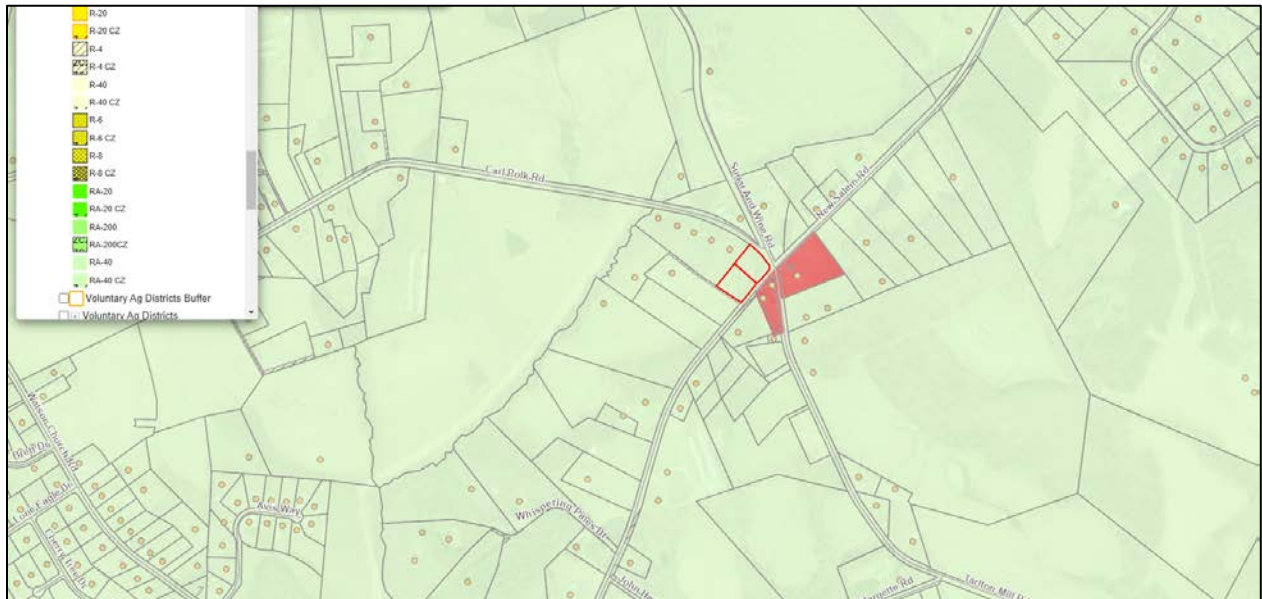
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Created on July 10, 2024 by Bjorn E. Hansen, AICP CTP.  
Contact: (704) 283-3690 or bjorn.hansen@unioncountync.gov

**Utilities:** Public water is available to the site. The site will not require septic service.

**Zoning and Land Use History:** The site has been zoned RA-40 since zoning was implemented in Union County. The business on the eastern corner of Tarlton Mill and New Salem was rezoned to B-4 in 1979. A special use permit was approved by the Board of Adjustment in 2004 to allow for a convenience store and gas pumps. There have been no other rezonings or special use permits in the vicinity of this site.



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

**Transportation:** This site will have access from New Salem Road, which is a NCDOT-maintained facility. It has a 2022 daily traffic count of 2,700 vehicles per day. There are no funded road improvements in the vicinity of the project. This site is expected to generate less than 100 trips per day, which did not meet Union County or NCDOT thresholds for a traffic impact analysis. No improvements to New Salem Road are recommended as part of this rezoning or site plan.

**Transportation**

Petition: 2024-CZ-006

Name: New Salem

Size: 2.5 acres

Tax Parcel: 01-234-006 and 01-234-006A



- Legend**
-  Rezoning Parcels
  -  Needs Improvement, Major Thoroughfare

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**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 light industrial district recommended in the plan is along US 74 and US 601.



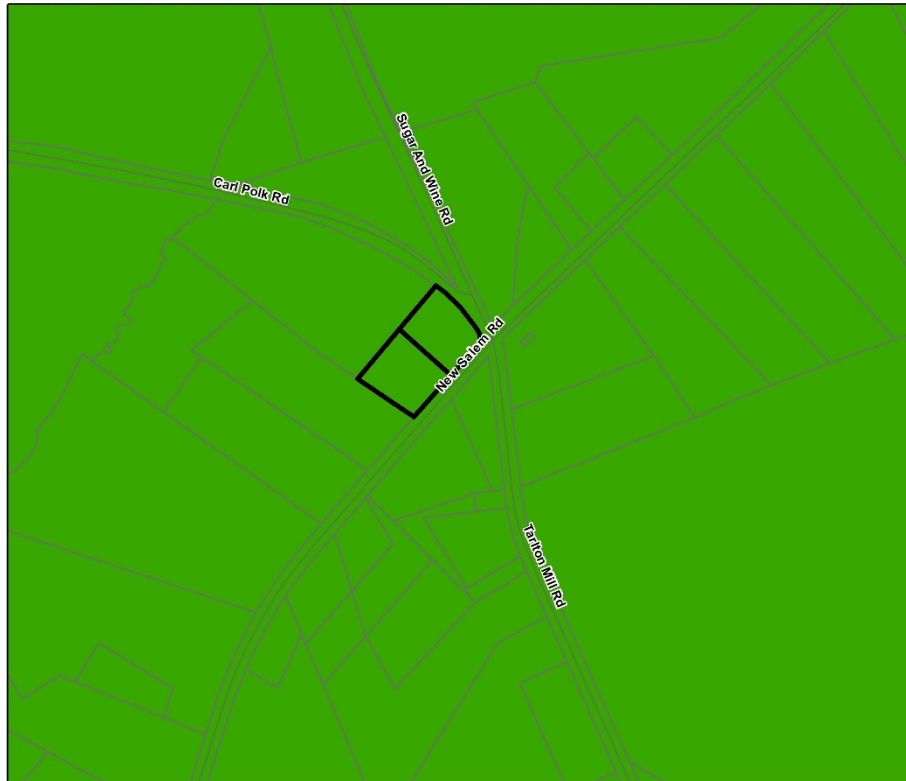
## Land Use Map

Petition: 2024-CZ-006



Name: New Salem

Size: 2.5 acres

Tax Parcel: 01-234-006 and 01-234-006A



### Legend

-  Rezoning Parcels
-  Rural Residential

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0 250 500 1,000  
Feet

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

### Public and Municipal Comments

**Public Comments:** A community meeting was held January 14, 2025. Three residents attended the meeting and asked about previously permitted septic fields on adjacent parcels, ability to operate the business if sold, and lighting glare on adjacent parcels. No changes were made based on feedback. No additional comments have been received by staff.

**Municipal Comments:** Because Unionville is two miles from the site, they were not asked for comments.

### Land Use Board Recommendation

The Land Use Board is scheduled to review this proposal at its January 28, 2025, meeting.

### Staff Comments and Recommendation

This part of Union County is identified in the comprehensive plan as rural residential and agricultural uses. This proposal for outdoor storage is therefore not consistent with the plan. The two parcels have a power line crossing through the site, as well as having frontage on two roads, which limit the appropriateness as residential. In addition, there are two commercial properties across the street, meaning potential impact on residential properties is further reduced. The proposal can meet Union County development standards and will have a low impact on adjacent roads. **Because of these aspects of the development, staff recommend approval of this rezoning application.**